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Pine Island Commons Condominium Association, Inc.

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**ARTICLES OF INCORPORATION
OF
PINE ISLAND COMMONS CONDOMINIUM ASSOCIATION, INC.
(A Florida Not for Profit Corporation)**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In order to form a not for profit corporation, under and in accordance with Chapter 619, Florida Statutes (the same being the "Florida Not for Profit Corporation Act"), the undersigned, hereby incorporates this not for profit corporation, for the purposes and with the powers hereinafter set forth and to that end, does, by these Articles (hereinafter defined), certify as follows:

**ARTICLE I
DEFINITIONS**

The terms contained in these Articles are defined in Chapter 718, Florida Statutes (the same being the "Condominium Act" or the "Act"), as amended through the date of recording the Declaration (hereinafter defined) amongst the Public Records (hereinafter defined), shall have the meaning of such terms set forth in the Act, and, for clarification, the following terms will have the meanings set forth below:

"Articles" means these Articles of Incorporation of the Association.

"Assessments" means the share of funds required for the payment of "Annual Assessments" and "Special Assessments" (as such terms are defined in the Declaration), which from time to time are assessed against a Unit Owner.

"Association" means Pine Island Commons Condominium Association, Inc., a Florida corporation not for profit, responsible for the Condominium.

"Board" means the Board of Directors of the Association.

"Bylaws" means the Bylaws of the Association.

"Common Elements" means the portion of the Condominium Property not included in the Units.

"Common Expenses," as such term is defined in the Declaration means expenses for which Unit Owners are liable to the Association as set forth throughout the Act and as described in the Condominium Documents and include:

- (i) expenses for the operation, maintenance, repair or replacement of the Common Elements, costs of carrying out the powers and duties of the Association, cost of fire and extended coverage insurance on the Condominium Property required to be insured by the Association;
- (ii) any fees due and payable under any bulk cable agreement

between a cable service provider and the Association; and

- (iii) any other expenses designated as Common Expenses, not inconsistent with the Act, from time to time by the Board.

"Common Surplus" means the excess of receipts of the Association collected on behalf of the Condominium (including, but not limited to, assessments, rents, profits and revenues, in connection with the Common Elements) over the Common Expenses.

"Condominium" means the name given to the commercial condominium named "Pine Island Commons, a Condominium," which is created by the Declaration.

"Condominium Documents" means in the aggregate the Declaration, these Articles, the Bylaws, any rules or regulations promulgated by the Association and all of the instruments and documents referred to therein and executed in connection with the Condominium and all amendments to the foregoing.

"Condominium Property" means the real property submitted to condominium ownership pursuant to the Declaration and all improvements thereon, subject to any and all easements associated therewith, including, but not limited to, the Units and Common Elements and all easements intended for use in connection with the Condominium, all as more particularly described in the Declaration.

"County" means Broward County, Florida.

"Declaration" means the Declaration of Condominium by which Pine Island Commons, a Condominium is submitted by Developer to the condominium form of ownership in accordance with the Act and any and all amendments thereto.

"Developer" means Pine Island Commons, LLC, a Florida limited liability company, its grantees, successors and assigns. A Unit Owner shall not, solely by the purchase of a Unit, be deemed a successor or assign of Developer or of the rights of Developer under the Condominium Documents unless such Unit Owner is specifically so designated as a successor or assign of such rights in an instrument of conveyance or any other instrument executed by Developer.

"Director" means a member of the Board.

"Master Association" means Pine Island Commons Master Association, Inc., a Florida not for profit corporation, organized to administer the Master Declaration and having among its members all owners of fee simple title to a "Unit" (as such term is defined in the Master Declaration). The Association is the sole member of the Master Association for and on behalf of the Condominium and will cast all votes attributable to the Condominium. The Master Association will assess the Condominium as a whole for all amounts due to the Master Association, which amounts will be a Common Expense of the Condominium.

"Master Declarant" means Pine Island Commons, LLC, a Florida limited liability

company, its successors and assigns.

"Master Declaration" means the Master Declaration of Covenants, Restrictions and Easements for Pine Island Commons recorded in Official Records Book _____, Page _____, of the Public Records of the County, and all amendments and supplements thereto.

"Master Documents" means the Master Declaration, the Articles of Incorporation and Bylaws of the Master Association, any rules and regulations promulgated by the Master Association and all of the instruments and documents referred to therein and executed in connection therewith, and any amendments to any of the documents thereto.

"Member" means a member of the Association.

"Office Unit" means a "Unit" as defined in the Act and is that portion of the Condominium Property which is subject to exclusive ownership as provided for in the Declaration.

"Public Records" means the Public Records of the County.

