



January 24, 2025

FLORIDA DEPARTMENT OF STATE
Division of Corporations

MEADOW CREEK OWNERS' ASSOCIATION, INC.
90 SEASCAPE DR STE 102
MIRAMAR BEACH, FL 32550US

The Articles of Incorporation for MEADOW CREEK OWNERS' ASSOCIATION, INC. were filed on January 21, 2025, and assigned document number N25000000696. Please refer to this number whenever corresponding with this office.

Enclosed is the certification requested. To be official, the certification for a certified copy must be attached to the original document that was electronically submitted and filed under FAX audit number H25000021636.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. It is your responsibility to remember to file your annual report in a timely manner.

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

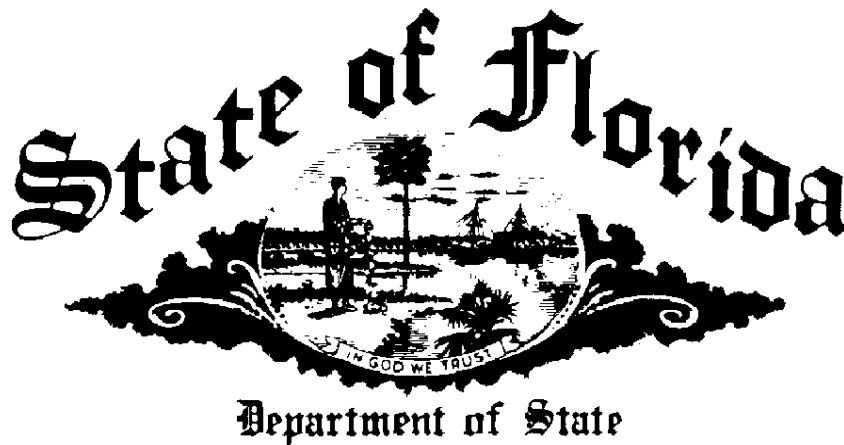
<https://sa.www4.irs.gov/modiein/individual/index.jsp>.

Please be aware if the corporate address changes, it is the responsibility of the corporation to notify this office.

Should you have questions regarding corporations, please contact this office at (850) 245-6052.

Carlos E Rico
Supervisor
New Filings Section
Division of Corporations

Letter Number: 025A00001442



I certify the attached is a true and correct copy of the Articles of Incorporation of MEADOW CREEK OWNERS' ASSOCIATION, INC., a Florida corporation, filed on January 21, 2025, as shown by the records of this office.


I further certify the document was electronically received under FAX audit number H25000021636. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this corporation is N25000000696.

Authentication Code: 025A00001442-012425-N25000000696-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Twenty-fourth day of January, 2025




Secretary of State

**ARTICLES OF INCORPORATION
OF
MEADOW CREEK OWNERS' ASSOCIATION, INC.
A Florida corporation not for profit**

The undersigned incorporator, J. Garrett McNeil, a natural person competent to contract, hereby presents these Articles of Incorporation as the Articles of Incorporation of Meadow Creek Owners' Association, Inc. (the "Articles") for formation of a corporation not for profit under the provisions of Chapter 617, *Florida Statutes*.

ARTICLE I – NAME AND PRINCIPAL OFFICE

The name of the not for profit corporation is Meadow Creek Owners' Association, Inc. (the "Association"), and the initial principal office and mailing address of the Association is 90 Seascape Drive, Suite 102, Miramar Beach, Florida 32550.

ARTICLE II – CORPORATE PURPOSE

The Association does not contemplate pecuniary gain or profit to the members thereof, and specific purposes for which it is formed are to own, operate and maintain various common areas and community improvements and to exercise all rights and power of the Association as may be set forth in a Declaration of Master Covenants, Conditions and Restrictions for Meadow Creek to be recorded in Okaloosa County, Florida, as amended from time to time (the "Declaration"), these Articles and the Bylaws; to execute, perform, administer and enforcing all of the terms and conditions of the Declaration; and to perform those functions reserved by the Association in the Declaration.

ARTICLE IV – MEMBERSHIP

The qualification of members and the manner of their admission shall be as regulated by the Declaration and the Bylaws.

ARTICLE V – TERM OF EXISTENCE

The term of existence of the Association shall be perpetual until terminated pursuant to these Articles, the Bylaws of the Association, and applicable law.

ARTICLE VI – INCORPORATOR

The name of the incorporator is J. Garrett McNeil, whose address is 90 Seascape Drive, Suite 102, Miramar Beach, Florida 32550.

ARTICLE VII – OFFICERS

The Association shall have such officers as the Board of Directors of the Association shall in its discretion determine necessary or appropriate for accomplishing the objectives of the Association. The officers shall be elected by the Board of Directors at the annual meeting of the Board of Directors or as otherwise provided in the Association's Bylaws.

ARTICLE VIII – BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors. The directors shall be elected, removed and/or reelected as provided in the Bylaws of the Association. The Association shall initially have three (3) directors. The number of directors may be either increased or diminished from time to time as provided in the Bylaws of the Association, but there shall never be less than three (3) directors. The names and addresses of the initial directors of the Association are as follows:

J. Garrett McNeil:	90 Seascape Drive, Suite 102, Miramar Beach, Florida 32550
William Yates III:	90 Seascape Drive, Suite 102, Miramar Beach, Florida 32550.
Dodds Dehmer:	90 Seascape Drive, Suite 102, Miramar Beach, Florida 32550.

ARTICLE IX – AMENDMENT

The Association reserves the right to amend or repeal any provisions contained in these Articles or any amendment to them and all rights and privileges conferred upon the Board of Directors and officers of the Association are subject to this reservation.

ARTICLE X – BYLAWS

The Bylaws of the Association are to be made, altered, amended, or repealed by the affirmative vote of two-thirds of all directors then in office at a regular or special meeting of the Board of Directors called for that purpose.

ARTICLE XI – DISTRIBUTION ON DISSOLUTION

No director or officer of the Association, nor any private individual, shall be entitled to share in the distribution of any of the corporate assets on dissolution of the Association.

ARTICLE XII – REGISTERED OFFICE AND AGENT

The address of the initial registered office of the Association is 90 Seascape Drive, Suite 102, Miramar Beach, Florida 32550, and the name of the registered agent at that address is J. Garrett McNeil.

ARTICLE XIII – EFFECTIVE DATE

The effective date of these Articles shall be the date these Articles are filed with the Florida Department of State.

[Remainder of page intentionally left blank; signature page follows.]

The undersigned incorporator has executed these Articles on the date set forth below.

INCORPORATOR:

DocuSigned by:
J. Garrett McNeil
7728711D6F04D94A5
J. GARRETT MCNEIL
Date: 1/17/2025

REGISTERED AGENT ACCEPTANCE

I do hereby accept the foregoing designation as registered agent of Meadow Creek Owners' Association, Inc. Further, I am familiar with and accept the duties and obligations of such designation.

DocuSigned by:
J. Garrett McNeil
7728711D6F04D94A5
J. GARRETT MCNEIL
Date: 1/17/2025