

TRANSITTAL LETTER
N96000004607

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

60000193836
-08/27/96--01131--006
****131.25 ****131.25

SUBJECT: OCEAN REACH ASSOCIATION
(Proposed corporate name - must include suffix)

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

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

FROM: GEORGE A. MARTIN
Name (Printed or typed)

2874 DuPont Ave
Address

Jacksonville FL 32217-2753
City, State & Zip

904-783-7176
Daytime Telephone number

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



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

August 29, 1996

GEORGE A. MARTIN
2894 DUPONT AVENUE
JACKSONVILLE, FL 32217-2753

SUBJECT: OCEAN REACH ASSOCIATION, INC.
Ref. Number: W96000018167

We have received your document for OCEAN REACH ASSOCIATION, INC. and check(s) totaling \$131.25. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

Section 607.0120(6)(b), or 617.0120(6)(b), Florida Statutes, requires that articles of incorporation be executed by an incorporator.

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) 487-6878.

Terri Buckley
Corporate Specialist

Letter Number: 996A00040884

**ARTICLES OF INCORPORATION
OF
OCEAN REACH ASSOCIATION, INC.**

(A corporation not for profit)

We, the undersigned, being desirous of forming a corporation not for profit under the provisions of Chapter 617, Florida Statutes, do hereby agree to the following Articles of Incorporation:

**ARTICLE I.
(Name)**

The name of the corporation shall be: Ocean Reach Association, Inc. (herein referred to as the "Association")

**ARTICLE II
(Principle Place of Business)**

The principle place of business and mailing address of this corporation shall be:

931 South First St.
Jacksonville Beach, FL 32250

**ARTICLE III
(Purposes)**

The purposes and objects of the Association shall be to administer the operation and management of Ocean Reach, a condominium (the "Condominium"), established pursuant to Chapter 718, Florida Statutes (the "Condominium Act"), on the real property in Duval County, Florida and described in the Declaration of Condominium of Ocean Reach, a Condominium (the "Declaration") and to undertake and perform all acts and duties incident to the administration, operation and management of the Condominium in accordance with the terms, provisions, conditions and authorizations contained herein and in the Declaration; and to own, operate, lease, sell, manage and otherwise deal with such real and personal property as may be necessary or convenient for the administration of the Condominium. The Association shall be conducted as a non-profit organization for the benefit of its members.

ARTICLE IV.
(Manner of election of directors)

1. The business affairs of this Association shall be managed by the Board of Directors. This Association shall have five (5) directors initially. The number of directors may be increased or decreased from time to time as provided by the By-Laws but shall never be less than five (5) nor greater than nine (9).

2. Each director shall be a member of the Association; provided, however, that until the first meeting of the Association as provided in the By-Laws, directors need not be members of the Association.

3. Subject to the Declaration of Condominium, the Board of Directors shall be elected by the members of the Association from among the membership at the annual membership meeting as provided in the By-Laws. Vacancies on the Board may be filled by the remaining directors at any duly called meeting.

4. The names and addresses of the persons who are to serve as directors until their successors are chosen are:

Mr. Brian Paradise	2831 Wood Valley Court Jacksonville, FL 32217
Mr. William E. Jackson	16 Gilmore Dr. Gulf Breeze, FL 32561-4116
Mr. George A. Martin	2894 Dupont Ave Jacksonville, FL 32217-2753
Ms. Diane Hanson	931 South First St. Jacksonville Beach, FL 32250
Ms. Joan Michelson	2317 Forbes St. Jacksonville, FL 32204

5. The officers of the Association shall be a President, a Secretary, a Treasurer, and such other officers, including a General Manager, as may be deemed desirable or necessary by the Board of Directors.

6. The persons who are to serve as officers of the Association until their successors are chosen are:

President	Brian Paradise
Vice-President	William E. Jackson
Treasurer	George A. Martin
Secretary	Diane Hanson
Director at Large	Joan Michelson

7. The officers shall be elected by the Board of Directors at their annual meeting as provided in the By-Laws. Any vacancies in any office shall be filled by the Board of Directors at any meeting duly held.

ARTICLE V.