"Rooftop Unit" means a "Unit" as defined in the Act and is the unit which is located on the roof of the Building (as such term is defined in the Declaration) as provided for in the Declaration.

"Unit" means either an Office Unit or the Rooftop Unit, as applicable.

"Unit Owner" means "Unit Owner" as defined in the Act and is the owner of an Office Unit or the Rooftop Unit.

"Voting Certificate" means "Voting certificate" as defined in the Act and is the document which designates one (1) of the record title owners, or the corporate, partnership or entity representative who is authorized to vote on behalf of a Unit owned by more than one (1) owner or by any entity.

"Voting Interests" means "Voting interests" as defined in the Act and are the voting rights distributed to Members pursuant to Article 7 of the Declaration.

Whenever the context so requires, the use of the plural shall include the singular and *vice versa*. Any words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders.

**ARTICLE II
NAME, PRINCIPAL AND MAILING ADDRESS**

The name of this Association shall be PINE ISLAND COMMONS CONDOMINIUM ASSOCIATION, INC., whose principal and mailing address is 1500 West Cypress Creek Road, Suite 409, Fort Lauderdale, Florida 33309.

**ARTICLE III
PLAN OF DEVELOPMENT AND
PURPOSE OF ASSOCIATION**

A. Developer intends to establish the Condominium on existing improved property in the County by converting such existing improvements to the condominium form of ownership as more particularly described in the Declaration.

B. (i) The Association shall be the condominium association responsible for the operation of the Condominium subject to the terms and restrictions of the Condominium Documents. Each Unit Owner shall be a Member of the Association as provided in these Articles.

(ii) The purpose for which this Association is organized is to maintain, operate, manage and otherwise administer the Condominium and certain of the improvements located therein now or in the future, all in accordance with the plan for development set forth in the Condominium Documents and all other lawful purposes.

**ARTICLE IV
POWERS OF THE ASSOCIATION**

The powers of the Association shall include and be governed by the following provisions:

A. The Association shall have all of the common law and statutory powers of a corporation not for profit, provided such powers are not in conflict with the terms of the Condominium Documents or the Act.

B. The Association shall have all of the powers (including, but not limited to, the operation, maintenance, management, repair and replacement of the Condominium Property) to be granted to the Association in the Condominium Documents, which powers are incorporated by this reference into these Articles.

C. The Association shall have all of the powers of an "Association" (as such term is defined in the Act) and shall have all of the powers reasonably necessary to implement the purposes of the Association including, but not limited to, the following:

1. To make, establish and enforce reasonable rules and regulations governing the use of the Condominium Property.

2. To make, levy, collect and enforce Assessments, special charges and

any other charges and/or fees as provided in the Condominium Documents against Unit Owners, in order to provide sufficient funds to pay for the expenses of the Association, the maintenance, operation and management of the Condominium and the payment of Common Expenses and other expenses in the manner provided in the Condominium Documents and the Act and to use and expend the proceeds of such Assessments and other monies in the exercise of the powers and duties of the Association.

3. To maintain, repair, replace and operate the Condominium Property in accordance with the Condominium Documents and the Act.

4. To reconstruct improvements on the Condominium Property in the event of casualty or other loss.

5. To enforce by legal means the provisions of the Condominium Documents, the Master Documents and the Act.

6. To employ personnel, retain independent contractors and professional personnel, and to enter into service and management contracts to provide for the maintenance, operation, management and administration of the Condominium Property and to enter into any other agreements consistent with the purposes of the Association including, but not limited to, agreements as to the management of the Condominium Property and agreements to acquire possessory or use interests in real property and to provide therein that the expenses of said real property and any improvements thereon, including taxes, insurance, utility expenses, maintenance and repairs, are Common Expenses of the Condominium.

7. To purchase (i) Units upon which the Association has chosen to exercise any right of first refusal it may have and to obtain such financing as is necessary to effectuate the same; and (ii) other real and/or personal property as determined by the Association in compliance with the Condominium Documents.

8. To borrow money and to obtain such financing as is necessary to maintain, repair and replace the Condominium Property in accordance with the Declaration and the Act and, as security for any such loan, to collaterally assign the Association's right to collect and enforce Assessments levied for such purpose.

9. To cast all votes attributable to the Condominium as a member of the Master Association.

ARTICLE V MEMBERS

The qualification of Members of the Association, the manner of their admission to membership, the manner of the termination of such membership, and the manner of voting by Members shall be as follows:

A. Until such time as the property which is intended to comprise the Condominium is submitted to condominium ownership by the recordation of the Declaration, the membership of the Association shall be comprised solely of the members of the "First Board" (as defined in Article X hereof).

