

# CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

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Oak Harbour Bownhouse  
Villa Association, Inc

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
Art of Inc. File  
LTD Partnership File  
Foreign Corp. File  
L.C. File  
Fictitious Name File  
Trade/Service Mark  
Merger File  
Art. of Amend. File  
RA Resignation  
Dissolution / Withdrawal  
Annual Report / Reinstatement  
✓ Cert. Copy  
Photo Copy  
Certificate of Good Standing  
Certificate of Status  
Certificate of Fictitious Name  
Corp Record Search  
Officer Search  
Fictitious Search  
Fictitious Owner Search  
Vehicle Search  
Driving Record  
UCC 1 or 3 File  
UCC 11 Search  
UCC 11 Retrieval  
Courier  
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DIVISION OF CORPORATION

QN3-7-98

Signature

Requested by:

Name

Date

Time

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ARTICLES OF INCORPORATION

OF

OAK HARBOUR TOWNHOUSE VILLA ASSOCIATION, INC.

ARTICLE I. NAME

The name of this corporation is OAK HARBOUR TOWNHOUSE VILLA ASSOCIATION, INC., hereinafter called Association and the address of the principal office is 225 Main Street, Destin, Florida 32541. The address of the registered office address is 25 Walter Martin Road, NE, Fort Walton Beach, Florida 32548.

ARTICLE II. PURPOSE

This corporation is organized for the purpose of providing a corporate entity as defined in the Declaration of Covenants, Conditions and Restrictions of OAK HARBOUR TOWNHOUSE VILLAS for the payment of expenses of, and maintenance and operation of OAK HARBOUR TOWNHOUSE VILLAS, located in the City of Destin, Okaloosa County, Florida. Further, the Association shall operate and maintain any stormwater management system and any stormwater discharge facility exempted or permitted by the Florida Department of Environmental Regulation or other state or local governmental agency on the property of the Association, and shall have all powers necessary to establish rules and regulations, assess members, and contract for services for the maintenance and operation thereof.

ARTICLE III. TERM

The term of the Association shall be the life of the townhouses unless the Association is terminated by the Declaration. Upon any such termination, any stormwater management system or discharge facility for which the Association is responsible shall be maintained by local government units, including the City of Destin, Okaloosa County or a municipal service taxing unit, an active water control district, a drainage district created by special act, a community development district created under Chapter 190, Florida Statutes, a special assessment district created under Chapter 170, Florida Statutes, a state or federal agency, any duly constituted communication, water, sewer, electrical or other public utility, or any entity acceptable to the Department of Environmental Regulation or its successor under its rules and regulations.

ARTICLE IV. SUBSCRIBER

The names and addresses of the subscribers of these Articles of Incorporation is as follows:

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TALLAHASSEE, FLORIDA

JAMES W. GRIMSLEY  
25 Walter Martin Road, NE  
Fort Walton Beach, Florida 32548

ROBERT A. BONEZZI  
225 Main Street, Suite 11  
Destin, Florida 325241

JILL GRAHAM  
225 Main Street, Suite 11  
Destin, Florida 32541

#### ARTICLE V. DIRECTORS

1. The affairs of the Association will be managed by a board consisting of the number of directors as shall be determined by the By-Laws, but not less than three directors and in the absence of such determination shall consist of three directors.

2. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies of the Board of Directors shall be filled in the manner provided in the By-Laws.

3. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

**James W. Grimsley**  
**25 Walter Martin Road, NE**  
**Fort Walton Beach, Florida 32548**

**Robert A. Bonezzi**  
**225 Main Street, Suite 11**  
**Destin, Florida 32541**

**Jill Graham**  
**225 Main Street, Suite 11**  
**Destin, Florida 32541**

#### ARTICLE VI. OFFICERS

The affairs of the Association shall be administered by the officers elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association, which officers shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

President  
Vice President  
Secretary/Treasurer

**ROBERT A. BONEZZI**  
**JAMES W. GRIMSLEY**  
**JILL GRAHAM**

#### ARTICLE VII. BY-LAWS

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws.

