

TRANSMITTAL LETTER

**N95000003214**

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

300001526198  
-06/23/95--01085--013  
\*\*\*122.50 \*\*\*122.50

**SUBJECT:** SHORTLINE LAKE ESTATES HOMEOWNERS ASSOCIATION OF SANTA ROSA  
(Proposed corporate name - must include suffix)  
BEACH, INC.

**FILED**  
95 JUL -7 AM 11:10  
STATE OF FLORIDA  
TALLAHASSEE, FLORIDA

Enclosed is an original and one(1) copy of the articles of incorporation and a check for

|  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> \$70.00<br>Filing Fee | <input type="checkbox"/> \$78.75<br>Filing Fee<br>& Certificate | <input checked="" type="checkbox"/> \$122.50<br>Filing Fee<br>& Certified Copy | <input type="checkbox"/> \$131.25<br>Filing Fee,<br>Certified Copy<br>& Certificate |
|--|---|--|---|

**FROM:** LINDA A. PRATT  
Name (Printed or typed)

P.O. BOX 6417  
Address

DESTIN FL 32541  
City, State & Zip

(904) 654-1818  
Daytime Telephone number

*Linda Pratt*  
**AUTHORIZATION BY PHONE TO**  
**CORRECT**  
**DATE** 7-10-95  
**DOC. EXAM** 7-10-95  
*W-30 AS*

*W95-13373*

**NOTE:** Please provide the original and one copy of the articles.



FLORIDA DEPARTMENT OF STATE

June 30, 1995

Sandra B. Mortham  
Secretary of State

LINDA A. PRATT  
P.O. BOX 6417  
DESTIN, FL 32541

SUBJECT: SHORTLINE LAKE ESTATES HOMEOWNERS ASSOCIATION OF  
SANTA ROSA BEACH, INC.  
Ref. Number: W95000013373

We have received your document for SHORTLINE LAKE ESTATES HOMEOWNERS ASSOCIATION OF SANTA ROSA BEACH, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

A post office box is not an acceptable address for the registered agent.

The registered agent and registered office listed in your articles of incorporation must be consistent throughout the document.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6933.

Dana Farmer  
Document Specialist

Letter Number: 095A00032205

FILED  
95 JUL -7 AM 11:10  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF  
SHORTLINE LAKE ESTATES HOMEOWNERS ASSOCIATION  
OF SANTA ROSA BEACH, INC.

(a Florida corporation not-for-profit)

In compliance with the laws of the State of Florida, the undersigned does hereby certify:

ARTICLE I

NAME

The name of the corporation is SHORTLINE LAKE ESTATES HOMEOWNERS ASSOCIATION OF SANTA ROSA BEACH, INC., hereinafter referred to as the "Association".

ARTICLE II

REGISTERED AGENT

The initial registered agent of the Association and address is:

Linda A. Pratt, Association Manager  
1096 Old Hwy 98, Suite C 102B  
Destin, FL 32541

By executing these Articles, the Registered Agent hereby accepts his appointment and agrees to act in this capacity and to comply with the provisions of the Florida Statutes governing same.

ARTICLE III

PURPOSE AND POWERS

The Association does not contemplate pecuniary gain or profit to its members. Its specific purposes are to provide for the maintenance, preservation and architectural control of certain residential lots or residences ("improved lot") and common property located within various residential developments or subdivisions (the "subdivisions") of SHORTLINE LAKE ESTATES in Walton County, Florida, all for the mutual advantage and benefit of the members of this Association who shall be the owners of the improved lots, and to promote the health, safety and welfare of the owners of the improved lots in the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association. For such purposes, the Association shall have and exercise the following authority and powers:

(a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in those certain declarations of easements, covenants and restrictions for the subdivisions (the "Declarations") now or hereafter recorded in the public records of Walton County, Florida, as amended from time-to-time;

(b) To fix, levy, collect and enforce payment by any lawful means all charges and assessments pursuant to the terms of the Declarations, to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) To acquire, by gift, purchase or otherwise, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association, in accordance with the Declarations;

(d) To borrow money and, with the assent of the members in accordance with their respective Declarations, to mortgage, pledge or hypothecate any and all of its real or personal property as security for money borrowed or debts incurred;

(e) To dedicate, sell or transfer all or any part of the common property of the subdivisions in accordance with their respective Declarations to any public agency, authority or utility for such purposes and subject to such conditions as may be approved by the members;

(f) To act as purchasing agent for goods and services for the Association and for the benefit of the members of the Association; and

(g) To have and to exercise any and all powers, rights and privileges which a corporation not-for-profit organized under the laws of the State of Florida may now or hereafter have or exercise.

#### ARTICLE IV

##### MEMBERSHIP

The objective of this corporation is the improvement of the quality of life of the residents of SHORTLINE LAKE ESTATES who are the members of this Association, by providing for the common property to be owned or managed in accordance with the provisions of the Declarations.

Every person or entity who is a record owner of a fee or undivided fee interest in any lot or improved lot shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.

