

Prepared by:
John "Jay" Fraiser, Esq.
Moorhead Law Group
127 Palafox Place, Suite 200
Pensacola, Florida 32502

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF SANTA ROSA

Before me, the undersigned authority on February 21st, 2023, personally appeared Wayne H. Seden ("Affiant"), being 21 years of age or older, who executed this Affidavit and, upon being sworn, deposes and says:

1. Affiant is a member of the organizing committee of Paradise Bay Homeowners Association, Inc., a Florida not for profit corporation.
2. Affiant verifies that the requirements for the revitalization of the Declaration of Paradise Bay (Unit 1), as set forth in Florida Statutes §720.404, have been satisfied.
3. Affiant verifies that the requirements for the revitalization of the Declaration of Paradise Bay (Unit 1), as set forth in Florida Statutes §720.405(6), have been satisfied
3. Affiant verifies that the revitalization packet submission contains a verified copy of the previous declaration of covenants and other previous governing documents for Paradise Bay (Unit 1), as set forth in Florida Statutes §720.406(1)(b), are contained herein.
4. Affiant verifies that the revitalization packet submission contains a verified copy of the written consents of the requisite number of affected parcel owners for Unit 1, approving the revived declaration and other governing documents, as set forth in Florida Statutes §720.406(1)(d), are contained herein.
5. Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements in an instrument of this nature. Affiant has read the foregoing affidavit and fully understands the facts contained herein.

Further, Affiant sayeth not.

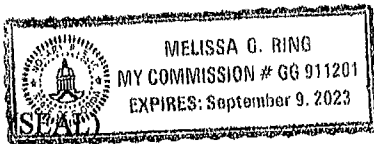
AFFIANT:

Wayne H. Seden

Print Name: Wayne H Seden

STATE OF FLORIDA
COUNTY OF Santa Rosa

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 21st day of February, 2023, by Wayne H Seden, who ☐ is personally known to me or ☐ has produced FL Drivers License as identification.



Melissa G Ring
SIGNATURE OF NOTARY
Print Name: Melissa G Ring
My Commission Expires: 09/09/2023

RESTRICTIONS AND COVENANTS
FOR PARADISE BAY SUBDIVISION

BOOK 573 PAGE 227

SANTA ROSA COUNTY, FLA.

WHEREAS, PARADISE BAY DEVELOPERS, A FLORIDA GENERAL PARTNERSHIP is the owner and developer of property in Santa Rosa County, Florida, described on the attached exhibit; and

WHEREAS, it is the desire of the said parties to restrict the use of a portion of said real property for the benefit of the present owners and future owners, to enhance the value of said real property and to promote the development thereof.

NOW, THEREFORE, the undersigned owners and mortgagee do hereby restrict the use and occupancy of the above real property in the following particulars, to-wit:

1. All of the above described real property has been subdivided into lots hereinafter known as building sites.

2. All building sites shall be known, described, used and occupied as residential building sites only. Only one (1) single family dwelling will occupy a building site and no building sites may be subdivided or any changes be made unless approved by the Partnership or the Paradise Bay Home Owner's Association. No structure shall be erected, altered, placed or permitted on any residential platted lot other than one (1) single family dwelling not to exceed 2 1/2 stories in height.

a. Boathouses, docks, bulkheads may be erected if the plan location, and design are approved in advance as provided in paragraph 5 hereof. Such structure must comply with any and all applicable federal, state, and local laws, rules, ordinances and permitting requirements.

3. All residential structures shall be erected in conformity with the following schedule of minimum square footage living area exclusive of any porches, carports and garages:

<u>Building Site</u>	<u>Living Area</u>
a. Water Front Lots	1,800 square feet
b. Lots lying North of the Gulf Power transmission line	1,600 square feet
c. Lots lying South of the Gulf Power transmission line	1,400 square feet

d. Each multi-story residence constructed on any lot or building plot in said subdivision shall have not less than 1,200 square feet of living area on the first floor exclusive of garages, carports, porches and outside utility buildings.

4. All buildings shall be erected on building sites in conformity with building setback lines as follows:

a. No building shall be located on any building site nearer than 25 feet from any road right-of-way.

b. No dwelling shall be located on any building site the rear line of which building is nearer than 25 feet from any adjoining building site boundary.

c. No building shall be located on any building site the side of which building is nearer than 10 feet from any adjoining building site boundary.

d. Approved accessory buildings shall be located in that portion of the building site generally known as the rear yard and shall not be located forward of the rear line of the main structure. Any such accessory building shall be constructed with quality materials, shall be neat in appearance, shall not detract from general appearance of the property, and shall be approved as set forth in paragraph 5 hereof.

e. No dwelling shall be located on any waterfront building site nearer than 25 feet to the mean high water mark of such water boundary.

5. No building, structure or other manmade device, hereinafter referred to as building, or landscaping shall be erected, placed, or altered on any building site in the subdivision until the design, location, plans, specifications and plot plan showing the location of such building and landscaping have been approved in writing by Paradise Bay Developers. In the event of the organization of a Paradise Bay Homeowners' Association, the developers may transmit the power of architectural and building specification approval to this organization. There shall be no modification of or deviation from plans approved by Paradise Bay Developers, its successors or assigns. There shall be no compensation for services rendered and performed pursuant to this covenant. If the design, location, plans, specifications, and plot plan showing the location of such building and landscaping are not approved or disapproved within sixty (60) days after they have been submitted, or in any event, if no suit to enjoin the erection of such building and landscaping has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with.

The powers and duties provided in this instrument shall be binding on all parties for a period of and including January 1, 2020. (These covenants will be automatically extended for a successive period of ten years unless an instrument signed by a majority of the lot owners has been recorded agreeing to change said covenants in whole or in part.) Thereafter, the approval described in this covenant shall be executed by the then record owners of a majority of the building sites in the subdivision and duly recorded, appointing a representative or representatives who shall thereafter exercise the same powers previously exercised by Paradise Bay Developers, its successors or assigns.

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6. No outside clothes lines shall be allowed.

SANTA ROSA COUNTY, FLA.

7. Approval of fences must have a minimum ground height of 5 feet and a maximum ground height of 7 feet. Fences will only be located on that portion of the building site generally known as the rear yard and shall not be located forward of the front line of the main structure. All fences must be of good design and construction and no farm (wire type) fence or chain link fence shall be permitted as fences to be constructed anywhere on a building site, and the materials used in construction must be approved by Paradise Bay Homeowners' Association, its successors or assigns, pursuant to paragraph 5 above prior to the commencement of the construction of the fence.

8. No trailer, house trailer, basement, tent, shack, garage, barn, or other out building shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

9. No noxious or offensive trade or activity shall be carried on upon any building site, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

10. Residences shall be designed so that the front as well as the rear of each residence is attractive in appearance.

11. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

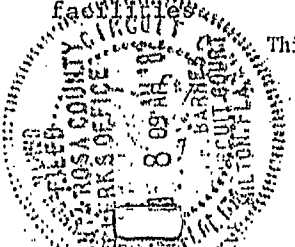
12. Any construction commenced upon the property shall be pursued diligently and such construction must be completed within six months from date of construction of the foundation.

