

N 99000001892

Tom R. Adward
 Requestor's Name
3367 Cartwells Road
 Address
Tallahassee *386-4400*
 City/State/Zip Phone #

Office Use Only

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

- George's Lighthouse Point Marina Village Owners Association, Inc.*
 (Corporation Name) (Document #)
- _____
 (Corporation Name) (Document #)
- _____
 (Corporation Name) (Document #)
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 (Corporation Name) (Document #)

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

APPROVED AND FILED
 99 MAR 26 PM 12:08
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA

NEW FILINGS	
<input type="checkbox"/>	Profit
<input checked="" 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

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 99 MAR 25 AM 11:49
 DIVISION OF CORPORATION

T. SMITH MAR 26 1999

Examiner's Initials	
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**ARTICLES OF INCORPORATION
OF
GEORGE'S LIGHTHOUSE POINTE MARINA VILLAGE OWNERS ASSOCIATION, INC.**

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is **GEORGE'S LIGHTHOUSE POINTE MARINA VILLAGE OWNERS ASSOCIATION, INC.**, hereinafter called the "Association".

ARTICLE II

The principal office of the Association is 1176 Capital Circle S.E., Tallahassee, Florida.

ARTICLE III

TOM R. HAYWARD, whose address is 1176 Capital Circle S.E., Tallahassee, Florida, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence lots within that certain tract of property named **GEORGE'S LIGHTHOUSE POINTE MARINA VILLAGE**, or any other phases of the development, as they may be added, located in Panacea, Wakulla County, Florida, and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

- (a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Clerk of the Circuit Court of Wakulla County, Florida, and as the same may be amended from time to time as therein provided said Declaration being incorporated herein as it set forth at length;
- (b) fix, levy, collect and endorse payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office or 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) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, covey, sell, lease, transfer, dedicate for public use or otherwise dispose of real property in connection with the affairs of the Association;
- (d) borrow money, and with the assent of two-thirds (2/3) of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication, sale or transfer;

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- (f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation, shall have the assent of two-thirds (2/3) of each class of member;
- (g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Laws of the State of Florida by law by now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a free or undivided fee interest in any residential unit which is subject by covenants of record to assessment by the Association, including contract sellers, 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 a residential unit which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member shall be the Declarant (as defined in the Declaration), who shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events whichever occurs earlier:

- (1) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (2) On June 1, 2004.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

JIMMY G. PETRANDIS
1176 Capital Circle S.E.
Tallahassee, FL 32301

NANCY PETRANDIS
Mashes Sands Road
Panacea, FL 32346

JIMMY LEE PETRANDIS
1176 Capital Circle S.E.
Tallahassee, FL 32301

At first annual meeting the members shall elect three (3) directors for a term of one year.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. 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 organizational to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

AMENDMENTS

Amendments of these Article shall require the assent of 75 percent of the entire membership.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation on the 25 day of March, 1999.


JIMMY G. PETRANDIS


NANCY PETRANDIS


JIMMY LEE PETRANDIS

STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME personally appeared JIMMY G. PETRANDIS and NANCY PETRANDIS, to me well known and know to me to be the persons outlined in the foregoing instrument and the acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal on this 25 day of March, 1999.


NOTARY PUBLIC

My Commission Expires:

(SEAL)



Phyllis P. Kennedy
MY COMMISSION # CC500034 EXPIRES
October 8, 1999
BONDED THRU TROY FAIR INSURANCE, INC

STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME personally appeared JIMMY G. PETRANDIS and NANCY PETRANDIS, to me well known and know to me to be the persons outlined in the foregoing instrument and the acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal on this 25 day of March, 1999.


NOTARY PUBLIC



Phyllis P. Kennedy
MY COMMISSION : CC8574 My Commission Expires:
October 8, 1998
BONDED THRU TROY FAIN INSURANCE, INC.

(SEAL)

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

I HEREBY ACCEPT APPOINTMENT AS REGISTERED AGENT OF GEORGE'S LIGHTHOUSE
POINTE MARINA VILLAGE OWNERS ASSOCIATION, INC., FOR THE PURPOSE OF
ACCEPTING SERVICE OF PROCESS.

JIMMY G. PETRANDIS
1176 CAPITAL CIRCLE S.E.
TALLAHASSEE, FL 32301

STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME personally appeared JIMMY LEE PETRANDIS , to me well known and know to me to be the person outlined in the foregoing instrument and the acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal on this 25 day of March 1999

Phyllis P. Kennedy
NOTARY PUBLIC



Phyllis P. Kennedy
MY COMMISSION # CC500034 EXPIRES: My Commission Expires:
October 8, 1999
BONDED THRU TROY FAJN INSURANCE, INC.

(SEAL)

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

I HEREBY ACCEPT APPOINTMENT AS REGISTERED AGENT OF GEORGE'S LIGHTHOUSE
POINTE MARINA VILLAGE OWNERS ASSOCIATION, INC., FOR THE PURPOSE OF
ACCEPTING SERVICE OF PROCESS.

Tom R. Hayward
TOM R. HAYWARD
2367 Centerville Road
Tallahassee, FL 32308

APPROVED
AND
FILED
99 MAR 26 PM 12: 08
SECRETARY OF STATE
TALLAHASSEE, FLORIDA