

OCEANVIEW MANOR CONDOMINIUM

**OWNER'S DOCUMENTS
AS REVISED AND ADOPTED
NOVEMBER 13, 2019**

ARTICLES OF INCORPORATION

ARTICLES OF INCORPORATION OF

THE OCEAN VIEW MANOR MANAGEMENT CORPORATION, INC

We, the undersigned, do hereby associate ourselves for the purpose of forming a corporation not for profit, pursuant to the laws of the State of Florida. In this regard we certify as follows:

ARTICLE 1

Name

1.1 The name of the corporation shall be THE OCEAN VIEW MANOR MANAGEMENT CORPORATION, INC, hereinafter "ASSOCIATION"

ARTICLE 2

Purpose

2.1 The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes, **as amended from time to time as such amendments are adopted and approved by the Board of Directors** hereinafter "Condominium Act", for the management and operation of The Ocean View Manor Condominium, which is to be created pursuant to the provisions of the Condominium Act.

ARTICLE 3

Powers

3.1 The powers of the Association shall include and be governed by the following provisions:

3.2 The Association shall have all of the powers and privileges granted to corporations not for profit under the laws of the State of Florida, which are not in conflict with the terms of the Condominium Act, the Declaration of Condominium, these Articles of Incorporation or the By-Laws of the Association.

3.3 The powers and duties of the Association shall include those set forth herein and those set forth in the Declaration of

Condominium and the Association By-Laws; however, the Florida Condominium Act shall at all times be superior to and take precedence over the above-mentioned powers and duties.

ARTICLE 4

MEMBERS

4.1 The members of the Association shall consist of all unit owners of condominium parcels in The Ocean View Manor Condominium.

No person holding any lien, mortgage or other encumbrance upon any condominium parcel shall by virtue of such lien, mortgage or other encumbrance, be a member of the Association, except if such person acquires record title to a condominium parcel pursuant to foreclosure or any proceeding in lieu of foreclosure in which cases such person shall be a member upon acquisition of record title to a condominium parcel.

4.2 Membership shall be acquired by recording in the public records of Flagler County, Florida, a deed or other instrument establishing record title to a condominium parcel in The Ocean View Manor Condominium, the owner designated by such deed or other such instrument thus becoming a member of the Association, and the membership of the prior owner being thereby terminated, provided, however, any person who owns more than one condominium parcel shall remain a member of the Association as long as record title is retained to any condominium parcel.

4.3 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his condominium parcel.

4.4 On all matters upon which the membership shall be entitled to vote, there shall be one vote for each condominium parcel, which vote shall be exercised or cast in the manner provided in the By-Laws of the Association. Any person owning more than one condominium parcel shall be entitled to one vote for each condominium parcel owned.

ARTICLE 5

Existence

5.1 The Association shall have perpetual existence.

ARTICLE 6

Subscribers

6.1 The names and addresses of the subscribers to these

Articles of Incorporation are:

Bernard C. Frassrand	412 South Central Avenue, Flagler Beach, FL' 32036
Klaus Vick	412 South Central Avenue, Flagler Beach, FL 32036
Dr. lur Horst-Gunther Hisam	412 South Central Avenue, Flaqler Beach, FL 32036

ARTICLE 7

Board of Directors

7.1 The affairs of the Association shall be managed by a board of directors of which there shall be seven. Each director shall be a member of the Association, except as otherwise provided in this Article 6.

7.2 Members of the board of directors shall be elected at the annual meeting of the members of the Association in the manner provided in the By-Laws of the Association. Except as otherwise provided in this Article 6, members of the board of directors shall serve for a period of two years with 4 directors elected one year and three directors the next.

Except as to vacancies created by removal of directors by members pursuant to the Condominium Act, vacancies occurring on the board of directors shall be filled at a meeting of the board of directors by the affirmative vote of a majority of the remaining directors though less than a quorum of the board of directors.

Any director elected to fill a vacancy shall serve until the expiration of the terms of the director, the vacancy in whose position he was elected to fill.

ARTICLE 8

Officers

8.1 The Board of Directors shall elect a president, vice president, a treasurer and a secretary; all of whom shall serve at the pleasure of the Board of Directors. There also may be such assistant treasurers and assistant secretaries as the Board of Directors may from time to time determine.

