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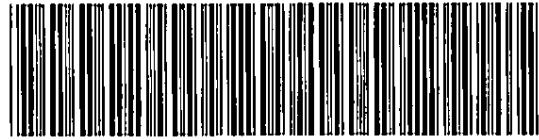
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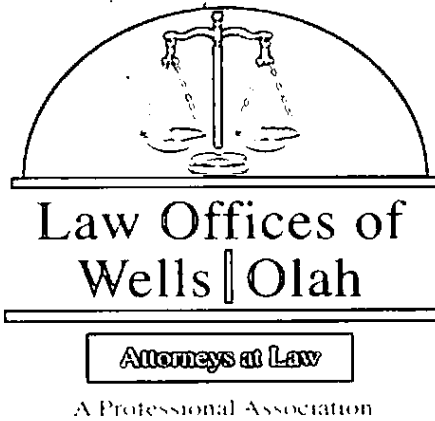
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ALBRITTON

Condominium, Homeowner
and Cooperative Associations



Kevin T. Wells, Esq.
Paul E. Olah, Jr., Esq.



Civil Litigation
Construction Litigation

Michael W. Cochran, Esq.
Jackson C. Kracht, Esq.
Joseph A. Gugino, Esq.
Steven K. Teuber, Esq.

September 8, 2020

Florida Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Re: Certificate of Amendment
Cortez Villas Condominium 12 Association, Inc.

Dear Sir or Madam:

Please find enclosed Amendments to the Articles of Incorporation for the above-referenced corporation.

Enclosed is a check in the amount of \$43.75 for the filing fee and certified copy fee. Please return a certified copy to the undersigned at your earliest convenience.

Thank you for your assistance in this matter.

Very truly yours,

LAW OFFICES OF WELLS | OLAH, P.A.

Kevin T. Wells, Esq.
kwells@kevinwellspa.com

KTW/enl
Enclosures

Prepared by and return to:
Kevin T. Wells, Esc.
Law Offices of Wells | Olan, P.A.
1800 Second Street, Suite 808
Sarasota, FL 34236
(941) 366-9191

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CERTIFICATE OF AMENDMENT

ARTICLES OF INCORPORATION

CORTEZ VILLAS CONDOMINIUM 12 ASSOCIATION, INC.

We hereby certify that the attached amendments to the Articles of Incorporation of **CORTEZ VILLAS CONDOMINIUM 12 ASSOCIATION, INC.** (the "Association"), a Florida corporation not-for-profit, were adopted by the affirmative vote of two-thirds (2/3) of the Board of Directors and an affirmative vote of two-thirds of all qualified votes of the members of the Association as required by Article X by the affirmative vote of not less than two-thirds (2/3) of the eligible total voting interests in the Association cast by proxy as required by Article IV of the Articles of Incorporation at the Special Membership Meeting of the Association held on August 17, 2020. The Association further certifies that the amendments were proposed and adopted as required by the governing documents and by Florida law.

DATED this 31ST day of August, 2020.

Signed, sealed and delivered in the presence of:

CORTEZ VILLAS CONDOMINIUM 12 ASSOCIATION, INC.

Sign: *Charles E. Fielding Jr.*
Print: CHARLES E. FIELDING JR.

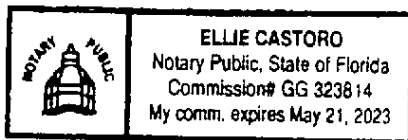
By: *Susan O'Neill*
Susan O'Neill, President

Sign: *[Signature]*
Print: SEAN O'NEILL

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31ST day of AUGUST, 2020, by Susan O'Neill, the President of CORTEZ VILLAS CONDOMINIUM 12 ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced FLA.I.C. 0570785577 as identification.

NOTARY PUBLIC



Sign: *Ellie Castoro*
Print: Ellie Castoro

State of Florida at Large (Seal)
My Commission expires: May 21, 2023

CORTEZ VILLAS CONDOMINIUM 12 ASSOCIATION, INC.
AMENDED AND RESTATED ARTICLES OF INCORPORATION
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AMENDED AND RESTATED

**ARTICLES OF INCORPORATION
OF
CORTEZ VILLAS CONDOMINIUM 12 ASSOCIATION, INC.**

*[Substantial rewording of Articles of Incorporation.
See existing Articles of Incorporation for present text.]*

The Members of **CORTEZ VILLAS CONDOMINIUM 12 ASSOCIATION, INC.**, a Florida not for profit corporation, hereby adopt these Amended and Restated Articles of Incorporation. The original Articles of Incorporation were filed with the Office of Secretary of State on December 17, 1979. The original Declaration of Condominium of **CORTEZ VILLAS CONDOMINIUM 12 PHASE A** was recorded at Official Records Book 977, Page 859 *et seq.* of the Public Records of Manatee County, Florida. The original Declaration of Condominium of **CORTEZ VILLAS CONDOMINIUM 12 PHASE B** was recorded at Official Records Book 977, Page 899 *et seq.* of the Public Records of Manatee County, Florida.

ARTICLE 1. NAME OF CORPORATION AND PRINCIPAL ADDRESS.

The name of the corporation is **CORTEZ VILLAS CONDOMINIUM 12 ASSOCIATION, INC.** (herein, the "Association"). The street address of the principal office of the corporation shall be 4100 37th Avenue West, Bradenton, Florida 34205. The Association's Board of Directors may change the location of the principal office from time to time.

ARTICLE 2. PURPOSES.

2.1 Purpose. The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes (herein, the "Condominium Act"), for the operation of **CORTEZ VILLAS CONDOMINIUM 12 PHASES A AND B**, located in Manatee County, Florida and to perform all acts provided in the Condominium Documents.

2.2 Distribution of Income. The Association shall be organized as a Florida corporation not for profit. As such, it shall issue no stock and make no distribution of income to its Members, directors or officers.

ARTICLE 3. POWERS.

3.1 Common Law and Statutory Powers. The Association's Board of Directors shall have all of the common law and statutory powers of a corporation not for profit, not in conflict with the terms of these Articles of Incorporation, the Association Bylaws, the Declarations of Condominium or the Condominium Act.

3.2 Specific Powers. The Association's Board of Directors shall have all of the powers and duties set forth in the Condominium Act and Chapter 617, Florida Statutes (herein, the "Florida Not for Profit Corporation Act"). The Association shall also have all the powers and duties set forth in the Declarations of Condominium (herein, the "Declarations") and the Association Bylaws, as they may be amended from time to time; and all of the powers and duties reasonably necessary to operate the Condominiums pursuant to the Declarations and the Condominium Act, including, but not limited to, the following:

- A. To make, amend and collect annual assessments and special assessments against Members as Unit Owners to defray the Common Expenses and losses of the Association.
- B. To use the proceeds of assessments in the exercise of its powers and duties.
- C. To maintain, repair, alter, improve, replace, administer and operate the Condominium Property, which shall include the irrevocable right of access to each Unit during reasonable hours when necessary for the inspection, maintenance, repair or replacement of any Common Elements or any portion of the Units to be maintained by the Association pursuant to the Declarations or as necessary to inspect and/or prevent damage to the Common Elements or a Unit or Units.
- D. To purchase insurance upon the Condominium Property and insurance for the protection of the Association, its directors, officers and its Members as Unit Owners.
- E. To reconstruct improvements after casualty and to further improve the Condominium Property.
- F. To make and amend reasonable Rules and Regulations regarding the use and occupancy of the Units and Common Elements.
- G. To approve or disapprove the transfer, lease, mortgage and ownership of a Unit.
- H. To enforce by legal means the provisions of the Condominium Act, the Declarations, these Articles of Incorporation, the Bylaws and the Rules and Regulations.
- I. To contract for the management, operation, administration and maintenance of the Condominium Property and to delegate to such contractor any powers and duties of the Association, except such as are specifically required by the Declarations, these Articles of Incorporation, the Bylaws or by the Condominium Act to have the approval of the Board of Directors or the membership.
- J. To employ personnel for reasonable compensation to perform the services required for proper administration and operation of the Association and the Condominium Property.
- K. To enter into agreements acquiring leaseholds, membership and other possessory or use interests in lands or facilities, whether or not contiguous to the lands of the Condominium Property, intended to provide for the enjoyment, recreation or other use benefits of the unit owners.
- L. To purchase, acquire or take title to Units within the Condominiums for any purpose and to hold lease, sell mortgage, use or convey such Units on terms and conditions approved by the Board of Directors.
- M. To grant, modify, move or terminate easements over, under or through the Common Elements or Association Property.
- N. To sue and be sued.
- O. To borrow money and secure the same by assigning Assessments, lien rights, Assessment collection authority, and by execution of mortgages encumbering the Association real property (but not the Common Elements) and to acquire property or interests therein encumbered by mortgages which are to be paid or assumed by the Association.

P. To create, modify, and disband committee(s).

Q. To further improve the Condominium Property, both real and personal, and to purchase realty and items of furniture, personal property, furnishings, and equipment.

R. To exercise such other powers and authority to do and perform every act and thing necessary and proper in the conduct of its business for the accomplishment of its purposes as set forth in the Condominium Documents and as permitted by the laws of Florida.

S. To name and authorize an exclusive sales or rental agent for the Condominiums.

3.3 Emergency Powers. In the event of an emergency as defined herein, the Board of Directors may exercise the emergency powers and any other powers authorized by the provisions of Section 718.1265, Florida Statutes, and Sections 617.0207 and 617.0303, Florida Statutes, all as amended from time to time. For purposes of this Section 3.3 only, an emergency exists during a period of time that the Condominiums, or the immediate geographic area in which the Condominiums are located, is subject to: a state of emergency declared by civil or law enforcement authorities; a hurricane watch or warning as issued by a governmental authority; a partial or complete evacuation order issued by civil or law enforcement authorities; the declaration of a federal or state "disaster area" status; or catastrophe, whether natural or manmade, which seriously damages, or threatens to seriously damage the physical existence of the Condominiums. During an emergency as defined herein, the Board of Directors may exercise the following emergency powers:

A. Conduct meetings of the Board of Directors and membership meetings with notice given as is practicable. Such notice may be given in any practicable manner, including, but not limited to, publication, telephone, radio, United States mail, electronic mail, the Internet, public service announcements, and conspicuous posting in the Condominiums or any other means the Board of Directors deems reasonable under the circumstances. Notice of Board of Directors' decisions may be communicated as provided herein. The Directors in attendance at such a meeting of the Board of Directors, if more than one (1) Director, shall constitute a quorum.

B. Cancel and reschedule any membership meeting, committee meeting or meeting of the Board of Directors.

C. Name as interim assistant officers persons who are not directors, which assistant officers shall have the same authority as the executive officers to whom they are assistants during the state of emergency to accommodate the incapacity or unavailability of any officer of the Association.

D. Relocate the Association's principal address or designate alternative principal addresses.

E. Enter into agreements with governmental agencies, local counties and municipalities to assist counties and municipalities with debris removal and other emergency assistance.

F. Implement a disaster plan before or immediately following the event for which a state of emergency is declared which may include, but is not limited to, electricity; water, sewer, or security systems; or heating, ventilating and air conditioners.

G. Based upon advice of emergency management officials or upon the advice of licensed professionals retained by the Board of Directors, determine any portion of the Condominiums unavailable for entry or occupancy by Unit Owners, tenants, guests, occupants, or invitees to protect the health, safety, or welfare of such persons.

H. Require the evacuation of the Condominiums in the event of a mandatory evacuation order in the locale in which the Condominiums is located. Should any Unit Owner, tenant, guest, occupant, or invitee fail or refuse to evacuate the Condominiums where the Board of Directors has required evacuation, the Association shall be immune from any and all liability or injury to persons or property arising from such failure or refusal.

I. Based upon advice of emergency management officials or upon the advice of licensed professionals retained by the Board of Directors, determine whether the Condominium Property can be safely inhabited or occupied. However, such determination is not conclusive as to any determination of habitability pursuant to the Declarations

J. Mitigate further damage, including taking action to contract for the removal of debris and to prevent or mitigate the spread of mold, mildew or fungus by removing and disposing of wet drywall, insulation, carpet, carpet pad, wood flooring, tile, baseboards, air ducts, insulation, cabinetry, any and all personal property or belongings of a Unit Owner or occupant, including but not limited to furniture, clothes, mattresses, and all other fixtures on or within the Common Elements, Association Property or the Units, even if the Unit Owner is obligated by the Declarations or Florida law to insure or replace those fixtures and to remove personal property from a Unit.

K. Contract, on behalf of any Unit Owner, for items or services for which Unit Owners are otherwise individually responsible for, but which are necessary to prevent further damage to the Common Elements, Condominium Property or Association Property. In such event, the Unit Owner on whose behalf the Board of Directors has contracted shall be responsible for reimbursing the Association for the actual costs of the items or services, and the Association may use any Assessment and claim of lien authority provided by Section 718.116, Florida Statutes, or the Declarations, to enforce collection of such charges.

L. Regardless of any provision to the contrary and even if such authority does not specifically appear in the Declarations, the Articles of Incorporation, or the Bylaws, the Board of Directors may levy one or more Special Assessments without a vote of the Unit Owners.

M. Without Unit Owner approval, borrow money and pledge Association assets as collateral to fund emergency repairs and carry out the duties of the Association when operating funds are insufficient. This paragraph does not limit the general authority of the Association to borrow money, subject to such restrictions as are contained in the Articles of Incorporation, the Declarations, or the Bylaws.

N. Corporate action taken in good faith to meet the emergency needs of the Association or its Members shall bind the Association; have the rebuttable presumption of being reasonable and necessary; and may not be used to impose liability on a Director, Officer, or employee of the Association. An Officer, Director, or employee of the Association acting in good faith and in accordance with this Article 3, Section 3.3 herein shall only be liable for willful misconduct.

The special powers authorized in Article 3, Section 3.3 herein shall be limited to the time period reasonably necessary to protect the health, safety, and welfare of the Condominium Property, the Association and Association Property, the Unit Owners, tenants, guests, occupants and invitees and shall be reasonably necessary to mitigate further damage and make emergency repairs to the Common Elements and Association Property.

3.4 Assets Held in Trust. All funds and the titles of all properties acquired by the Association and the proceeds thereof shall be held in trust for the Members in accordance with the provisions of the Condominium Act, the Declarations, these Articles of Incorporation and the Bylaws.

3.5 Limitation on Exercise of Powers. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Condominium Act, the Declarations, these Articles of Incorporation and the Bylaws.

ARTICLE 4. MEMBERS.

4.1 Members. The Members of the Association shall consist of all of the record owners of Units in the **CORTEZ VILLAS CONDOMINIUM 12 PHASES A AND B** as shown by recordation of a deed or other appropriate instrument in the Public Records of Manatee County, Florida. After termination of the Condominiums, the membership shall consist of those who are Members at the time of such termination, their successors and assigns.

4.2 Change of Membership. After receiving written approval of the Association's Board of Directors required by the Declarations, change of membership in the Association shall be established by the recording in the Public Records of Manatee County, Florida, a deed or other appropriate instrument establishing a record interest to a Unit in the Condominiums and the delivery to the Association of a copy of such recorded instrument. The grantee designated by such instrument thereby becomes a Member of the Association and the membership of the grantor is terminated.

4.3 Limitation on Transfer of Shares of Assets. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to the Member's Condominium Unit.

4.4 Vote. The owner of each Unit shall be entitled to one (1) vote, as a Member of the Association. The manner of exercising voting rights shall be determined by the Declarations, these Articles of Incorporation and the Bylaws.

ARTICLE 5. BOARD OF DIRECTORS.

5.1 Board of Directors. The affairs of the Association shall be managed by the Board of Directors, composed as provided in the Bylaws, but in no event consisting of less than three (3) or more than nine (9) directors. A director must fulfill all requirements of eligibility provided in Florida law, the Association Bylaws and the Declarations.

5.2 Election of Directors. Directors of the Association shall be elected at the annual meeting of members in the manner determined by the Association Bylaws and the Condominium Act. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Association Bylaws and the Condominium Act.

ARTICLE 6. OFFICERS.

The affairs of the Association shall be administered, as directed by the Board, by the officers designated in the Association Bylaws. The Board of Directors shall elect officers at its organizational meeting following the annual meeting of the Members of the Association. Officers serve at the pleasure of the Board of Directors.

ARTICLE 7. INDEMNIFICATION OF OFFICERS AND DIRECTORS.

7.1 Indemnity. The Association shall indemnify any officer, director, or committee member who was or is a party or is threatened to be made a party to any threatened, pending, or contemplated action, suit or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that he or she is or was a director, officer, or committee member of the Association, against expenses (including attorney fees and appellate attorney fees),

judgments, fines, and amounts paid in settlement actually and reasonably incurred by him or her in connection with such action, suit, or proceeding, unless: (i) a court of competent jurisdiction finally determines, after all appeals have been exhausted or not pursued by the proposed indemnitee, that he or she did not act in good faith or in a manner he or she reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, that he or she had reasonable cause to believe his or her conduct was unlawful, and (ii) such court also determines specifically that indemnification should be denied. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of *nolo contendere* or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful. It is the intent of the membership of the Association, by the adoption of this provision, to provide the most comprehensive indemnification possible to their officers, directors, and committee members as permitted by Florida law.

7.2 Defense. To the extent that a Director, Officer, or committee member of the Association has been successful on the merits or otherwise in defense of any action, suit, or proceeding referred to in Section 7.1 above, or in defense of any claim, issue, or matter therein, he shall be indemnified for expenses (including attorney fees and appellate attorney fees) actually and reasonably incurred by him in connection therewith.

7.3 Advances. Expenses incurred in defending a civil or criminal action, suit, or proceeding shall be paid by the Association in advance of the final disposition of such action, suit, or proceeding upon receipt of an undertaking by or on behalf of the affected Director, Officer, or committee member to repay such amount if it shall ultimately be determined that he is not entitled to be indemnified by the Association as authorized by this Article 7.

7.4 Miscellaneous. The indemnification provided by this Article 7 shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement, vote of Members, or otherwise, and shall continue as to a person who has ceased to be a Director, Officer, or committee member and shall inure to the benefit of the heirs and personal representatives of such person.

7.5 Insurance. The Association has the power to purchase and maintain insurance on behalf of any person who is or was a Director, Officer, committee member, employee, or agent of the Association, or a director, officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article 7.

7.6 Amendment. Anything to the contrary herein notwithstanding, the provisions of this Article 7 may not be amended without the approval in writing of all persons whose interest would be adversely affected by such amendment.

7.7 Delegation. To the extent permitted by law, the powers and duties of the Directors and Officers may be delegated for the purpose of management.

ARTICLE 8. BYLAWS.

The Association Bylaws may be amended in the manner provided in the Bylaws.

ARTICLE 9. AMENDMENTS.

9.1 Proposal. An amendment to these Articles of Incorporation may be proposed by the Board of Directors or by at least a majority of the Association's eligible Voting Interests. Upon an amendment to these Articles of Incorporation being properly proposed, such proposed amendment shall be transmitted to the President of the Association or other officer of the Association in the absence of the President, who shall thereupon call a special meeting of the members of the Association for a date not sooner than fourteen (14) days nor later than sixty (60) days from receipt of the proposed amendment and it shall be the duty of the Secretary to give to each Member notice of such meeting in the manner provided for in the Bylaws.

9.2 Approval of Amendments. Except as elsewhere provided, approval of a proposed amendment to these Articles of Incorporation shall be upon the affirmative approval of not less than two-thirds (2/3) of the eligible Voting Interests (that is, at least 22 of the 32 Voting Interests).

9.3 Automatic Amendment. These Articles of Incorporation shall be deemed amended, if necessary, so as to make the same consistent with the provisions of the Declarations of Condominium. Whenever Chapter 718, Florida Statutes, Chapter 617, Florida Statutes, or other applicable statutes or administrative regulations, as amended from time to time, are amended to impose procedural requirements less stringent than set forth in the Articles of Incorporation, the Board may operate the Association pursuant to the less stringent requirements. The Board of Directors, without a vote of the Owners, may adopt by majority vote of the Board, amendments to these Articles of Incorporation as the Board deems necessary to comply with such operational changes as may be enacted by future amendments to Chapters 607, 617, and 718 of the Florida Statutes, or such other statutes or administrative regulations as required for the operation of the Association, all as amended from time to time.

9.4 Limitation on Amendments. No amendment shall make any changes in the qualifications for membership, the voting rights of Members or Section 3.4 of these Articles of Incorporation without the approval of all Unit Owners. No amendment shall be made which is in conflict with the Condominium Act or the Declarations.

9.5 Certification. A copy of each amendment shall be filed with the Florida Secretary of State and shall be recorded in the Public Records of Manatee County, Florida, along with a certificate of amendment executed by the appropriate officers of the Association attesting that the amendment has been lawfully adopted.

ARTICLE 10. TERM. The term of the Association shall be perpetual, unless sooner dissolved according to law.

ARTICLE 11. SUBSCRIBERS.

For historical reference, the names and addresses of the original subscribers of these Articles of Incorporation are:

<u>Name</u>	<u>Address</u>
Robert Bigham	9555 North Kendall Drive, Miami, Florida 33376
Victor L. Stosik	9555 North Kendall Drive, Miami, Florida 33376
Virginia L. Bennett	9555 North Kendall Drive, Miami, Florida 33376

ARTICLE 12. REGISTERED OFFICE AND AGENT.

The registered agent and office of the Association, until otherwise determined by the Board of Directors, shall be Kevin T. Wells, Esq., Law Offices of Wells Olah, 1800 Second Street, Suite 808 Sarasota, Florida 34236. The Association's Board of Directors is authorized to change its Registered Agent and Registered Office in the manner provided by law.

ARTICLE 13. MISCELLANEOUS.

13.1 Interpretation. Terms used in these Articles of Incorporation shall have the same meaning as defined in the Declarations or the Condominium Act. The Board of Directors is responsible for interpreting the provisions of the Declarations, the Bylaws, the Articles of Incorporation, and the Rules and Regulations. The Board of Directors' interpretation shall be binding upon all parties unless wholly unreasonable. A written opinion rendered by legal counsel that an interpretation adopted by the Board of Directors is not wholly unreasonable shall conclusively establish the validity of such interpretation.

13.2 Florida Statutes. Any reference to a statute or statutory provision herein, including, but not limited to, the Condominium Act, and the Florida Not For Profit Corporation Act, shall include future amendments and renumbering from time to time.

13.3 Conflicts. The term "Condominium Documents," as used in these Articles of Incorporation and elsewhere shall include the Declarations of Condominium, Articles of Incorporation, Bylaws, the Plats, Surveys, Plot Plans, and graphic descriptions of improvements of record, and all other exhibits to the original Declarations of Condominium. In the event of a conflict between the language in the Declarations of Condominium and the graphic descriptions of record, the graphic description of record shall control. In the event of a conflict between language in any of the other Condominium Documents, the following priorities shall control:

- A. Declarations of Condominium;
- B. Articles of Incorporation;
- C. Bylaws; and
- D. Rules and Regulations

13.4 Gender. The use of the term "he," "she," "his," "hers," "their," "theirs" and all other similar pronouns should be construed to include all genders and encompass the plural as well as the singular.

13.5 Severability. In the event that any provisions of these Articles of Incorporation are deemed invalid, the remaining provisions shall be deemed in full force and effect.

13.6 Headings. The headings of paragraphs or sections herein are for convenience purposes only, and shall not be used to alter or interpret the provisions therein.