13. No building that is unfinished on the exterior nor without electricity and water shall be occupied.

14. Paradise Bay Developers and assigns reserve the right to grant easements for installation and maintenance of utilities and drainage facilities.

This instrument prepared by: ✓ Paradise Bay Developers, Inc.
P. O. Box 1882
Pensacola, Florida 32589

108395



15. Enforcement shall be by proceedings at law or in equity by the undersigned or their successors or by any property owner or resident of a lot in the subdivision against any person or persons violating or attempting to violate any covenant hereof, and said action may seek either to restrain the violation of the covenant or to recover damages thereof, provided, however, no violation shall ever work a reverter or forfeiture of the title. The bringing of any action to enforce any of the covenants herein shall entitle the developers and/or homeowners' association attorney's fees and court costs. BOOK 378 PAGE 229

16. Invalidation of any one of these covenants by judgment of court order shall in no way affect any of the other provisions which shall remain in full force and effect. SANTA ROSA COUNTY, FLA.

17. Paradise Bay Developers shall have complete and absolute control and authority to exercise the restrictions contained within this instrument. Paradise Bay Developers shall have the right and power to organize a Paradise Bay Subdivision Homeowners' Association and grant the powers and responsibilities of enforcing these covenants. The purpose of the Paradise Bay Homeowners' Association shall be the general supervision of any activities relating to the upgrading of Paradise Bay Subdivision.

All lot owners and home owners shall be required to maintain membership in the Paradise Bay Homeowners' Association. All lot owners and home owners are required to pay assessments and dues that are required by the Paradise Bay Homeowners' Association.

Paradise Bay Developers, their heirs and assigns shall have the right to subdivide and develop land adjacent Paradise Bay Subdivision and include it as a portion of Paradise Bay Subdivision Phase I.

18. No horses, livestock, animals, reptiles, chickens or fowl of any kind shall be permitted, except dogs and cats owned as personal pets. Dogs and cats shall not be kept in such numbers as to be an annoyance to other owners in the subdivision nor shall they be kept for any commercial or business undertaking.

19. All dwellings, yards, drives and landscaping must be maintained at all times within reasonable levels of care. No trash, garbage, or receptacle for same shall be allowed forward of the front line of the main structure except on days that are scheduled for trash or garbage collection.

20. Recreational vehicles, motor homes, campers, beach buggies, boats, boat trailers or other such vehicles, junked or wrecked vehicles or remnants thereof, shall not be parked anywhere, temporarily or permanently, except in garages, carports, or otherwise enclosed structures in the rear of the back line of the residential structure, so as not to be detrimental to the appearance of the property.

21. In the interest of public health and sanitation, and in order that the property described above and all lands in the same locality may be benefited by a decrease in hazards of water pollution and by the protection of water supplies, recreation, wild life, and public uses of storm drainage facilities or waterways or streams meandering through or bordering upon Paradise Bay, no owner or occupant of any building site in the subdivision shall use such building site for any purpose that would result, directly or indirectly, in the draining or dumping into any stream, body of water, or drainage system, any refuse, sewerage, or other materials which might tend to pollute the said waters.

IN WITNESS WHEREOF, Paradise Bay Developers, a general partnership, has caused this instrument to be executed by its managing partner this 9th day of October, 1981.

Signed, sealed and delivered in the presence of:

Mary L. Etchason
Not. Public

PARADISE BAY DEVELOPERS, a general partnership

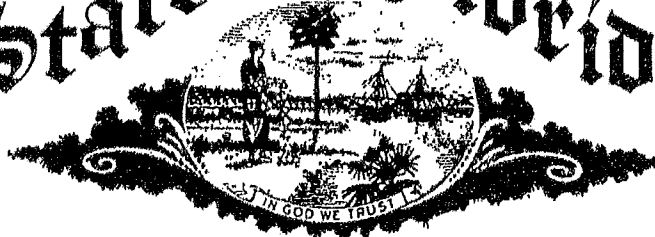
By: Steven L. Marshall
Steven L. Marshall, managing partner

Sworn to and subscribed before me this 9th day of October, 1981.

Mary L. Etchason
Notary Public
My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
EXPIRATION DATE NOV 24 1983

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation, as amended to date, of PARADISE BAY HOMEOWNERS ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, as shown by the records of this office.

The document number of this corporation is N08189.



CR2E022 (01-11)

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Nineteenth day of December, 2022

Cord Byrd
Secretary of State

ARTICLES OF INCORPORATION

OF

PARADISE BAY HOMEOWNERS' ASSOCIATION, INC.

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

ARTICLE I. NAME.

The name of the corporation is Paradise Bay Homeowners' Association, Inc., hereafter called the "Association".

ARTICLE II. PURPOSE AND POWERS.

The Association is not organized for pecuniary gain or profit to the members thereof, and it shall be prohibited from any distribution of income to its members, directors, and officers. 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 described as: All of Unit #2 Paradise Bay, a subdivision of a portion of Section 28, Township 2 South, Range 28 West, Santa Rosa County, Florida, according to the plat of that subdivision recorded in Plat Book _____ at page _____ of the public records of said county. Together with such other property as may be later included according to the Declaration of Covenants, Conditions, and Restrictions of said Unit #. Paradise Bay, and to be recorded with a certified copy of these Articles.

and promote the health, safety, and welfare of the residents within the above-described property and any additions thereto may hereafter be brought within the jurisdiction of this Association for this purpose to (but only as the following may from time to time be permissible for corporations not for profit under the laws of Florida):

(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 to be recorded in the Office of the Clerk of the Circuit Court of Santa Rosa County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce 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 and 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, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal 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 agreeing

to hold and maintain the same for such purposes. The Association may grant easements over the common area to private parties, but no such easement shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members agreeing to such grants of easement.

(f) participate in mergers and consolidations with the nonprofit 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 members; unless the Declaration provides for such merger, consolidation or annexation;

(g) have and to exercise any and all powers, rights, and privileges which a corporation organized under the Corporations Not For Profit Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE III. MEMBERSHIP.

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot 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 any Lot which is subject to assessment by the Association.

ARTICLE IV. VOTING RIGHTS.

The Association shall have two classes of voting membership:

CLASS A. Class A member(s) 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 each 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(s) shall be the Declarant (as defined in the Declaration), and 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:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership;
- (b) three (3) years after conveyance of the first unit by Declarant.

ARTICLE V. BOARD OF DIRECTORS.

The affairs of this Association shall be managed by a Board of at least three (3) Directors, who need not be members of the Association. The number of directors may be changed by amendment to the By-Laws of the Association but may not exceed nine (9) nor be less than three (3). The names and residence addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

R.C. Herbrice

140 Lorton Street
Pensacola, Florida 32505

ROBERT C. HARRISON

2415 Thomas Street
Pensacola, Florida 32505

Virginia C. Hambree

1411 Olive Road
Apt. 4-B
Pensacola, Florida 32514

At the first annual meeting the members shall elect three directors and at each succeeding annual meeting, or at a special meeting called for the purpose of electing directors, the members shall elect the number of Directors which may from time to time be designated by the By-Laws.

ARTICLE VI. DISSOLUTION.

The Association may be dissolved with the consent 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 nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE VII. DURATION.

The corporation shall exist perpetually.

ARTICLE VIII. AMENDMENTS.

Amendments to these Articles shall require the consent of 75 percent (75%) of the entire membership. Amendments may be proposed by any member at any annual meeting or special meeting called for that purpose, and adopted by the members in person or by proxy at that or any subsequent meeting by the percentage of members set forth above. The By-Laws of the corporation shall be made, altered, or rescinded, at a regular or special meeting of the members, by a vote of a majority of the members present in person or by proxy. The By-Laws may restrict the number of proxies to be voted by any person.

ARTICLE IX. OFFICERS.

The affairs of the corporation are to be managed by a President, Vice-President, Secretary, and Treasurer. They shall be elected at the first meeting of the Board of Directors following each annual meeting of the members. The President and Vice-President shall be Directors. Until the first election of officers, K.C. Hambree shall serve as President of the corporation, Virginia C. Hambree, as Vice-President of the corporation, and Virginia C. Hambree, as Secretary and as Treasurer of the corporation.

ARTICLE X. SUBSCRIBERS.

The subscribers to these Articles of Incorporation and their residence addresses are those persons listed in Article V as the persons to act as initial directors of the corporation.

ARTICLE XI. INITIAL RESIDENT AGENT AND OFFICE.

K.C. Hambree, whose office address is 140 Lutton Street, Pensacola, Florida 32505, is hereby appointed as the initial Resident Agent of the corporation, and the office of the corporation shall be at that address until another is properly designated pursuant to the then applicable law.

IN WITNESS WHEREOF the subscribers have executed this instrument
this 14 day of March, 1985

K.C. HEMBREE
K.C. HEMBREE

VIRGINIA C. HEMBREE
VIRGINIA C. HEMBREE

SUSAN C. HEMBREE
SUSAN C. HEMBREE

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this
14 day of March, 1985, by K.C. Hembree.

[Signature]
NOTARY PUBLIC My commission expires June 14, 1988

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this
14 day of March, 1985, by Virginia C. Hembree.

[Signature]
NOTARY PUBLIC My commission expires June 14, 1988

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this
14 day of March, 1985, by Susan C. Hembree.

[Signature]
NOTARY PUBLIC My commission expires June 14, 1988

RECORDED
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BY-LAWS

SANTA ROSA COUNTY, FLA.

OF

PARADISE BAY HOMEOWNERS' ASSOCIATION, INC.

ARTICLE I. NAME AND LOCATION.

The name of the corporation is Paradise Bay Homeowners' Association, Inc., hereinafter referred to as the "Association". The principal office of the corporation shall be located at Pensacola, Florida, but meetings of members and directors shall be held at any place within Escambia County, Florida, as may be designated by the Board of Directors.

ARTICLE II. DEFINITIONS.

Section 1. "Association" shall mean and refer to Paradise Bay Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall refer to the entrance sign and the area adjacent to the subdivision and Rushing Memorial Park and other property owned or acquired by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any residential building site in the subdivision. Where a party wall is involved, the Lot shall be bounded by the centerline of said party wall.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to East Bay Exchange, Inc., a Florida corporation, its successors and assigns.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the properties recorded in the Office of the Clerk of the Circuit Court of Santa Rosa County, Florida.

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III. MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held in approximately the same week of the same month of each year thereafter at a time designated by the Board of Directors.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.

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SANTA ROSA COUNTY, FLA.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least seven (7) days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his lot. No person shall hold more than three (3) proxies.

ARTICLE IV. BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE.

Section 1. Number. The affairs of this Association shall be managed by a board of no less than three (3) and no more than nine (9) directors, who need not be members of the Association.

Section 2. Term of Office. At the first annual meeting the members shall elect no less than three (3) directors and no more than nine (9) directors. The members may prescribe terms of one, two, or three years for various directors in order to stagger terms of office.

Section 3. Removal. Any director may be removed from the board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V. NOMINATION AND ELECTION OF DIRECTORS.

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting.

SANTA ROSA COUNTY, FLA.

The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI. MEETINGS OF DIRECTORS.

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday. The President may waive the necessity for any meeting upon determination that there is no business to come before it.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two (2) directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII. POWERS AND DUTIES OF THE BOARD OF DIRECTORS.

Section 1. Powers. The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

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(e) employ a manager, an independent contractor, security personnel, or such other employees as they deem necessary and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at a special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every Owner subject thereto at least ten (10) days in advance of each annual assessment period; and

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the Owner personally obligated to pay the same.

(d) issue, or to cause an appropriate office to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) pay all taxes imposed upon the common Area;

(g) cause the Common Area to be maintained.

ARTICLE VIII. OFFICERS AND THEIR DUTIES.

Section 1. Enumeration of Offices. The officers of this Association shall be a President and Vice-President, a Secretary, and a Treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office until his successor is elected unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

SANTA ROSA COUNTY, FLA.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

Vice-President

(b) The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the board.

Secretary

(c) The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

(d) The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX. COMMITTEES.

The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

SANTA ROSA COUNTY, FLA.

ARTICLE X. BOOKS AND RECORDS.

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI. ASSESSMENTS.

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of eighteen percent (18%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waiver or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his lot.

ARTICLE XII. CORPORATE SEAL.

The Association shall have a seal in circular form having within its circumference the words: Paradise Bay Homeowners' Association, Inc., Florida, 1984.

ARTICLE XIII. AMENDMENTS.

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy.

Section 2. In the case of any conflict between the Articles of Incorporation and the By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XIV. MISCELLANEOUS.

Section 1. The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

Section 2. The Association shall make available to unit owners and lenders, and to holders, insurers, or guarantors of any first mortgage, current copies of the Declaration, Charter, By-Laws, and other rules concerning the project and the books, records, and financial statements of the Association. "Available" means available for inspection, upon request, during normal business hours and under other reasonable circumstances.

Section 3. Upon written request to Association, identifying the name and address of the holder, insurer, or guarantor and the unit number or address, any mortgage holder, insurer, or guarantor will be entitled to timely written notice of:

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SANTA ROSA COUNTY, FLA.

(a) Any condemnation or casualty loss that affects either a material portion of the project or the unit securing its mortgage.

(b) Any 60-day delinquency in the payment of assessments or charges owed by the owner of any unit on which it holds the mortgage.

(c) A lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Owner's Association.

(d) Any proposed action that requires the consent of a specified percentage of mortgage holders.

Section 4. Unless a mortgage or any interest therein on a unit is sold to the Federal National Mortgage Association, the Association shall be required to carry casualty and liability insurance and fidelity bond coverage only if it is determined by the Board of Directors that such coverage is reasonably prudent under the then existing circumstances. Unless waived by Federal National Mortgage Association, in the event a mortgage or any interest therein is sold to Federal National Mortgage Association, Association shall maintain in effect such casualty and liability insurance and fidelity bond coverage as is then specified in Section 803.07 of the FNMA Conventional Home Mortgage Selling Contract Supplement and the FNMA Lending Guide, Chapter 3, Part 5, Insurance Requirements, or such subsequent provisions promulgated by FNMA setting forth requirements for its purchase of mortgages.

Section 5. Upon written request to Association, from any holder of a first mortgage, Association shall provide that first mortgage holder a financial statement for the immediately preceding fiscal year.

