

**ARTICLES OF INCORPORATION  
OF  
ISLAND TOWER OWNERS ASSOCIATION, INC.**

State of Alabama, Baldwin County  
I certify this instrument was filed  
and taxes collected on:  
2004 November - 8 1:53PM  
Instrument Number 851281 Pages 7  
Recording 25.00 Mortgage  
Deed Min Tax  
Index DP 5.00  
Archive 5.00  
Adrian T. Johns, Judge of Probate

By these Articles of Incorporation, the undersigned natural persons over the age of nineteen (19) years hereby associate themselves for the purpose of forming a not for profit corporation under the Alabama Nonprofit Corporation Act, §10-3-1 et seq., Code of Alabama (1975) and the Alabama Uniform Condominium Act of 1991, §35-8A-101 et seq., Code of Alabama (1975), and verify as follows:

**ARTICLE I  
NAME AND DEFINITIONS**

The name of the corporation shall be Island Tower Owners Association, Inc. The Corporation is herein referred to as the "Association," and the terms used herein shall have the meaning for each stated in the Alabama Nonprofit Corporation Act, §10-3-1 et seq., Code of Alabama (1975) and the Alabama Uniform Condominium Act of 1991, §35-8A-101 et seq., Code of Alabama (1975) (the "Acts") and the Declaration of Condominium of Island Tower, a Condominium to be recorded in the Public Records of Baldwin County, Alabama ("Declaration"), unless the context otherwise requires.

**ARTICLE II  
PURPOSE**

The Association is organized for the purpose or purposes of transacting any and all lawful business, including but not limited to the following:

- (1) To maintain, operate and manage the Condominium known as Island Tower, a Condominium located at 521 West Beach Boulevard, Gulf Shores, Baldwin County, Alabama, and to do all things incident, necessary, convenient, expedient, ancillary or in aid of the accomplishment of the foregoing.
- (2) To own, operate, lease, sell, trade or otherwise deal with such property, real or personal, as may be necessary or convenient in the administration of the Condominium.

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### ARTICLE III POWERS

3.01. Implied Powers. The Association shall have all of the common law and statutory powers of a not for profit corporation which are not in conflict with the purposes of the Association as set forth in this ARTICLE, the Declaration and the Acts.

3.02. Specific Powers. In furtherance of the purposes of the Association, the Association shall have all of the powers set forth in the Acts, and all of the powers reasonably necessary to operate the Condominium pursuant to the Declaration including, but not limited to, the following irrevocable rights, powers and authority:

(1) To enforce the covenants and restrictions contained in the Declaration, and to make, establish, and enforce reasonable Rules and Regulations governing the administration, management, and use of the Condominium Property;

(2) To establish a budget for the operations of the Condominium; to designate those expenses which shall constitute the Common Expenses of the Condominium; to make, levy and collect assessments against Unit Owners of the Condominium to provide the funds to pay for Common Expenses of the Condominium as provided for in the Condominium documents and in the Act; and to use and expend the proceeds of Assessments in the exercise of the powers and duties of the Association;

(3) To maintain, repair, replace and operate those portions of the Condominium Property that the Association has the duty or right to maintain, repair, replace and operate under the Condominium Documents.

(4) To have access to each Unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any Common Elements or Limited Common Elements therein or accessible therefrom, or, to have immediate access at any time as may be necessary for making emergency repairs necessary to prevent damage to any other Unit or Units;

(5) To contract for the management of the Condominium Property and to delegate to such agent(s) all or some of the powers, duties, and responsibilities of the Association;

- (6) To employ personnel to perform the services required for proper operation of the Condominium;
- (7) To purchase and maintain all forms of insurance on the Condominium Property for the protection of the Association and its Members;
- (8) To reconstruct the Condominium Property after casualty or other loss;
- (9) To make additional improvements on and to the Condominium Property;
- (10) To approve or disapprove the transfer, mortgage and ownership of Units to the extent such power is granted to it under the Condominium Documents;
- (11) To retain legal counsel at the expense of the Association and to enforce by legal action the provisions of the Condominium Documents and the Rules and Regulations of the Association;
- (12) To acquire, by purchase or otherwise, Units in the Condominium and to hold, lease, mortgage and convey the same;
- (13) To lease or license the use of Common Elements and Limited Common Elements in a manner not inconsistent with the rights of Unit Owners;
- (14) To pay taxes and assessments which are liens against any part of the Condominium other than individual Units (unless the individual Units are owned by the Association) and the appurtenances thereto, and to assess the same against the Units.
- (15) To pay the cost of all power, water, sewer, trash, garbage and other utility services rendered to the Condominium and not billed to the individual Units.
- (16) To adopt and establish By-Laws for the operation of the Condominium Association.

#### **ARTICLE IV ASSOCIATION FUNDS AND PROPERTY**

The Association shall pay no dividend, and shall distribute no part of its income to the Members, Directors or Officers of the Association. Nevertheless, the Association may pay compensation in an reasonable amount to its Members, Directors and Officers for services rendered, and the Association may

confer benefits on its Members in conformity with the Declaration and the purposes of the Association. On termination, the Association may make distributions to its Members as permitted by law, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income. All funds and property acquired by the Association and all proceeds therefrom shall be held and used for the benefit of the Members of the Association in accordance with the provisions of the Declaration, these Articles and the By-Laws.

## **ARTICLE V MEMBERS**

5.01. Qualification. The Members of the Association shall consist of all of the Unit Owners of record in the Condominium.

5.02. Certification of Membership. This Corporation shall issue no shares of stock of any kind or nature whatsoever.

5.03. Change in Membership. Change of membership in the Association shall be established by the recording in the public records of Baldwin County, Alabama, of a deed of other instrument establishing a record title to a Condominium Unit, and delivery to the Association of a certified copy of such instrument. The new Unit Owner designated by such instrument shall thereupon become a Member of the Association, and the membership of the prior Unit Owner shall thereby be terminated.

5.04. Transfer of Membership. The membership of a Member in the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to such Member's Unit.

5.05. Meetings. The By-Laws, subject to any proviso therein, shall provide for an annual meeting of Members and may provide for regular and special meetings other than the annual meeting.

5.06. Voting. The Owner of each Unit shall be entitled to the number of votes specified in the Declaration for that Unit. The manner of exercising voting rights shall be determined by the By-Laws.

**ARTICLE VI  
DIRECTORS**

6.01. Number. The property, business and affairs of the Association shall be managed by a Board of Directors consisting of the number of Directors determined by the By-Laws, but which shall consist of not less than three (3) Directors nor more than seven (7) Directors. Except as may otherwise be provided in the By-Laws, each Director shall be either a person designated by the Developer or a person entitled to cast a vote in the Association.

6.02. Election. Directors may be designated or elected and removed, and vacancies on the Board of Directors shall be filled as provided in the By-Laws.

6.03. Authority. All of the duties and powers of the Association existing under the Condominium Act, the Declaration, these Articles and the By-Laws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by Unit Owners when such approval is specifically required by the Condominium Act, the Declaration, these Articles or the By-Laws.

6.04. Initial Directors. The names and address of the three (3) Members of the initial Board of Directors, who shall hold office until the election or appointment of their successors, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
SUNNIE LAINE HAUPT	Post Office Box 1227 Gulf Shores, Alabama 36547
SUSAN M. SHALLOW	Post Office Box 1227 Gulf Shores, Alabama 36547
KARLY A. SHALLOW	Post Office Box 1227 Gulf Shores, Alabama 36547

**ARTICLE VII  
OFFICERS**

The affairs of the Association shall be administered by the officers designated in accordance with the By-Laws. The names and addresses of the officers who shall serve until the election or appointment of their successors in accordance with the By-Laws are as follows:

<u>NAME</u>	<u>OFFICE</u>	<u>ADDRESS</u>
KARLY A. SHALLOW	President	Post Office Box 1227 Gulf Shores, Alabama 36547
SUSAN M. SHALLOW	Vice-President	Post Office Box 1227 Gulf Shores, Alabama 36547
SUNNIE LAINE HAUPT	Secretary/Treasurer	Post Office Box 1227 Gulf Shores, Alabama 36547

**ARTICLE VIII  
DURATION**

The duration of the Association shall be perpetual; provided, however, that the Association shall be terminated by the termination of the Condominium in accordance with the terms of the Declaration

**ARTICLE IX  
REGISTERED OFFICE AND AGENT**

The initial registered office of the Association is 144 Cove Avenue, Gulf Shores, Alabama 36542, and the name of the initial agent at that address is G. DAVID CHAPMAN III, P.C.

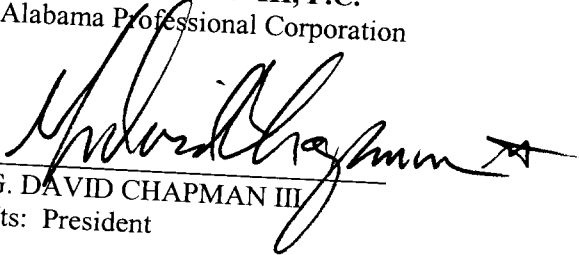
**ARTICLE X  
INCORPORATORS**

The name and address of each Incorporator of the Association is:

<u>NAME</u>	<u>ADDRESS</u>
G. DAVID CHAPMAN III, P.C.	Post Office Box 1508 Gulf Shores, Alabama 36547

Done this 8<sup>th</sup> day of November, 2004.

**G. DAVID CHAPMAN III, P.C.**  
An Alabama Professional Corporation

By:   
G. DAVID CHAPMAN III  
Its: President

STATE OF ALABAMA )

COUNTY OF BALDWIN )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that G. DAVID CHAPMAN III, whose name as President, of G. DAVID CHAPMAN III, P.C., an Alabama Professional Corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and seal this the 8<sup>th</sup> day of November, 2004.

Diane B. Soter  
Notary Public

My Commission Expires:

12/09/2008

THIS INSTRUMENT PREPARED BY:

G. DAVID CHAPMAN III  
Attorney at Law  
Post Office Box 1508  
Gulf Shores, Alabama 36547  
File 02.4755