

# N96000000661

Danie Ranky  
 (Requestor's Name)  
P.O. Box 1794  
 (Address)  
Tallahassee, FL 32302 224-7091  
 (City, State, Zip) (Phone #)

OFFICE USE ONLY

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 -02/09/96--01003--003  
 \*\*\*\*\*70.00 \*\*\*\*\*70.00

**CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):**

1. Cara Bay Homeowners Association, Inc.  
 (Corporation Name) (Document #)
2. \_\_\_\_\_  
 (Corporation Name) (Document #)
3. \_\_\_\_\_  
 (Corporation Name) (Document #)
4. \_\_\_\_\_  
 (Corporation Name) (Document #)

- Walk in   
  Pick up time \_\_\_\_\_   
  Certified Copy  
 Mail out   
  Will wait   
  Photocopy   
  Certificate of Status

RECEIVED  
 DIVISION OF CORPORATION  
 96 FEB -7 PM 3:57

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

FILED  
 SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA  
 96 FEB -7 PM 4:19

*Handwritten signature and date: 2/9/96*

Examiner's Initials

ARTICLES OF INCORPORATION  
OF  
CARA BAY HOMEOWNERS ASSOCIATION, INC.  
A Florida Corporation Not for Profit

FILED  
96 FEB -7 91 12 10  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned subscriber to these Articles of Incorporation, desiring to form a corporation under the laws of the State of Florida, does hereby accept all of the rights and privileges, benefits and obligations conferred and imposed by said laws and does hereby adopt the following Articles of Incorporation as the Charter of the Corporation hereby organized.

ARTICLE I

NAME

The name of the corporation shall be Cara Bay Homeowners Association, Inc.

ARTICLE II

DURATION

This corporation shall have perpetual existence, commencing upon the filing of these Articles of Incorporation with the Department of State, State of Florida.

### ARTICLE III

#### PURPOSES

This Corporation is organized for the purpose of engaging in any lawful purposes or purposes not for pecuniary profit permitted to a corporation organized under the Florida Not For Profit Corporation Act, as in effect from time to time; and specifically to retain certain property predominantly in its natural condition and prevent any use that will significantly impair or interfere with the natural and ecological values of the property as set forth in the Deed of Conservation Easement dated September 26, 1994, recorded at Book 485, Page 270, Public Records, Franklin County, Florida; to approve construction plans; to maintain and repair common areas and facilities; and to impose mandatory assessments to fund such activities to be paid by lot owners within the Association as set forth in the Amended Declaration of Restrictive Covenants dated February 5, 1996, and recorded in the Public Records of Franklin County, Florida.

### ARTICLE IV

#### POWERS

The Corporation shall have all the powers set forth in the Florida Not For Profit Corporation Act, as in effect from time to time, and including but not limited to the following powers, all of which shall be exercised exclusively in connection with the promoting or carrying out of the purpose of the Corporation: to

undertake, either alone or in conjunction or cooperation with others, any lawful acts and things and engage in any and all lawful activities which may be necessary, useful, suitable or desirable for the furtherance of any or all of the purposes for which the Corporation is organized and to aid or assist other organizations, the activities of which are such as to further any of such purposes.

#### ARTICLE V

##### INITIAL CORPORATE ADDRESS AND INITIAL REGISTERED OFFICE AND AGENT

The initial street address of the Corporation is 106 East College Avenue, Suite 900, Highpoint Center, Tallahassee, Florida 32302. The street address of the initial registered office of this Corporation is 106 East College Avenue, Suite 900, Highpoint Center, Tallahassee, Florida 32302 and the name of the initial Registered Agent of the Corporation at that address is J. Kendrick Tucker.

#### ARTICLE VI

##### INITIAL BOARD OF DIRECTORS

This corporation shall have three (3) Directors initially, who will serve until the first election of Directors. The names and addresses of the initial Directors of this Corporation are:

Oliver Monad	212 Franklin Blvd. St. George Island, Florida 32328
Rhett Jeppson	P. O. Box 357 Blounstown, Florida 32424-0357
Russell McDaniel	1000 Justice Way Abilene, Texas 79602

Members of the Board shall be elected in the manner provided in the By-Laws. The number of directors may be either increased or decreased from time to time by action in accordance with the provisions of the By-Laws, but in no event shall the number of Directors at any time be less than required under the Florida Not For Profit Corporation Act in effect from time to time.

