

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of WILBUR IMPROVEMENT ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on February 16, 1972, as shown by the records of this office.

The document number of this corporation is 722716.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Eleventh day of March, 2014



CR2EO22 (1-11)

Ken Detzner

Ken Detzner
Secretary of State

FILED BEFORE ME IN CHAMBERS
AT DE LAND, FLORIDA
APR 27 1956
Robert H. Myfield
CIRCUIT JUDGE - SEVENTH JUDICIAL CIRCUIT

8315

CHARTER OF
WILBUR IMPROVEMENT ASSOCIATION, INC.

The undersigned hereby associate themselves together for the purpose of incorporating the WILBUR IMPROVEMENT ASSOCIATION, INC., as a corporation, not for profit, under and in accordance with the laws of the State of Florida upon and under the following proposed Charter:

ARTICLE I.

NAME AND PLACE OF PRINCIPAL OFFICE

The name of this corporation shall be "WILBUR IMPROVEMENT ASSOCIATION, INC." and the principal office or place where said corporation is to be located shall be at 4200 South Peninsula Drive, Wilbur-by-the-Sea, Daytona Beach, in the County of Volusia, State of Florida.

FILED
FEB 15 5 22 PM '77
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

ARTICLE II.

OBJECT OF CORPORATION

The object of this corporation shall be benevolent and social:

- (1) To promote the general and social welfare and safe conduct and protect the interest of the residents of Wilbur-by-the-Sea described in the original plats in the Public Records of Volusia County, Florida.
- (2) To obtain the maximum benefits from taxation.
- (3) To obtain roads, bridges, beach approaches and other improvements for the inhabitants of Wilbur-by-the-Sea.
- (4) To obtain and support reasonable zoning regulations and restrictions and a building code to protect property values in such District.
- (5) To maintain the Wilbur-by-the-Sea club house and adjoining community property, held for the benefit of property owners of Wilbur-by-the-Sea and to establish regulations for the use thereof.

ARTICLE III.

MEMBERSHIP

1. The regular members of this corporation shall consist of the persons and parties hereinafter named as incorporators and any other residents of Wilbur-by-the-Sea. After the incorporation of this corporation and the approval of its Charter, each candidate for membership or associate membership in this corporation shall be required to furnish an application for membership, which application for membership shall be approved by a majority of the Board of Directors of this corporation.

2. Membership in this corporation shall be for one year, unless otherwise stated on the application blank, after which time the same may be discontinued by giving notice in writing to the Secretary of this corporation at least ten days before the expiration of a regular annual period, otherwise the dues of said member shall be payable to the beginning of the next annual period. Associate membership shall be provided for seasonal visitors and non-residents whose dues shall be set by the Board of Directors and payable in advance. Associate members to have voices but no vote.

3. The voting power and property rights and interest of all regular members of this corporation shall be equal. Each member in good standing shall be entitled to vote on any and all questions coming before the members. Each member who is in good standing shall be entitled to vote at any meeting of the membership. No membership shall be transferable, and no assignment or transfer thereof shall be valid. Any person, or party ceasing to be a member, whether voluntarily or whether by expulsion or by death or for violation of the provisions of the By-Laws of this corporation, shall forfeit all rights and privilege of membership and all rights and claims in and to the property of the corporation and his or her interest in the property shall vest in this corporation absolutely.

4. Any member whose conduct has been hostile to the objects of or injurious to the character of this corporation or in conflict with its Charter and By-Laws or its established rules, may be suspended by the President if deemed necessary for the good of the corporation until the next regular meeting of the Board of Directors; and said member may be suspended for a specific length of time or expelled from the corporation by a two-thirds vote of the Board of Directors. However, no final action shall be taken by the Board of Directors until a full opportunity has been given for a hearing to the member charged with such violation. The Board of Directors shall be the final judge of what constitutes a violation in the meaning of this section.

5. All matters pertaining to this corporation and not herein specifically provided for shall be provided for and regulated by the By-Laws of this corporation.

ARTICLE IV.

TERM OF EXISTENCE

The term for which this corporation shall exist shall be perpetual.

ARTICLE V.

NAMES AND RESIDENCES OF SUBSCRIBERS

The names and residences of the subscribers to this Charter and the incorporation of said corporation are as follows:

- | | |
|-------------------------|---|
| <u>O. O. Wentling</u> | <u>4115 S. Peninsula, Daytona Beach, Fla.</u> |
| <u>Bion L. Bates</u> | <u>4113 S. Peninsula, Daytona Beach, Fla.</u> |
| <u>John H. Allen</u> | <u>4012 Oriole Avenue, Wilbur-by-the-Sea
Daytona Beach, Fla.</u> |
| <u>Norma D. Sepp</u> | <u>220 Toronita Ave, Wilbur-by-the-Sea
Daytona Beach, Fla.</u> |
| <u>Leo J. Brass</u> | <u>4031 S. Atlantic Ave. Wilbur-by-the-Sea,
Daytona Beach, Fla.</u> |
| <u>Hazel Gordon</u> | <u>4117 S. Peninsula
Daytona Beach, Fla.</u> |
| <u>Kenneth J. Smith</u> | <u>101 Egret Ave. Wilbur-by-the-Sea
Daytona Beach, Fla.</u> |

ARTICLE VI.

OFFICERS

The officers who shall manage the affairs of this corporation shall be a President, a Vice-President, Secretary and Treasurer, who shall be elected by the Board of Directors, which Board shall be selected by the members of the corporation. Each of said officers shall hold office for a term of one year or until their successors in office shall be elected and qualified. The directors shall be elected by a majority vote of the membership at the annual meeting of the membership. The Board of Directors shall consist of seven (7) directors, four of whom shall be the officers of the association, and said Directors shall hold office as follows: two for three years, three for two years and two for one year.

Vacancies in any office of the Corporation or on the Board of Directors of this corporation shall be filled for the unexpired term by the Board of Directors of the corporation.

ARTICLE VII.

FIRST OFFICERS

The names of the officers who shall manage the affairs of this corporation until the first election under this Charter, or until their successors shall be elected or appointed, are as follows:

PRESIDENT	- O. O. Wentling
VICE-PRESIDENT	- Bion L. Bates
TREASURER	- John H. Allen
SECRETARY	- Norma D. Senn

ARTICLE VIII.

BY-LAWS

The By-Laws of this corporation shall be made, altered or rescinded by an affirmative vote of 2/3rds of the members of this corporation in good standing attending any regular or special meeting of the members of this corporation, provided written notice of the proposed action has been mailed to the membership at least seven days before the date of the meeting.

ARTICLE IX.
INDEBTEDNESS

The highest amount of indebtedness or liability to which this corporation may, at any time, subject itself, shall be One Thousand (\$1,000.00) Dollars or 2/3rds of the value of the property owned by the corporation, whichever is the greater.

ARTICLE X.
REAL ESTATE

The amount in value of the real estate which this corporation may hold, subject always to the approval of the Circuit Judge, shall be TWENTY FIVE THOUSAND (\$25,000.00) DOLLARS.

O. O. Wentling (SEAL)
Brian H. Bittie (SEAL)
John H. Cullen (SEAL)
Norman N. Lewis (SEAL)
Leo J. Brown (SEAL)
Hayden M. Rawdon (SEAL)
Kenneth L. Smith (SEAL)

STATE OF FLORIDA }
COUNTY OF VOLUSIA }

Personally appeared before me, the undersigned authority, O. O. WENTLING

to me well known and known to me to be ~~one~~ of the persons described in and who subscribed to the foregoing Charter, and ~~and~~ being duly sworn, says: That the above and foregoing application for Charter under the laws of the State of Florida has been agreed to by the subscribers hereto, and that it is intended in good faith to carry

out the purposes and objects set forth therein.

O. O. Wentling

Sworn to and subscribed before me
this 20th day of April, 1956.

Ann Reynolds

Notary Public, State of Florida
at Large. My commission expires:

July 15, 1957.
Commission Expires July 15, 1957.
Bonded by American Surety & Co. of New York, N.Y.



IN THE CIRCUIT COURT, SEVENTH
JUDICIAL CIRCUIT OF FLORIDA,
IN AND FOR VOLUSIA COUNTY.

Re: CHARTER OF WILBUR IMPROVEMENT
ASSOCIATION, INC.,
a corporation not
for profit.

ORDER

This day the proposed Charter of the WILBUR IMPROVEMENT ASSOCIATION
INC., being presented to this court for its approval and it appear-
ing that said proposed Charter is in proper form and for an object
authorized by Section 617.01, Florida Statutes of 1941,

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by this court that
said proposed Charter of Wilbur Improvement Association Inc. be,
and the same is hereby approved according to law, and that the
same be recorded in the office of the Clerk of the Circuit Court
in and for Volusia County, Florida.

DONE AND ORDERED in Chambers at Do Land, Florida,
this 27th day of April, 1956.

Robert H. Kingfield
CIRCUIT JUDGE

FILED FOR RECORD
RECORD VERIFIED
CHR. OR ENG. BOOK 11 PAGE 270

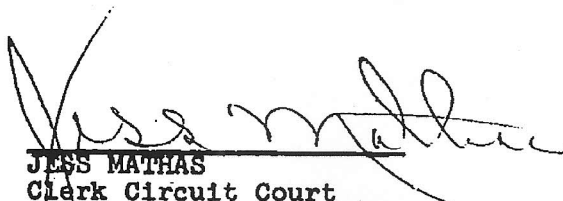
1956 APR 27 AM 11 58

[Handwritten signature]

STATE OF FLORIDA
COUNTY OF VOLUSIA

I, JESS MATHAS, Clerk of the Circuit Court, in and for County and State above stated, do hereby CERTIFY that the above and foregoing is a true and correct copy of Charter of Wilbur Improvement Association, Inc. as the same appears in Charter Record Book 11, Page 270, et seq.

IN TESTIMONY WHEREOF I have hereunto set my hand and Official Seal at DeLand, Volusia County, Florida, this 27th day of August A. D. 1971.



JESS MATHAS
Clerk Circuit Court
Volusia County, Florida

(OFFICIAL SEAL)