B. Once the property which is intended to comprise the Condominium is submitted to condominium ownership by the recordation of the Declaration, the Unit Owners, which shall mean in the first instance Developer as the owner of all the Units, shall be entitled to exercise all of the rights and privileges of the Members.

C. Except as set forth above, membership in the Association shall be established by the acquisition of ownership of fee title to a Unit as evidenced by the recording of a deed or other instrument of conveyance amongst the Public Records whereupon the membership of the prior Unit Owner shall terminate as to that Unit. Where title to a Unit is acquired from a party other than Developer, the person, persons, corporation or other legal entity thereby acquiring such Unit, shall not be a Member unless and until such acquisition is in compliance with the provisions of the Declaration. New Members shall deliver to the Association a true copy of the deed or other instrument of acquisition of title to its Unit.

D. No Member may assign, hypothecate or transfer in any manner his or her membership or his or her share in the funds and assets of the Association except as an appurtenance to his or her Unit.

E. With respect to voting, the following provisions shall apply:

1. Each Unit shall have voting rights in the Association based on the relative square footage of such Unit, which voting rights shall be exercised and cast in accordance with the Declaration and the Condominium Documents. In the event there is more than one (1) owner with respect to a Unit as a result of the fee interest in such Unit being held by more than one (1) person or entity, such Unit Owners, collectively, shall only be entitled to the percentage share vote for each Unit owned in the manner determined by the Declaration.

2. Except as otherwise required by the Condominium Documents or the Act, matters that require a vote shall be determined by a vote of the majority of the Voting Interests in attendance at any meeting having a quorum (as determined in accordance with the Bylaws).

3. The membership shall be entitled to elect the Board as provided in Article X of these Articles.

4. Notwithstanding any other provision of these Articles, on matters which require voting by the Members, if the question is one upon which, by express provisions of the Act or the Condominium Documents (provided the express provisions of the Condominium Documents are in accordance with the requirements of the Act), requires a vote of other than a majority vote of a quorum, then such express provision shall govern and control the required vote on the decision of such question.

ARTICLE VI TERM OF ASSOCIATION

The term for which this Association is to exist shall be perpetual.

ARTICLE VII INCORPORATOR

The name and address of the Incorporator of these Articles are as follows: Ruden, McClosky, Smith, Schuster & Russell, P.A., 200 East Broward Boulevard, Suite 1500, Fort Lauderdale, Florida 33301, Attention: Scott J. Fuerst, Esq.

ARTICLE VIII OFFICERS

A. The affairs of the Association shall be managed by a President, one (1) or several Vice-Presidents, a Secretary and a Treasurer and, if elected by the Board, an Assistant Secretary and an Assistant Treasurer, which officers shall be subject to the directions of the Board. The Board may employ a managing agent and/or such other managerial and supervisory personnel or entities as it deems necessary to administer or assist in the administration of the operation or management of the Association and Developer shall have the right to be reimbursed for expenses incurred by Developer on behalf of the Association in operating and/or managing the Association.

B. The Board shall elect the President, the Vice-President, the Secretary, and the Treasurer, and as many other Vice-Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall from time to time determine appropriate. Such officers shall be elected annually by the Board at the first meeting of the Board following the "Annual Members' Meeting" (as described in Section 4.1 of the Bylaws); provided, however, such officers may be removed by the Board and other persons may be elected as such officers by the Board in the manner provided in the Bylaws. The President shall be a Director of the Association, but no other officer need be a Director. The same person may hold two (2) offices, the duties of which are not incompatible; provided, however, the offices of President and Vice-President shall not be held by the same person, nor shall the same person hold the office of President who holds the office of Secretary or Assistant Secretary.

**ARTICLE IX
FIRST OFFICERS**

The names of the officers who are to serve until the first election of officers by the Board are as follows:

President	Scott F. Brenner
Vice-President	Adrienne Kelley
Secretary/ Treasurer	Adrienne Kelley

**ARTICLE X
BOARD OF DIRECTORS**

A. The number of Directors on the first Board ("First Board"), the "Initial Elected Board" (as hereinafter defined) and all Boards elected prior to the Annual Members' Meeting following the "Developer's Resignation Event" (as hereinafter defined) shall be no less than three (3) nor more than seven (7). The number of Directors elected by the Members subsequent to the Developer's Resignation Event shall be as provided in Paragraph K of this Article X. Except for Developer-appointed Directors, Directors must be Members or the spouses, parents or children of Members, except that if a Unit is owned by an entity and not an individual, such entity may appoint an individual on its behalf to be eligible to serve on the Board.