IN WITNESS WHEREOF, we, being all of the directors of Paradise Bay Homeowners' Association, Inc., have hereunto set our hands this 18th day of March, 1985.

K.C. HEMBREE
K.C. HEMBREE

VIRGINIA C. HEMBREE
VIRGINIA C. HEMBREE

SUSAN C. HEMBREE
SUSAN C. HEMBREE

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting Secretary of Paradise Bay Homeowners' Association, Inc., a Florida corporation.

THAT the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 18th day of March, 1985.

VIRGINIA C. HEMBREE
SECRETARY - VIRGINIA C. HEMBREE

N08189

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
03 JUN -5 PM 3:16

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

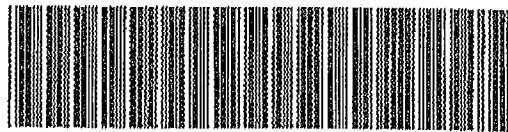
(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Jeffrey gave authorization
to remove "initial" in the
plan of merger. 6/11
TB

Office Use Only



400019089754

06/05/03--01058--001 **70.00

Merger

V SHEPARD JUN 11 2003

TRANSMITTAL LETTER

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
03 JUN -5 PM 3:16

TO: Amendment Section
Division of Corporations

SUBJECT: PARADISE BAY HOMEOWNERS ASSOCIATION, INC.
(Name of surviving corporation)

The enclosed merger and fee are submitted for filing.

Please return all correspondence concerning this matter to following:

Jeffrey T. Sauer
(Name of person)

Smith, Sauer & DeMaria
(Name of firm/company)

510 E. Zaragoza
(Address)

Pensacola, FL 32501
(City/state and zip code)

For further information concerning this matter, please call:

Jeffrey T. Sauer At (850) 434-2761
(Name of person) (Area code & daytime telephone number)

☐ Certified copy (optional) \$8.75 (plus \$1 per page for each page over 8, not to exceed a maximum of \$52.50; please send an additional copy of your document if a certified copy is requested)

Mailing Address:
Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address:
Amendment Section
Division of Corporations
409 E. Gaines St.
Tallahassee, FL 32399

ARTICLES OF MERGER

(Not for Profit Corporations)

The following articles of merger are submitted in accordance with the Florida Not For Profit Corporation Act, pursuant to section 617.1105, Florida Statutes.

First: The name and jurisdiction of the surviving corporation:

<u>Name</u>	<u>Jurisdiction</u>	<u>Document Number</u> (If known/ applicable)
<u>Paradise Bay Homeowners' Association, Inc.</u>	<u>Florida</u>	<u>N08189</u>

Second: The name and jurisdiction of each merging corporation:

<u>Name</u>	<u>Jurisdiction</u>	<u>Document Number</u> (If known/ applicable)
<u>Paradise Bay Unit No. 1</u>	<u>Florida</u>	<u>N28985</u>
<u>Homeowners Association, Inc.</u>		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Third: The Plan of Merger is attached.

Fourth: The merger shall become effective on the date the Articles of Merger are filed with the Florida Department of State

OR / / (Enter a specific date. NOTE: An effective date cannot be prior to the date of filing or more than 90 days in the future).

(Attach additional sheets if necessary)

Fifth: ADOPTION OF MERGER BY SURVIVING CORPORATION
 (COMPLETE ONLY ONE SECTION)

SECTION I

The plan of merger was adopted by the members of the surviving corporation on May 19, 2003*.
 The number of votes cast for the merger was sufficient for approval and the vote for the plan was as follows:
79 FOR 1 AGAINST * being a continuation of the May 8, 2003 meeting

SECTION II

(CHECK IF APPLICABLE) ☐ The plan or merger was adopted by written consent of the members and executed in accordance with section 617.0701, Florida Statutes.

SECTION III

There are no members or members entitled to vote on the plan of merger.
 The plan of merger was adopted by the board of directors on _____. The number of directors in office was _____. The vote for the plan was as follows: _____ FOR _____ AGAINST _____

Sixth: ADOPTION OF MERGER BY MERGING CORPORATION(S)
 (COMPLETE ONLY ONE SECTION)

SECTION I

The plan of merger was adopted by the members of the merging corporation(s) on _____.
 The number of votes cast for the merger was sufficient for approval and the vote for the plan was as follows: _____ FOR _____ AGAINST _____

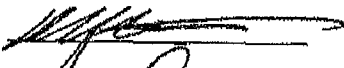
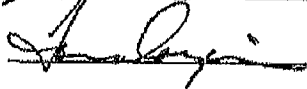
SECTION II

(CHECK IF APPLICABLE) ☐ The plan or merger was adopted by written consent of the members and executed in accordance with section 617.0701, Florida Statutes.

SECTION III

There are no members or members entitled to vote on the plan of merger.
 The plan of merger was adopted by the board of directors on April 22, 2003. The number of directors in office was 3. The vote for the plan was as follows: 2 FOR _____ AGAINST 1 Absent.

Seventh: SIGNATURES FOR EACH CORPORATION

<u>Name of Corporation</u>	<u>Signature</u>	<u>Typed or Printed Name of Individual & Title</u>
Paradise Bay Homeowners Association, Inc.		Robert G. Vernon, President
Paradise Bay Unit No. 1 Homeowners Association, Inc.		Tom Dozier, President

PLAN OF MERGER

The following plan of merger is submitted in compliance with section 617.1101, Florida Statutes and in accordance with the laws of any other applicable jurisdiction of incorporation.

- The name and jurisdiction of the surviving corporation:

<u>Name</u>	<u>Jurisdiction</u>
<u>Paradise Bay Homeowners Association, Inc.</u>	<u>Florida</u>

The name and jurisdiction of each merging corporation:

<u>Name</u>	<u>Jurisdiction</u>
<u>Paradise Bay Unit No. 1 Homeowners Association, Inc.</u>	<u>Florida</u>
_____	_____
_____	_____
_____	_____
_____	_____

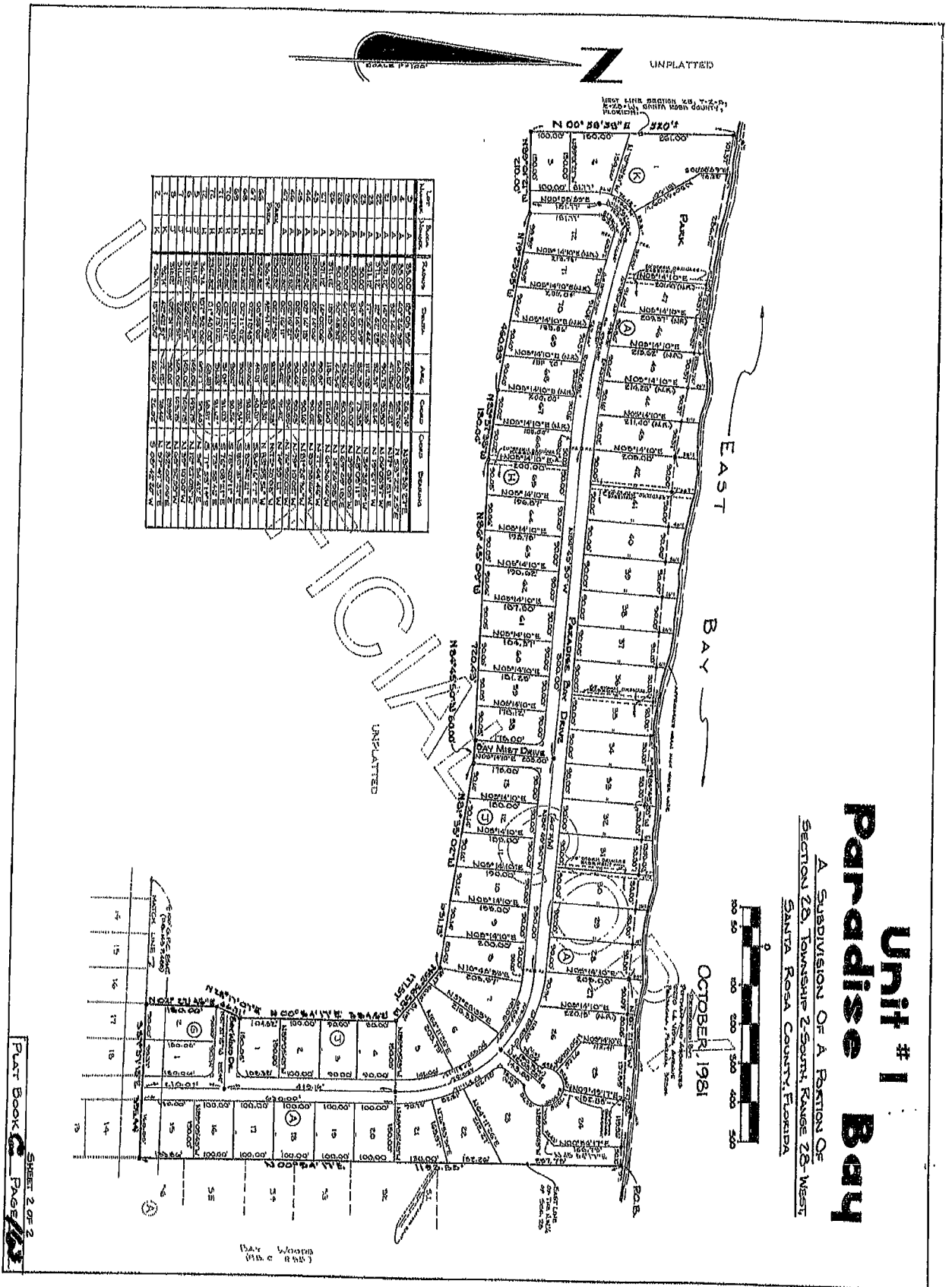
The terms and conditions of the merger are as follows:

There will be five (5) ~~initial~~ directors who are: Tom Dozier, Garland B. Pugh, Robert C. Vernon, R. Vaughn Nichols, Charles Taylor.

A statement of any changes in the articles of incorporation of the surviving corporation to be effected by the merger is as follows:

There will be no changes to the Articles of Incorporation of the surviving corporation.

Other provisions relating to the merger are as follows:



Owner Name 1	Owner Name 2	Mailing Address	City	State	Zip	Site Address	Legal Description
Joseph L. Warden	Myrlean Warden	118 Michaels Avenue	Monroeville	AL	35660	3976 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 1 BLKA AS DES IN OR 2022 PG 170 & AS DES IN OR 4005 PG 377
Michelle L. Andersen		3890 Paradise Bay Drive	Gulf Breeze	FL	32563	3890 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 2 BLKA AS DES IN OR 3962 PG 106
IC2 Modern Homes, LLC		3011 N. Barcelona Street, Unit H	Pensacola	FL	32501	13986 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 3 BLKA AS DES IN OR 4194 PG 929
Donald L. Mashburn		3972 Paradise Bay Drive	Gulf Breeze	FL	32563	3972 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 4 BLKA AS DES IN OR 4235 PG 150
Kathleen Marshall	Raymond Marshall	3968 Paradise Bay Drive	Gulf Breeze	FL	32563	3968 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 5 BLKA AS DES IN OR 4267 PG 119
Gregory S. Riley	Cherry A. Riley	3964 Paradise Bay Drive	Gulf Breeze	FL	32563	3964 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 6 BLKA AS DES IN OR 3468 PG 143
Gregory M. Gomolka	Vivianne D. Gomolka	3956 Paradise Bay Drive	Gulf Breeze	FL	32563	3960 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 7 BLKA AS DES IN OR 633 PG 202
Lee Cartledge	Deil Cartledge	3955 Paradise Bay Drive	Gulf Breeze	FL	32563	3956 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 8 BLKA AS DES IN OR 1651 PG 307
Jack Riley	Janet Riley	3952 Paradise Bay Drive	Gulf Breeze	FL	32563	3952 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 9 BLKA AS DES IN OR 861 PG 590 & OR 1869 PG 19788 OR 1905 PG 1772
Jason D. Phillips	Nichol L. Phillips	3948 Paradise Bay Drive	Gulf Breeze	FL	32563	3948 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 10 BLKA AS DES IN OR 3473 PG 1073
John E. Allen		3944 Paradise Bay Drive	Gulf Breeze	FL	32563	3944 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 11 BLKA AS DES IN OR 1120 PG 733
David L. Manz	Mary M. Manz	3940 Paradise Bay Drive	Gulf Breeze	FL	32563	3940 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 12 BLKA AS DES IN OR 1002 PG 271
Aaron Kyle Blounts	Melissa Reale Blounts	3936 Paradise Bay Drive	Gulf Breeze	FL	32563	3936 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 13 BLKA AS DES IN OR 4124 PG 419
Chad A. Orsault		3932 Paradise Bay Drive	Gulf Breeze	FL	32563	3932 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 14 BLKA AS DES IN OR 3925 PG 1512
Margaret Carolyn Dickinson		3928 Paradise Bay Drive	Gulf Breeze	FL	32563	3928 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 15 BLKA AS DES IN OR 1965 PG 1159 & AS DES IN OR 4202 PG 455
Christina A. Burk		3924 Paradise Bay Drive	Gulf Breeze	FL	32563	3924 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 16 BLKA AS DES IN OR 1887 PG 4077
Carol Wayne Bush	Deedra Kay Bush	3920 Paradise Bay Drive	Gulf Breeze	FL	32563	3920 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 17 BLKA AS DES IN OR 3966 PG 1294 & AS DES IN OR 4298 PG 2080
							ENH LIFE ESTATE NSAND IN PARADISE BAY UNIT 1 LOT 18 BLKA AS DES IN OR 684 PG 155 & OR 3289 PG 386
Thomas H. Dozier	Crista A. Dozier	3916 Paradise Bay Drive	Gulf Breeze	FL	32563	3916 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 19 BLKA AS DES IN OR 1428 PG 831
Linda C. Sheppard		3912 Paradise Bay Drive	Gulf Breeze	FL	32563	3912 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 20 BLKA AS DES IN OR 1249 PG 90
Charles J. Duval	Bethura A. Duval	3908 Paradise Bay Drive	Gulf Breeze	FL	32563	3908 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 21 BLKA AS DES IN OR 1269 PG 784
Wilborn D. Johnson	Deborah K. Johnson	3904 Paradise Bay Drive	Gulf Breeze	FL	32563	3904 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 22 BLKA AS DES IN OR 3707 PG 951
Michael D. Sondergard	Lisa Sondergard	3900 Paradise Bay Drive	Gulf Breeze	FL	32563	1670 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 23 BLKA AS DES IN OR 4073 PG 1269
Jeffrey D. Madson	Juliana N. Madson	1670 Paradise Cove Court	Gulf Breeze	FL	32563	1670 Paradise Cove Court	PARADISE BAY UNIT 1 LOT 24 BLKA AS DES IN OR 3014 PG 1136
Ramech P. Jaiteja		345 Bayshore Boulevard Apt. 1105	Tampa	FL	33606	1671 Paradise Cove Court	PARADISE BAY UNIT 1 LOT 25 BLKA AS DES IN OR 3059 PG 1527
Ramech P. Jaiteja		345 Bayshore Boulevard Apt. 1105	Tampa	FL	33606	1671 Paradise Cove Court	PARADISE BAY UNIT 1 LOT 26 BLKA AS DES IN OR 4253 PG 66
Julia Whitcomb Anderson		4129 Highlands Circle	Birmingham	AL	35213	3894 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 27 BLKA AS DES IN OR 4188 PG 1294 & AS DES IN OR 4298 PG 1799
Dick M. Nadebaum	Linda M. York	3892 Paradise Bay Drive	Gulf Breeze	FL	32563	3892 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 28 BLKA AS DES IN OR 887 PG 840 & OR 17123 PG 893 & AS DES IN OR 4005 PG 964
Thomas M. Pirocki			Gulf Breeze	FL	32563	3890 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 29 BLKA AS DES IN OR 3953 PG 1405
Amber Lynne Robbins	Christopher Lance Andrews	3888 Paradise Bay Drive	Gulf Breeze	FL	32563	3888 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 30 BLKA AS DES IN OR 3506 PG 1177
Kip M. Walker	Hennifer L. Walker	3886 Paradise Bay Drive	Gulf Breeze	FL	32563	3886 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 31 BLKA AS DES IN OR 17089 PG 947 & 31 BLKA AS DES IN OR 3421 PG 555
							(AUDIT PERREQ DTD 5/15/15)
Frank B. Segal	Julia L. Segal	3882 Paradise Bay Drive	Gulf Breeze	FL	32563	3882 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 32 BLKA AS DES IN OR 3512 PG 601
Phyl Tran	Quyen Phan	3880 Paradise Bay Drive	Gulf Breeze	FL	32563	3880 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 33 BLKA AS DES IN OR 352 PG 1368
Victor Peter Sokul, III	Kathryn Carrico Sokul	3878 Paradise Bay Drive	Gulf Breeze	FL	32563	3878 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 34 BLKA AS DES IN OR 352 PG 1368
David H. Long	Judith A. Curtis-Long	3876 Paradise Bay Drive	Gulf Breeze	FL	32563	3876 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 35 BLKA AS DES IN OR 353 PG 335 & OR 3632 PG 1044
Howard Geoff Head	Abley Nicole Head	3874 Paradise Bay Drive	Gulf Breeze	FL	32563	3874 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 36 BLKA AS DES IN OR 3984 PG 2087
David G. Gordon	Susan L. Gordon	3872 Paradise Bay Drive	Gulf Breeze	FL	32563	3872 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 37 BLKA AS DES IN OR 4181 PG 566
							PARADISE BAY UNIT 1 LOT 38 BLKA AS DES IN OR 1185 PG 107 & OR 2126 PG 838 & IN OR 2417 PG 1532
Nancy Craig Brice	Emelyn E. Brice	3870 Paradise Bay Drive	Gulf Breeze	FL	32563	3870 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 39 BLKA AS DES IN OR 1177 PG 229 & OR 1265 PG 1235
James B. Burke			Gulf Breeze	FL	32563	3868 Paradise Bay Drive	* LIFE ESTATE RESERVED PARADISE BAY UNIT 1 LOT 40 BLKA AS DES IN OR 1434 PG 794 & AS DES IN OR 3716 PG 1374
Houston L. Story	Margaret A. Story	3866 Paradise Bay Drive	Gulf Breeze	FL	32563	3866 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 41 BLKA AS DES IN OR 3562 PG 628
Marlin R. Givens	Kerry C. Palmer	3864 Paradise Bay Drive	Gulf Breeze	FL	32563	3864 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 42 BLKA AS DES IN OR 2248 PG 720
William E. Palmer		6320 Aberdeen Drive NE	Atlanta	GA	30328	3862 Paradise Bay Drive	PARADISE BAY UNIT 1 BLK A LOT 43 AS DES IN OR 812 PG 68 BLK A LOT 44 AS DES IN OR 0958 PG 330 (COMBINED LOT 43& 44 FOR 2007)
James L. Meyers	Judith E. Meyers	3860 Paradise Bay Drive	Gulf Breeze	FL	32563	3860 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 45 BLKA AS DES IN OR 3843 PG 1655
Ernest Bryan Longstrete, II	Tamara A. Longstrete	4052 N. Western Avenue	Chicago	IL	60618	Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 46 BLKA AS DES IN OR 3804 PG 918 & PG 920 & 922
Agneska Topur-Orichter	Jon Orichter	3852 Paradise Bay Drive	Gulf Breeze	FL	32563	3852 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 47 BLKA AS DES IN OR 4299 PG 109
Glen F. Bailey	Elsine M. Bailey	3851 Sail Wind Drive	Gulf Breeze	FL	32563	3851 Sail Wind Drive	PARADISE BAY UNIT 1 LOT 1 BLKA AS DES IN OR 3250 PG 298
Elizabeth A. Jackson		408 Andrew Jackson Trail	Gulf Breeze	FL	32563		PARADISE BAY UNIT 1 LOT 2 BLKA AS DES IN OR 4059 PG 1128
Gregory Isidorev		3971 Paradise Bay Drive	Gulf Breeze	FL	32563	3971 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 3 BLKA AS DES IN OR 4081 PG 860 & OR 4445 PG 1387
Frank W. Rich		3965 Paradise Bay Drive	Gulf Breeze	FL	32563	3965 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 4 BLKA AS DES IN OR 3475 PG 401
John G. Sharr		3961 Paradise Bay Drive	Gulf Breeze	FL	32562	3961 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 5 BLKA AS DES IN OR 3516 PG 465
Meredit A. Geyer	Maria Elena C. Aguilar de Sharr	3957 Paradise Bay Drive	Gulf Breeze	FL	32563	3957 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 6 BLKA AS DES IN OR 2017 PG 559 & OR 2284 PG 1563 & IN OR 2826 PG 1592 & IN OR 2827 PG 33 & OR 2988 PG 629 & 649 & IN OR 3227 PG 942 & 964 & OR 3434 PG 1748
Patricia A. Lamerche		3955 Paradise Bay Drive	Gulf Breeze	FL	32563	3955 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 7 BLKA AS DES IN OR 3548 PG 1748
Benjamin A. Smith	Stacy E. Morahan	3944 Paradise Bay Drive	Gulf Breeze	FL	32563	3944 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 8 BLKA AS DES IN OR 2932 PG 270
Keyi Y. Stone		3940 Paradise Bay Drive	Gulf Breeze	FL	32563	3940 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 9 BLKA AS DES IN OR 3497 PG 1928
Gilman Russell		3941 Paradise Bay Drive	Gulf Breeze	FL	32563	3941 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 10 BLKA AS DES IN OR 3763 PG 776
Richard K. Davis		6523 Cedar Key Drive	Milton	FL	32570	3889 Sail Wind Drive	PARADISE BAY UNIT 1 LOT 1 BLKA AS DES IN OR 3845 PG 1961
David T. Ross		3887 Sail Wind Drive	Gulf Breeze	FL	32563	3887 Sail Wind Drive	PARADISE BAY UNIT 1 LOT 2 BLKA AS DES IN OR 976 PG 574 & OR 1887 PG 1885
John Ellison		3885 Sail Wind Drive	Gulf Breeze	FL	32563	3885 Sail Wind Drive	PARADISE BAY UNIT 1 LOT 3 BLKA AS DES IN OR 4253 PG 664
William Thomas Claypool		Cmt 489 Box 417	Apd	AE	97151	3883 Sail Wind Drive	PARADISE BAY UNIT 1 LOT 4 BLKA AS DES IN OR 1476 PG 2908 OR 1773 PG 1413
Matthew Ivey	Jayde Elizabeth Ivey	3881 Sail Wind Drive	Gulf Breeze	FL	32563	3881 Sail Wind Drive	*DESCRIPTION UPDATE FOR 2022 PARADISE BAY UNIT 1 LOT 5 BLKA AS DES IN OR 4201 PG 1078
Tangle Properties, LLC		434 Farago Mountain Road	Lecocser	NC	28748	3879 Sail Wind Drive	PARADISE BAY UNIT 1 LOT 6 BLKA AS DES IN OR 3471 PG 1558 OR 3480 PG 887
Robert Montgomery, III		3877 Sail Wind Drive	Gulf Breeze	FL	32563	3877 Sail Wind Drive	PARADISE BAY UNIT 1 LOT 7 BLKA AS DES IN OR 3761 PG 432
Brian A. Kelley		3865 Bay Wind Drive	Gulf Breeze	FL	32563	3865 Bay Wind Drive	PARADISE BAY UNIT 1 LOT 1 BLKA AS DES IN OR 4055 PG 642
Gregory A. Irid	Betty L. Irid	3863 Bay Wind Drive	Gulf Breeze	FL	32563	3863 Bay Wind Drive	PARADISE BAY UNIT 1 LOT 2 BLKA AS DES IN OR 1422 PG 2098 OR 2940 PG 1606
Michael G. Hovan	Sarah E. Hovan	3860 Sail Wind Drive	Gulf Breeze	FL	32563	3860 Sail Wind Drive	PARADISE BAY UNIT 1 LOT 10 BLKA & E 30 FT OF VACATED RD RMV AS DES IN OR 397 PG 518 & AS DES IN OR 4299 PG 533

William M. Rutherford, Jr.	Shelly Elizabeth Rutherford	3882 Sail Wind Drive	Gulf Breeze	FL	32563	3882 Sail Wind Drive	PARADISE BAY UNIT 1 LOT 11 BLK 6 AS DES IN OR 1604 PG 863
Gary A. Stanberry, Jr.		3884 Sail Wind Drive	Gulf Breeze	FL	32563	3884 Sail Wind Drive	PARADISE BAY UNIT 1 LOT 12 BLK 6 AS DES IN OR 4078 PG 95
Kenneth D. Jester	Janice K. Jester	3885 Sail Wind Drive	Gulf Breeze	FL	32563	3885 Sail Wind Drive	PARADISE BAY UNIT 1 LOT 13 BLK 6 AS DES IN OR 3886 PG 524
Mark A. Freeman		3886 Sail Wind Drive	Gulf Breeze	FL	32563	3886 Sail Wind Drive	PARADISE BAY UNIT 1 LOT 14 BLK 6 AS DES IN OR 3949 PG 1120
Gary Wayne Wang	Tanya Ann Wang	3700 Highway 156	McIntosh	FL	32577	3880 Sail Wind Drive	PARADISE BAY UNIT 1 LOT 15 BLK 6 AS DES IN OR 1238 PG 211
Karl L. Weeks	Carol S. Weeks	3882 Sail Wind Drive	Gulf Breeze	FL	32563	3882 Sail Wind Drive	PARADISE BAY UNIT 1 LOT 16 BLK 6 AS DES IN OR 749 PG 693
Trinary Stegall Frie		3884 Sail Wind Drive	Gulf Breeze	FL	32563	3884 Sail Wind Drive	PARADISE BAY UNIT 1 LOT 17 BLK 6 AS DES IN OR 3808 PG 814
Donna J. Gammell		3933 Paradise Bay Drive	Gulf Breeze	FL	32563	3933 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 18 BLK 6 AS DES IN OR 1281 PG 526 & IN OR 1308 PG 158 & IN OR 1612 PG 352 & IN OR 2825 PG 1266
Paul J. Zibba	Donna E. Zibba	3878 Sail Wind Drive	Gulf Breeze	FL	32563	3878 Sail Wind Drive	PARADISE BAY UNIT 1 LOT 29 BLK 6 & W 30 FT OF VACATED RD R/W/VAC MIST OR - 60 FT R/W/
Anthony W. Stages	Rosemary K. Stages	3872 Paradise Bay Drive	Gulf Breeze	FL	32563	3879 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 58 BLK 6 & W 30 FT OF VAC BAY MIST DR/OR 997 PG 5171 AS DES IN OR 1691
Cynthia Dee Hebert		3873 Paradise Bay Drive	Gulf Breeze	FL	32563	3877 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 59 BLK 6 AS DES IN OR 735 PG 604 & OR 1480 PG 1008
Enil Makheva	Ludmila Makheva	6420 Old Harbor Court	Gulf Breeze	FL	32563		PARADISE BAY UNIT 1 LOT 60 BLK 6 SECTION 28 TOWNSHIP 1 SOUTH RANGE 28 WEST AS DES IN OR 9927 PG 977
Valery S. Vorotnykh	Natalia M. Vorotnykh	1630 Woodlawn Beach Road	Gulf Breeze	FL	32563	3871 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 61 BLK 6 AS DES IN OR 3680 PG 1656
Barbara A. Torres	Kerry Anne Schultz Bartle	3872 Paradise Bay Drive	Gulf Breeze	FL	32563	3871 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 62 BLK 6 AS DES IN OR 3945 PG 18 & IN OR 4356 PG 872
Paul Adlin Bartle	Kimberly Blair	3883 Paradise Bay Drive	Gulf Breeze	FL	32563	3883 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 63 BLK 6 AS DES IN OR 2341 PG 943 & IN OR 3382 PG 1439
Stephen Lucas Blair		3885 Paradise Bay Drive	Gulf Breeze	FL	32563	3887 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 64 BLK 6 AS DES IN OR 2956 PG 50 & IN OR 4008 PG 1743
Charles J. Lovegrove	Natalia M. Vorotnykh	3885 Paradise Bay Drive	Gulf Breeze	FL	32563	3885 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 65 BLK 6 AS DES IN OR 1229 PG 697 & IN OR 3704 PG 1024 & AS DES IN OR 4333 PG 1598
Valery S. Vorotnykh	Natalia M. Vorotnykh	5451 Cimmeton Court	Gulf Breeze	FL	32563	3885 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 66 BLK 6 AS DES IN OR 3729 PG 51
Valery S. Vorotnykh	Natalia M. Vorotnykh	5451 Cimmeton Court	Gulf Breeze	FL	32563	3886 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 67 BLK 6 AS DES IN OR 3666 PG 1714
Valery S. Vorotnykh	Natalia M. Vorotnykh	1630 Woodlawn Beach Road	Gulf Breeze	FL	32563	3887 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 68 BLK 6 & AS DES IN OR 3666 PG 1714
Marcus Heftin		1215 Riverbrook	Hemetage	TN	37076		PARADISE BAY UNIT 1 LOT 69 BLK 6 AS DES IN OR 3975 PG 236
Karstina A. Parakh	Christina Denise Orland	754 Boulder Creek Drive	Pensacola	FL	32514		PARADISE BAY UNIT 1 LOT 70 BLK 6 AS DES IN OR 3269 PG 1971
Marc Henry Orland		3845 Paradise Bay Drive	Gulf Breeze	FL	32563		PARADISE BAY UNIT 1 LOT 71 BLK 6 AS DES IN OR 3984 PG 1658
Marc Henry Orland		3845 Paradise Bay Drive	Gulf Breeze	FL	32563	3845 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 72 BLK 6 AS DES IN OR 1967 PG 1647 & IN OR 3297 PG 1591
Garry D. Hinely, Jr.	Maryann Hinely	3921 Paradise Bay Drive	Gulf Breeze	FL	32563	3921 Paradise Bay Drive	ENHANCED LIFE ESTATE RENSU IN PARADISE BAY UNIT 1 LOT 1 BLK 6, 1 AS DES IN OR 1035 PG 497 & IN OR 3455 PG 247
James M. Marrett	Lena D. Marrett	3917 Paradise Bay Drive	Gulf Breeze	FL	32563	3917 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 2 BLK 6 AS DES IN OR 2511 PG 311
Chesler Winfield Cressman, Jr.	Cassandra Elizabeth Cressman	3913 Paradise Bay Drive	Gulf Breeze	FL	32563	3913 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 3 BLK 6 AS DES IN OR 2465 PG 843 & IN OR 2510 PG 209
Mari A. Hubert	Gail M. Walsh	3904 Paradise Bay Drive	Gulf Breeze	FL	32563	3905 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 4 BLK 6 AS DES IN OR 1440 PG 811 & OR 2739 PG 611
Theodore L. Welch	Kelly E. Thayer	P.O. Box 595	Gulf Breeze	FL	32562	3905 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 5 BLK 6 AS DES IN OR 2524 PG 157
Ree Johathan Thayer		3883 Paradise Bay Drive	Gulf Breeze	FL	32563	3887 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 6 BLK 6 AS DES IN OR 3004 PG 1097
Donna J. Essner	Maria T. Frady	3883 Paradise Bay Drive	Gulf Breeze	FL	32563	3887 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 7 BLK 6 AS DES IN OR 4015 PG 1547
Michael E. Frady	Maria L. Webster	1574 Nightowl Lane	Gulf Breeze	FL	32563	3883 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 8 BLK 6 AS DES IN OR 3469 PG 2029
Charles S. Webster		P.O. Box 1849	Cuba	PR	735		PARADISE BAY UNIT 1 LOT 9 BLK 6 AS DES IN OR 1484 PG 1148
Kathleen A. Ramsey		3887 Paradise Bay Drive	Gulf Breeze	FL			PARADISE BAY UNIT 1 LOT 10 BLK 6 AS DES IN OR 3038 PG 838
Charles A. Schuster	Sharon H. Schuster	803 N Paladox Street	Pensacola	FL	32501		PARADISE BAY UNIT 1 LOT 11 BLK 6 AS DES IN OR 549 PG 510 & IN OR 1551 PG 550 & IN OR 1553 PG 55
John D. Ericsson	Georgine B. Burt	3881 Paradise Bay Drive	Gulf Breeze	FL	32563	3881 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 12 BLK 6 AS DES IN OR 3912 PG 902 & IN OR 4184 PG 823
John D. Ericsson	Georgine B. Burt	3881 Paradise Bay Drive	Gulf Breeze	FL	32563	3881 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 13 BLK 6 AS DES IN OR 1825 PG 215 & OR 3767 PG 203
John D. Ericsson	Georgine B. Burt	3881 Paradise Bay Drive	Gulf Breeze	FL	32563	3881 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 14 BLK 6 AS DES IN OR 3767 PG 203
Daniel J. Buccarini	Jodi C. Buccarini	3946 Paradise Bay Drive	Gulf Breeze	FL	32563	3946 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 15 BLK 6 AS DES IN OR 2094 PG 350 & IN OR 4023 PG 1020
Daniel J. Buccarini	Jodi C. Buccarini	3946 Paradise Bay Drive	Gulf Breeze	FL	32563	3946 Paradise Bay Drive	PARADISE BAY UNIT 1 LOT 16 BLK 6 AS DES IN OR 4023 PG 1020