#### ARTICLE V

##### VOTING RIGHTS

The Association shall have two (2) classes of voting membership, as follows:

Class A. Class A membership and voting rights shall be the same as set forth in the Declarations.

Class B. Class B membership and voting rights shall be the same as those set forth in the Declarations.

Unless specified otherwise in the Declaration for a particular subdivision, the developer thereof shall be deemed to be a Class B member and the purchasers of the lots in that subdivision shall be Class A members.

## ARTICLE VI

### BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors, who shall be members of the Association; provided, however, that any Director elected by the Class B membership of a subdivision need not be a member of this Association. The number of Directors of the Association shall be three (3) persons or more as long as the total number of Directors is an odd number. The names and addresses of the persons who are to act in the initial capacity of Directors until the selection and qualification of their successors are: Directors shall be elected by the BY-LAWS of the Association.

Name

Address

**SEE BELOW**

## ARTICLE VII

### TERM OF EXISTENCE

This corporation shall have perpetual existence unless sooner dissolved in accordance with the provisions herein contained or in accordance with the laws of the State of Florida. The date on which corporate existence shall begin is the date on which these Articles of Incorporation are filed with the Secretary of State of the State of Florida.

## ARTICLE VIII

### DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than seventy-five percent(75%) of each class of members. Upon dissolution of the Association, the assets of this Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created or for the general welfare of the residents which are then managed by the Association. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to similar purposes.

## ARTICLE IX

### OFFICERS

Subject to the direction of the Board of Directors, the affairs of this Association shall be administered by its officers, as designated in the Bylaws of this Association. Said officers shall be elected annually by the Board of Directors. The names and addresses of the officers who shall serve until the first annual meeting of the Board of Directors are:

Name and Title

Address

Allen McWilliams, President

P.O. Box 6219  
Destin, FL 32541

Sandi Reddick, Vice President

P.O. Box 6219  
Destin, FL 32541

Jamie McWilliams, Secy/Treasurer

P.O. Box 6219  
Destin, FL 32541

## ARTICLE X

### BYLAWS

The Bylaws of this Association shall be adopted by the first Board of Directors, which Bylaws may be altered, amended, modified or repealed by a majority of the Directors or at any duly called meeting of the members of this Association in a manner provided for in the Bylaws.

## ARTICLE XI

### AMENDMENTS

The members of the Association reserve the right to amend or repeal any of the provisions contained in these Articles of Incorporation or any amendments hereto, provided, however, that any such amendment shall require the assent of seventy-five percent (75%) of the entire voting membership and on such other terms as required by the Declaration.

ARTICLE XII

SUPREMACY

These Articles and the Bylaws are subject to the various Declarations, and in the event of a conflict, the applicable Declaration shall govern. In the event of a conflict between the Articles and Bylaws, the Articles shall govern.

ARTICLE XIII

INDEMNIFICATION

This Association shall indemnify any and all of its Directors, Officers, employees or agents, or former Directors, Officers, employees or agents to the full extent permitted by law. Said indemnification shall include but not be limited to the expenses, including the cost of any judgments, fines, settlements and counsel's fees actually and necessarily paid or incurred in connection with any action, suit or proceeding, whether civil, criminal, administrative or investigative and any appeals thereof to which any such persons or his legal representative may be made a party or may be threatened to be made a party by reason of his being or having been a Director, Officer, employee or agent as herein provided. The foregoing right of indemnification shall not be inclusive of any other rights to which any Director, Officer, employee or agent may be entitled as a matter of law or which he may be lawfully granted.


ARTICLE XIV

INCORPORATOR

The name and address of the incorporator of the corporation is:

Allen McWilliams  
P.O. Box 6219  
Destin, FL 32541


IN WITNESS WHEREOF, for the purpose of forming this Association under the laws of the State of Florida, the undersigned incorporator of this Association, has executed these Articles of Incorporation this 16th day of June, 19 95.

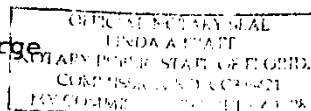
  
Allen McWilliams

STATE OF FLORIDA

COUNTY OF WALTON

The foregoing instrument was acknowledged before me this 16th day of June, 19 95, by Allen McWilliams, who is personally known to me and did not take an oath.

  
Linda A. Pratt  
Notary Public  
State of Florida at Large



My Commission Expires:

**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 617.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the corporation is:

SHORTLINE LAKE ESTATES HOMEOWNERS ASSOCIATION OF SANTA ROSA BEACH, INC.  
(must include suffix)

2. The name and address of the registered agent and office is:

LINDA A. PRATT

(NAME)


1096 OLD HWY 98, SUITE C 102B  
(P.O. Box or Mail Drop Box **NOT** ACCEPTABLE)

DESTIN FL 32541

(CITY/STATE/ZIP)

FILED  
95 JUL -7 AM 11:10  
TALLAHASSEE, FLORIDA

*Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.*

  
(SIGNATURE)

6/11/95  
(DATE)