## ARTICLE VIII. AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.
2. A resolution approving a proposed amendment may be proposed by either the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meetings considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting.
3. Approval of an amendment must be by not less than 75% of the votes of the entire membership of the Association.
4. No amendments shall make any changes in the qualifications for membership nor the voting rights of members.
5. A copy of each amendment shall be certified by the Secretary of State.

## ARTICLE IX. RESIDENT AGENT

The Association has named **JAMES W. GRIMSLEY**, whose address is 25 Walter Martin Road NE, Fort Walton Beach, Florida, 32548, as its resident agent to accept service of process within the State.

IN WITNESS WHEREOF, the subscribers have hereunto affixed their signatures  
this 18 day of September, 1997.

  
\_\_\_\_\_  
JAMES W. GRIMSLEY

  
\_\_\_\_\_  
ROBERT A. BONEZZI

  
\_\_\_\_\_  
JILL GRAHAM

STATE OF FLORIDA  
COUNTY OF OKALOOSA

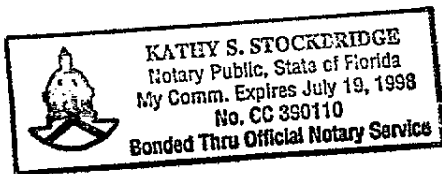
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

JAMES W. GRIMSLEY, who is

☒ personally known to me; or who  
☐ produced \_\_\_\_\_ as identification

to me known to be the person described in and who executed the foregoing and acknowledged before me that he executed the same for the uses and purposes therein contained.

WITNESS my hand and official seal in the County and State last aforesaid this  
18<sup>th</sup> day of September, 1997.



Kathy S. Stockbridge (SEAL)  
NOTARY PUBLIC  
Typed Name:  
Commission No.  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF OKALOOSA

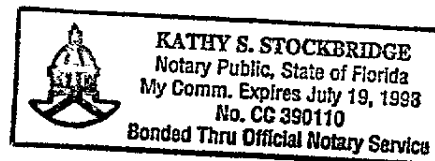
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **ROBERT A. BONEZZI and JILL GRAHAM**, who are

☒ personally known to me; or who  
☐ produced \_\_\_\_\_ as identification

to me known to be the persons described in and who executed the foregoing and acknowledged before me that they executed the same for the uses and purposes therein contained.

WITNESS my hand and official seal in the County and State last aforesaid this  
18<sup>th</sup> day of September, 1997.

Kathy S. Stockbridge (SEAL)  
NOTARY PUBLIC  
Typed Name:  
Commission No.  
My Commission Expires:



OATH OF RESIDENT AGENT

I, **JAMES W. GRIMSLEY**, having been named to accept service of process for OAK HARBOUR TOWNHOUSE VILLAS ASSOCIATION, INC., at 25 Walter Martin Road NE, Fort Walton Beach, Florida, 32548, hereby accepts to act in this capacity and agree to comply with the provisions of said act relative to keeping open said office.

  
\_\_\_\_\_  
JAMES W. GRIMSLEY

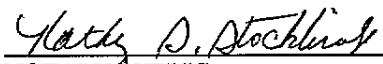
STATE OF FLORIDA  
COUNTY OF OKALOOSA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **JAMES W. GRIMSLEY**, who is

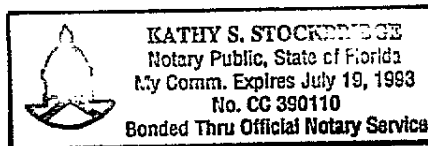
- ☒ personally known to me; or who  
☐ produced \_\_\_\_\_ as identification

to me known to be the person described in and who executed the foregoing and acknowledged before me that he executed the same for the uses and purposes therein contained.

WITNESS my hand and official seal in the County and State last aforesaid this  
20<sup>th</sup> day of August, 1997.

 (SEAL)  
NOTARY PUBLIC  
Typed Name:  
Commission No.  
My Commission Expires:

bonezzi@townshouse.aoi



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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA