

N98000001104

FISH & GIBSON, P.A.
ATTORNEYS AT LAW
206 E. FOURTH STREET
POST OFFICE BOX 39
PORT ST. JOE, FLORIDA 32457

FILED

98 FEB 25 AM 9:29

SECRETARY OF STATE
TALLAHASSEE, FLORIDA
TELEPHONE (850) 229-8271
FAX (850) 227-1619

WILLIAM J. RISH
THOMAS S. GIBSON

February 12, 1998

500002433665--8
-02/18/98--01014--005
****122.50 ****122.50

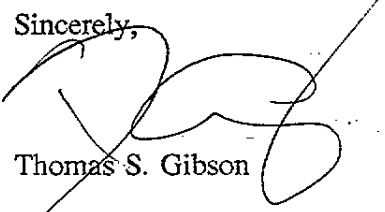
Secretary of State
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32399

Re: Brighton By The Sea Homeowners Association, Inc.

Dear Sir or Madam:

I have enclosed the original and one copy of Articles of Incorporation for the above-referenced corporation. Also enclosed is our check in the amount of \$122.50 to cover the filing fee and the cost of receiving a certified copy of the Articles of Incorporation. Please forward your certificate of incorporation and certified copy to me as soon as possible.

Thank you for your assistance in this matter.

Sincerely,

Thomas S. Gibson

TSG/pwr

Enclosure: as stated

~~WAS 3699~~

P. Hall FEB 25 1998



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

February 19, 1998

THOMAS S GIBSON, ESQ.
206 E 4TH ST
PORT ST JOE, FL 32457

SUBJECT: BRIGHTON BY THE SEA HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W98000003699

We have received your document for BRIGHTON BY THE SEA HOMEOWNERS ASSOCIATION, 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):

The registered agent must have a Florida street address. A post office box is not acceptable.

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return the original and one copy of 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 (850) 487-6915.

Pamela Hall
Document Specialist

Letter Number: 098A00009523

ARTICLES OF INCORPORATION

OF

BRIGHTON BY THE SEA HOMEOWNERS ASSOCIATION, INC.

FILED
98 FEB 25 AM 9:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I - NAME AND PURPOSE

Section 1. The name of this corporation shall be **BRIGHTON BY THE SEA HOMEOWNERS ASSOCIATION, INC.**, hereinafter referred to as the "Association." The principal office of the corporation shall be 2017 Cardinal Lane, North Liberty, Iowa, 52317. This is a non-profit corporation.

Section 2. The purpose for which the Association is organized is to do any and all things necessary and proper for the Association to carry out its duties and responsibilities as set forth in the Declaration of Covenants and Restrictions for Brighton By the Sea, a subdivision, for the benefit of and on behalf of the members of this corporation and other lawful occupants. The capitalized terms used herein shall have the same meanings as ascribed to them in the Declaration.

Section 3. The corporation shall have such powers as are provided under Florida law, including those set out in Chapters 617, Florida Statutes.

ARTICLE II - MEMBERSHIP

The members of the corporation shall consist of the subscribers to these Articles of Incorporation and all of the record owners of lots in Brighton By the Sea.

ARTICLE III - TERM

Section 1. This corporation shall have three (3) directors initially. The number of directors may be either increased or decreased from time to time by the By-Laws, but shall never be less than three (3). The method of election of directors shall be stated in the By-Laws of this non-profit corporation.

Section 2. The first Board of Directors shall consist of the individuals whose names and addresses appear below and shall serve until the first election of Directors:

LEE G. NOEL, 2017, Cardinal Lane, North Liberty, Iowa 52317
GARY L. LEVITZ, 14 Cherry Lane, NE, Iowa City, Iowa 52240
THOMAS S. GIBSON, 206 E. 4th Street, Port St. Joe, FL 32456

Section 3. The officers of this corporation shall be elected by Board of Directors from its number. The officers shall include a president and such other officers as may be provided in the By-Laws. Officers shall be elected at the annual meeting of the

corporation and shall serve for a term of one (1) year. Any officer, upon re-election, may serve any number of additional and successive one (1) year terms.

Section 4. The names of the officers who will serve until the first election of officers can be held are as follows:

President	LEE G. NOEL 2017 Cardinal Lane North Liberty, Iowa 52317
-----------	--

Secretary	GARY L. LEVITZ 14 Cherry Hill Lane Iowa City, Iowa 52245
-----------	--

ARTICLE V - INCORPORATOR

The name and address of the person signing as Incorporator of this corporation is:

LEE G. NOEL
2017 Cardinal Lane
North Liberty, Iowa 52317

ARTICLE VI - REGISTERED AGENT

The registered agent and the street address of the initial registered office of this corporation is:

Thomas S. Gibson Attorney at Law	206 E. 4th Street Port St. Joe, FL 32456
-------------------------------------	---

ARTICLE VII - INDEMNIFICATION

The corporation shall indemnify the officers or directors or any former officer or director, to the full extent permitted by law.

ARTICLE VIII - BY-LAWS

The By-Laws of the corporation are to be made, altered or rescinded by the Board of Directors by majority vote.

ARTICLE IX - AMENDMENTS TO ARTICLES

Amendments to the Articles of Incorporation shall be made upon two-thirds (2/3) vote of the Board of Directors at any duly called regular meeting or special meeting of the Board, providing not less than fourteen (14) days prior notice has been given of the proposed amendment; no amendment to these Articles of Incorporation shall be effective until same has been filed with the Department of State and approved by the Department. A copy of each amendment shall be

certified by the Secretary of State.

FILED

IN TESTIMONY WHEREOF, the undersigned subscriber has hereunto executed these Articles of Incorporation shall be effective until same has been filed with the Department of State and approved by the Department. A copy of each amendment shall be certified by the Secretary of State.

SEP 25 AM 9:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Lee G. Noel
LEE G. NOEL

STATE OF Florida
COUNTY OF Bulf

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared LEE G. NOEL, as Incorporator of BRIGHTON BY THE SEA HOMEOWNERS ASSOCIATION, INC., known to me to be the person described in and who executed the foregoing instruments, who acknowledged before me that he executed the same, that I relied upon the following form(s) of identification of the above-named person: TOWNSHIP

Witness my hand and official seal in the County and State last aforesaid this 14 day of August, 1997.

Peggy W. Raffield
Notary Public
My Commission Expires: August 15, 1999



MY COMMISSION # GC488704 EXPIRES August 15, 1999 BONDED THRU TROY FAIN INSURANCE, INC.

CONSENT OF REGISTERED AGENT

HAVING BEEN NAMED as registered agent for this corporation at the registered office designated in the foregoing Articles of Incorporation, the undersigned accepts the designation.

Thomas S. Gibson
THOMAS S. GIBSON
ATTORNEY AT LAW
206 E. Fourth Street
PORT ST. JOE, FL 32457
(904) 229-8211
FLORIDA BAR NO. 0350583