(Limitations of corporate powers)

The corporate powers of this corporation are as provided in section 617.0302, Florida Statutes, unless limited are as follows:

1. To make and establish rules and regulations governing the use and activities of the Condominium.
2. To levy and collect assessments against members of the Association in accordance with the terms of the Declaration of Condominium and such By-Laws of this Association as may be adopted, including the right to use the proceeds of assessments to operate and manage the Condominium and for other purposes set forth in the Declaration of Condominium.
3. To make contracts and incur liabilities, borrow or lend money at such rates of interest as the Association may determine, issue its notes, bonds and other obligations, and secure any of its obligations by mortgage and pledge of all or any of its property, franchises or income.

4. To purchase, lease, take by gift, devise or bequest, or otherwise acquire, own, hold, improve, use, or otherwise deal in and with real or personal property, or any interest therein
5. To maintain, repair, replace, operate and manage the Condominium, and the real and personal property comprising it including the right to reconstruct improvements and replace personal property after damage by casualty and to make further improvement of the condominium property and to purchase replacements and additional property and improvements.
6. To enter into contracts for management, operation, insurance coverage, and maintenance of the Condominium Property.
7. To delegate all of the powers and duties of the Association except those the delegation of which may be prohibited by the Declaration of Condominiums.
8. To employ personnel to perform the services required for the operation of the Condominium.
9. To enforce the provisions of the Declaration of Condominium, these Articles of Incorporation, the By-Laws of the Association which may be hereafter adopted, and the rules and regulations governing the use of the Condominium as may be hereafter established.
10. To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association pursuant to the Declaration of Condominium.

ARTICLE VI.

(Initial Registered Agent and Street Address)

The name and the street address of the initial registered agent is:

Bobby Yearout
931 South First St.
Jacksonville Beach, FL 32250

ARTICLE VII
(Incorporators)

The names and the street addresses of the incorporators for these articles of incorporation are

Mr. Brian Paradise	2831 Wood Valley Court Jacksonville, Fl 32217
Mr. William E. Jackson	16 Gilmore Dr. Gulf Breeze, Fl 32561-4116
Mr. George A. Martin	2894 Dupont Ave Jacksonville, Fl 32217-2753
Ms. Diane Hanson	931 South First St. Jacksonville Beach, Fl 32250
Ms. Joan Michelson	2317 Forbes St. Jacksonville, Fl 32204

ARTICLE VIII
(Qualification of Members)

The qualification of the members, of their admission to membership, termination of membership, and voting by members shall be as follows:

1. Members of the Association shall consist of all of the owners of condominium units in the Condominium, and no other persons or entities shall be entitled to membership.
2. A person shall become a member by the acquisition of a fee ownership interest in a unit in the Condominium, whether by conveyance, devise, judicial decree or otherwise. The membership of any person shall be automatically terminated upon his being divested of his title to or interest in the unit. Transfer of membership shall be recognized by the Association upon its being provided with a certified copy of the recorded deed conveying title to a unit to the new member. If a corporation is the recorded owner of a unit, the corporation shall designate one officer or director as the member.

3 Except as an appurtenance to his unit, no member can assign, hypothecate or transfer in any manner, his membership in the Association or his interest in the funds and assets of the Association. The funds and assets of the Association shall belong solely to the Association subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration of Condominium, and in the By-Laws which may be hereafter adopted.

4 On all matters on which the membership shall be entitled to vote, there shall be only one vote for each condominium parcel in the Condominium. A vote may be exercised or cast by the owner or owners of each condominium parcel in such manner as may be provided in the By-Laws hereafter adopted by the Association.

ARTICLE IX. (Term of Existence)

This Association is to exist perpetually.

ARTICLE X. (Indemnity)

Every director and every other officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney's fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged by a court of competent jurisdiction to be guilty of willful misfeasance or malfeasance in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

The undersigned incorporators have executed these Articles of Incorporation this 22nd day of August, 1996.



Brian Paradise

William E. Jackson

George A. Martin

Diane Hanson

Joan Michelson

**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:

OCEAN REACH ASSOCIATION, INC.

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

Bobby Yearout
931 South First St.
Jacksonville Beach, FL 32250

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.

Bobby Yearout
(Signature)

8-22-96
(Date)