The president and the vice president shall be elected from among the members of the Board of Directors, but no other officer need be a director. The same person may hold two offices, except that of the office of president and vice president shall not be held by the same person, nor shall the president or vice president also be the secretary or an assistant secretary. Any officer may be removed peremptorily by a vote of a majority of the directors present at any duly constituted meeting. The following are the names of the officers of the Association who shall serve until the first election of directors by members of the Association, as provided in paragraph 7.3 of article 7 hereof.

President	Horst G. Hisam
Vice President	Gunther Kruegeer
Secretary	Kurt Walther
Treasurer	Klaus H. Vick

ARTICLE 9

By-laws

9.1 By-Laws of the Association shall be adopted by the MEMBERS of the Association, thereafter, amendment of said by-laws shall be by the members of the Association in accordance with the provisions of said by-laws.

ARTICLE 10

Indemnification

10.1 Every director and every officer of the Association shall be indemnified by the Association against all expenses or liabilities, including a counsel fee, reasonably incurred by or imposed upon them in connect with any proceeding to which he or she may be a party, or in which he or she may become involved, by reason his/her being or having been a director or officer at the time such expenses or liabilities are incurred, except in such cases where the case is brought by the Association or a director or officer is adjudged guilty of willful misfeasance in the performance of his/her duties. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director may be entitled.

ARTICLE 11

Amendments

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

11.2 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.

11.3 A resolution for the adoption of a proposed amendment may be proposed either by the board of directors of the Association or by the members of the association entitled to vote at an Association meeting. Such members may propose such an amendment by instrument in writing directed to the President or Secretary of the Association signed by a majority of such members. Amendments may be proposed by the board of directors by action of a majority of the board at any regular or special meeting thereof.

Upon an amendment being proposed as herein provided, the secretary of the Association shall call a special meeting of the members of the Association to be held not sooner than twenty days nor later than sixty days thereafter for the purpose of considering said amendment. Such amendment must be approved by the affirmative vote of three-fourths of the total number of Association members entitled to vote.

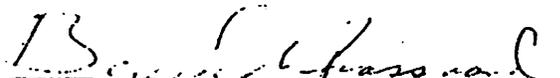
11.3 Each amendment shall be executed by the President of the Association and certified by the Secretary and shall be filed with the Secretary of State, State of Florida. A certified copy thereof together with an amendment to the Declaration shall be recorded in the Public Records of Flagler County, Florida.

ARTICLE 12

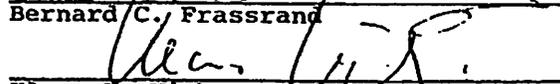
Principal Office

12.1 The principal office of the Association shall be 3600 South Oceanshore Blvd. Flagler Beach, FL 32136, but the Association may maintain office and transact business in such other places within or without the State of Florida as may from time to time be designated by the board of directors. The official registered agent for service of process at such address shall be the current President of the Association or in his/her absence, the current Secretary.

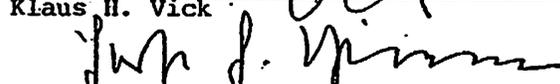
IN WITNESS WHEREOF, the Subscribers and Incorporators have hereunto set their hands and seals, this 21st day of March 19 84.



Bernard C. Frassrand (SEAL)



Klaus H. Vick (SEAL)



Jur. Ernst-Gunther Hisam (SEAL)

STATE OF FLORIDA)
SS:
COUNTY OF FLAGLER)

Before me, the undersigned authority, personally appeared BERNARD C. FRASSRAND, KLAUS H. VICK and LUR HORST-GM-THER HISAM, to me known to be the Subscribers and Incorporators of the Ocean View Manor Management Corporation, Inc., a Florida corporation, not for profit, who being by me first duly sworn, acknowledged that they signed the same for the purposes therein expressed.

WITNESS my hand and seal in the State and County aforesaid
this 21st day of March, 1984 Notary Public, State of Florida
NOTAR PUBLIC, STATE OF FLORIDA
A~ ~LA~RG~ ~.E~
My commission expires: 7/26/87"

ACCEPTANCE OF DESIGNATION AS RESIDENT AGENT:

The undersigned, having been named to serve as Registered Agent for Service of Process on behalf of the Corporation above referenced, hereby accepts such designation and agrees to serve until further notice.

Donald H. Johnson
Notary Public