#### ARTICLE VII

##### MEMBERS

The Corporation shall initially have two classes of Members, who shall be distinct from the Board of Directors, and shall be entitled to vote as set forth in the Amended Declaration of Restrictive Covenants, dated February 5, 1996. Other conditions and regulations of membership, the existence and form of certificates of membership, the rights and privilege of members, and their liability for dues and assessments and the method of collection thereof, shall be determined and fixed by the By-Laws and said Amended Declaration of Restrictive Covenants and the Declaration of Restrictive Covenants dated January 17, 1995.

#### ARTICLE VIII

##### PROSCRIBED ACTIVITIES

Section 1. The Corporation is nonprofit and in no event shall any part of its net earnings inure to the benefit of, or be distributable to any of its members, Directors or officers, or to other private persons, except that the Corporation shall be

authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes for which the Corporation is organized.

Section 2. The Corporation shall not have or issue shares of stock or pay dividends.

#### ARTICLE IX

##### INCORPORATOR

The name and address of the Incorporator of this Corporation is:

Dale Cartee	c/o First National Bank of Abilene P. O. Box 701 Abilene, Texas 79604
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#### ARTICLE X

##### AMENDMENT

Unless otherwise set forth herein, the Corporation reserves the right, in accordance with the Florida Not For Profit Corporation law, to amend, alter, modify or repeal any provision or provisions contained in these Articles of Incorporation, or any amendment hereto, and any right conferred upon the Members is subject to this reservation.

#### ARTICLE XI

##### BOARD OF DIRECTORS -- CONDUCT OF

##### INTERNAL AFFAIRS OF THE CORPORATION

The management and control of the Corporation shall be vested in a Board of Directors, members of which shall be selected in the

manner provided in the Amended Declaration and the By-Laws. Directors must be natural persons, at least eighteen (18) years of age. Other qualifications and the duties of the Directors shall be set forth in the By-Laws. Meetings of the Directors shall be held in accordance with the By-Laws.

The Corporation shall have the officers set forth in the By-Laws. The Directors shall elect the officers of the Corporation in accordance with the By-Laws, and the officers shall have the duties set forth in the By-Laws.

#### ARTICLE XII

##### DISSOLUTION OF THE CORPORATION

In the event of dissolution of the Corporation, a plan of distribution of the assets shall be adopted in accordance with the laws of the State of Florida, and shall provide for the distribution of the Corporation's assets remaining, after the payment of all its debts and obligations, in accordance with the provisions of the Florida Not For Profit Corporation Act and the By-Laws.

IN WITNESS WHEREOF, the above-named incorporator has hereunto subscribed his name this 5<sup>th</sup> day of February, 1996.

Dale Cartee  
INCORPORATOR

STATE OF TEXAS  
COUNTY OF TAYLOR

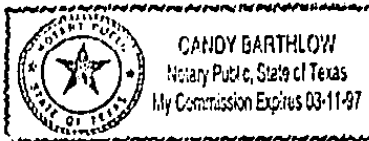
BEFORE ME, the undersigned officer, this day personally appeared DALE CARTEE, to me well known or who has produced a Texas Drivers License as identification, and well known to me to be the person described in and who subscribed his name to the foregoing Articles of Incorporation and acknowledged before me that he executed said Articles of Incorporation for the uses and purposes therein expressed.

WITNESS my hand and office seal at the County and State aforesaid this 5<sup>th</sup> day of February, 1996.

Candy Barthlow  
NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Printed/Stamped Name of Notary





Certificate Designating Place of Business or Domicile for the Service of Process within Florida, Naming Agent Upon Whom Process May be Served.

In compliance with Section 48.091, Florida Statutes, the following is submitted:

First-That Cara Bay Homeowners Association, Inc., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business to be hereafter established in Franklin County, State of Florida, has named J. Kendrick Tucker, located at 106 East College Avenue, Suite 900, Highpoint Center, Tallahassee, Florida 32302, as its agent to accept service of process within Florida.

Signature Dale Cartee  
Dale Cartee

Title: Incorporator

Date: February 5, 1996

Having been named to accept service or process for the above stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Signature J. Kendrick Tucker  
J. Kendrick Tucker

Date: February 7<sup>th</sup>, 1996

FILED  
96 FEB - 7 PM 4:10  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA