

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of OCEAN SHORES HOMEOWNERS ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on June 9, 1980, as shown by the records of this office.

The charter number for this corporation is 752862.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
11th day of June, 1980.



CER 101 Rev. 3-79


George Firestone
Secretary of State

ARTICLES OF INCORPORATION
OF
OCEAN SHORES HOMEOWNERS ASSOCIATION, INC.

FILED
9 25 1960
CLERK OF DISTRICT COURT
JACKSONVILLE, FLORIDA

The undersigned subscribers to these Articles of Incorporation, each a natural person competent to contract, hereby associate themselves together to form a corporation not for profit, pursuant to Chapter 617 of the Laws of the State of Florida.

ARTICLE I

The name of this corporation shall be: OCEAN SHORES HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

PURPOSES: The purpose of this corporation are to provide, maintain and manage common, social and recreational facilities for members of the corporation at the OCEAN SHORES CONDOMINIUM, a condominium situate in Volusia County, Florida; to provide for and maintain lawns, walks and driveways, laundry facilities, swimming pool, administration for the condominium, exterior painting and maintenance of each unit, maintenance of common stairways, balconies and roofs, utilities servicing common elements, garbage and trash collection for the benefit of each unit, water and sewer facilities to each unit, fire and extended coverage insurance to the value thereof on common elements and each unit, collection and transmittal of real property taxes and other common obligations, public liability insurance on common elements; to protect the aesthetic qualities and beauty of a Condominium to promulgate rules and regulations governing the use of the common, recreational and social facilities and grounds of a Condominium, as well as use and occupancy of the units; to undertake such activities and projects as will unite in

companionship its members, and insure the continuation of enjoyable living conditions at a Condominium. In order to carry out these purposes the corporation shall have the powers provided by Florida Statute 617.021 (1971) as well as all other express and implied powers of corporation not for profit, provided or allowed by or through the laws of the State of Florida.

ARTICLE III

QUALIFICATIONS OF MEMBERS AND MANNER OF ADMISSION: The members of the corporation shall consist of the undersigned subscribers and such other persons as may be from time to time admitted to membership by the Board of Directors of the corporation in accordance with the provisions of the By-Laws of the corporation.

ARTICLE IV

TERM OF EXISTENCE: The term for which this corporation is to exist shall be perpetual, unless sooner dissolved pursuant to provisions of Florida Statute 617, as amended.

ARTICLE V

NAMES AND RESIDENCES OF SUBSCRIBERS: The name and residences of the subscribers to these Articles are as follows:

<u>NAME</u>	<u>RESIDENCE</u>
BAYARD C. FRISKEY	Post Office Box 2774 Ormond Beach, Florida 32074
RICHARD J. D'ANICO	Post Office Box 2774 Ormond Beach, Florida 32074
JUDITH E. FRISKEY	Post Office Box 2774 Ormond Beach, Florida 32074

ARTICLE VI

OFFICERS AND DIRECTORS: The affairs of this corporation shall be managed by a governing board called the Board of Directors who shall be elected at the regular meeting of the corporation.

Vacancies of the Board of Directors may be filled until the next annual meeting, in such manner as provided by the By-Laws. The corporation shall have a Board of Directors of three (3) persons initially. The number of directors may be increased or diminished from time to time by By-laws adopted but shall never be less than three (3). The officers shall be: a President, Vice President, Secretary, Treasurer. They shall be selected by the Board of Directors. The officers and members of the Board shall perform such duties, hold office for such terms, and take office at such times as shall be provided in the By-Laws of the corporation.

ARTICLE VII

NAMES OF OFFICERS: The names of the officers who are to serve until the first appointment or election next following the filing of these Articles of Incorporation, pursuant to Florida Statutes Chapter 617, as amended, are as follows:

<u>NAME</u>	<u>OFFICE</u>
BAYARD C. FRISKEY	President
RICHARD J. D'AMICO	Secretary/Treasurer
JUDITH E. FRISKEY	Vice-President

ARTICLE VIII

NAMES AND ADDRESSES OF DIRECTORS: The first Board of Directors who shall serve until all of the condominium units have been sold or until such time as they shall resign, whichever shall first occur, at which time a meeting shall be called for the purpose of electing a successor or successors, pursuant to Florida Statutes, Chapter 617, as amended are:

<u>NAME</u>	<u>RESIDENCE</u>
BAYARD C. FRISKEY	Post Office Box 2774 Ormond Beach, Florida 32074
RICHARD J. D'AMICO	Post Office Box 2774 Ormond Beach, Florida 32074
JUDITH E. FRISKEY	Post Office Box 2774 Ormond Beach, Florida 32074

ARTICLE IX

BY-LAWS: The By-Laws of this corporation may be made, altered or rescinded from time to time in whole or in part only by the affirmative vote of the Board of Directors. At such time as all the condominium units are sold the By-Laws of this corporation may then be made, altered or rescinded from time to time in whole or in part by the affirmative vote of two-thirds (2/3) of the members of the corporation at a regular annual meeting of the corporation or a meeting called for that purpose.