Ron DeSantis
GOVERNOR



Meredith Ivey
ACTING SECRETARY

April 21, 2023

John A. Fraiser, Jr., Esq.
Moorhead Real Estate Law Group
127 Palafox Place, Suite 200
Pensacola, Florida 32502

**Re: Paradise Bay Homeowners Association, Inc. – Unit 1; Approval
Determination Number: 23066**

Dear Mr. Fraiser:

The Department of Economic Opportunity (Department) has completed its review of the Proposed Revived Declaration of Covenants and Restrictions (Declaration of Covenants) and other governing documents for the Paradise Bay Homeowners Association, Inc. – Unit 1 (Association) and has determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the Association's Declaration of Covenants is approved.

The Association is required to comply with the requirements in sections 720.407(1) - (3), Florida Statutes, including recording the documents identified in section 720.407(3), Florida Statutes, in the county's public records. The revitalized declaration and other governing documents will be effective upon recording. Immediately upon recording the documents in the public records, the Association is required to mail or hand deliver a complete copy of all approved recorded documents to the owner of each affected parcel as provided in section 720.407(4), Florida Statutes.

If you have any questions concerning this matter, please contact the Department of Economic Opportunity, Office of the General Counsel, at (850) 245-7150.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/bp/rm

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org | [www.twitter.com/FLDEO](https://twitter.com/FLDEO) | www.facebook.com/FLDEO

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John A. Fraiser, Jr, Esq.
April 21, 2023
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NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS DETERMINATION HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES, BY FILING A PETITION.

A PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK
DEPARTMENT OF ECONOMIC OPPORTUNITY
OFFICE OF THE GENERAL COUNSEL
107 EAST MADISON ST., MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX 850-921-3230
AGENCY.CLERK@DEO.MYFLORIDA.COM

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, YOU ARE NOTIFIED THAT MEDIATION IS NOT AVAILABLE.