ARTICLE X

AMENDMENT OF ARTICLES OF INCORPORATION: These Articles of Incorporation may be amended only by the Board of Directors. At such time as all the condominium units are sold these articles may then be amended by a two-thirds (2/3) vote of the members present and voting at any regular meeting of the corporation, provided, however, that these Articles of Incorporation shall not be amended unless written notice is first given of the proposed amendment to each corporate member of the corporation, not less than fifteen (15) days prior to the regular meeting of the corporation.

ARTICLE XI

Section 1. No officer, director or member shall be personally liable for any debt or other obligation of the corporation, except as provided in the Declaration of Condominium.

Section 2. Each member shall be restricted to one (1) vote, except in all elections for Directors, each member shall have the right to vote, in person or by proxy, for as many persons as there are Directors to be elected, or to distribute them on the same principle among as many candidates as he shall see fit.

Section 3. A membership may be owned by more than one owner, provided that membership shall be held in the same manner as title to the unit. In the event ownership is in more than one (1) person,

all of the owners of such membership shall be entitled collectively to only one (1) vote or ballot in the management of the affairs of corporation in accordance with the Declaration of Condominium, and the vote may not be divided between plural owners of a single membership.

Section 4. The members of the corporation shall be subject to assessment for the costs and expenses of the corporation in operating the multi-unit buildings, in accordance with the Declaration of Condominium, these Articles of Incorporation, and the By-Laws of the corporation. The By-Laws of the corporation may not change or alter this Section 4, Article XI.

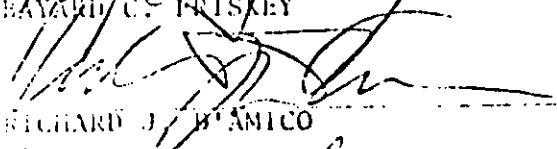
Section 5. The corporation shall not be operated for profit, no dividends shall be paid, and no part of the income of the corporation shall be distributed to its members, Directors or officers.

Section 6. Any manner or controversy or dispute between members or between a member and the corporation shall be settled by arbitration by and in accordance with the rules of the American Arbitration Association and the Statutes of the State of Florida.

Section 7. The members of this corporation shall be subject to all of the terms, conditions, restrictions and covenants contained in the Declaration of Condominium, these Articles of Incorporation, and the By-Laws of the corporation.

IN WITNESS WHEREOF, the subscribing incorporators have hereunto set their hands and seals and cause these Articles of Incorporation to be executed this ____ day of APRIL, 1980.


RAYMOND C. FRISKEY


RICHARD J. BRAMICO


JUDITH E. FRISKEY

STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared BAYARD C. FRISKEY, RICHARD J. D'AMICO and JUDITH E. FRISKEY, to me known to be the persons described as subscribers in and who executed the foregoing Articles of Incorporation, and they acknowledged before me that they subscribed to these Articles of Incorporation.

WITNESS my hand and official seal in the County and State last foresaid this 30th day of MAY, 1980


Notary Public, State of Florida at large

My Commission expires: 9/3/80

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 OCEAN SHORES HOMEOWNERS ASSOCIATION, INC.
(NAME OF CORPORATION)

DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF Ormond Beach
(CITY)

STATE OF Florida, HAS NAMED Richard J. D'Amico
(STATE) (NAME OF RESIDENT AGENT)

LOCATED AT 4 Aztec Trail
(STREET ADDRESS AND NUMBER OF BUILDING,
POST OFFICE BOX ADDRESSES ARE NOT ACCEPTABLE)

CITY OF Ormond Beach, STATE OF FLORIDA, AS ITS AGENT TO ACCEPT
(CITY) SERVICE OF PROCESS WITHIN FLORIDA,

SIGNATURE [Signature]
(CORPORATE OFFICER)

TITLE _____

DATE May 30, 1980

HAVING BEEN NAMED TO ACCEPT SERVICE OF 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 [Signature]
(RESIDENT AGENT)

DATE May 30, 1980

CORP. 25
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