B. The names and addresses of the persons who are to serve on the First Board are as follows:

Scott F. Brenner	1500 West Cypress Creek Road, Suite 409 Fort Lauderdale, Florida 33309
Adrienne Kelley	1500 West Cypress Creek Road, Suite 409 Fort Lauderdale, Florida 33309
Miguel Rodriguez	1500 West Cypress Creek Road, Suite 409 Fort Lauderdale, Florida 33309

Developer reserves the right to designate successor Directors to serve on the First Board for so long as the First Board is to serve, as hereinafter provided. Developer reserves the right to remove any Director from the First Board and the right to remove any Director designated by Developer in accordance with these Articles.

C. Upon the conveyance by Developer to a Unit Owner other than Developer ("Purchaser Members") of fifteen percent (15%) or more of the Units (as evidenced by the recordation of deeds), Purchaser Members shall be entitled to elect one-third (1/3) of the Board, which election shall take place at an initial election meeting (the "Initial Election Meeting"). Developer shall designate the remaining Directors on the Board at the Initial Election Meeting. The Director to be so elected by

the Purchaser Members and the remaining Directors to be designated by Developer are hereinafter collectively referred to as the "Initial Elected Board," which shall succeed the First Board upon their election and qualification. Subject to the provisions of Paragraph D below, the Initial Elected Board shall serve until the next Annual Members' Meeting, whereupon, the Directors shall be designated and elected in the same manner as the Initial Elected Board. The Directors shall continue to be so designated and elected at each subsequent Annual Members' Meeting until such time as the Purchaser Members are entitled to elect not less than a majority of the Directors on the Board. Developer reserves the right, until such time as the Purchaser Members are entitled to elect not less than a majority of the Directors on the Board, to designate successor Directors to fill any vacancies caused by the resignation or removal of Directors designated by Developer pursuant to this Paragraph C.

D. Purchaser Members are entitled to elect not less than a majority of the Board upon the happening of any of the following events, whichever shall first occur:

1. Purchaser Members other than the Developer are entitled to elect not less than a majority of the Board upon the happening of any of the following, whichever shall first occur (reciting the provisions of Sections 718.301(1)(a) through (e) of the Act):

a. Three (3) years after fifty percent (50%) of the Units have been conveyed to Purchaser Members; or

b. Three (3) months after ninety percent (90%) of the Units have been conveyed to Purchaser Members; or

c. When the Units have been completed, some of them have been conveyed to Purchaser Members, and none of the others are being offered for sale by Developer in the ordinary course of business; or

d. When some of the Units have been conveyed to Purchaser Members and none of the others are being constructed or offered for sale by Developer in the ordinary course of business; or

e. Seven (7) years after recordation of the Declaration, or in the case of an association which may ultimately operate more than one (1) condominium, seven (7) years after recordation of the declaration for the first condominium it operates, or in the case of an association operating a phase condominium created pursuant to Section 718.403 of the Act, seven (7) years after recordation of the declaration creating the initial phase, whichever occurs first. Developer is entitled to elect at least one (1) member of the Board as long as Developer holds for sale in the ordinary course of business at least five percent (5%) in condominiums with fewer than five hundred (500) Units, and two percent (2%) in condominiums with more than five hundred (500) Units of the Units in a condominium operated by the Association. Following the time Developer relinquishes control of the Association, Developer may exercise the right to vote any Developer-owned Units in the same manner as any other Unit Owner except for purposes of reacquiring control of the Association or

addition, Developer may at any time, in its sole discretion, cause the voluntary resignation of all of the Directors designated by it. The happening of either of the foregoing events are herein referred to as the "Developer's Resignation Event." Upon the Developer's Resignation Event, the Directors elected by Members shall elect successor Directors to fill the vacancies caused by the resignation or removal of the Developer's designated Directors. Such successor Directors shall serve until the next Annual Members' Meeting and until their successors are elected and qualified; provided, however, nothing herein contained shall be deemed to waive any right to representation on the Board which Developer may have pursuant to the Act. Developer specifically reserves the right to assert any right to representation on the Board it may have pursuant to the Act, notwithstanding the previous occurrence of a Developer's Resignation Event.

K. At each Annual Members' Meeting held subsequent to the year in which the Developer's Resignation Event occurs, the number of Directors to be elected shall be determined from time to time by the Board, but in no event shall there be less than three (3) nor more than seven (7) Directors.

L. The following provisions shall govern the right of each Director to vote and the manner of exercising such right:

1. There shall be only one (1) vote for each Director.
2. In the case of a deadlock of the Board, application shall be made to a court of competent jurisdiction to resolve such deadlock.

ARTICLE XI POWERS AND DUTIES OF THE BOARD

All of the powers and duties of the Association shall be exercised by the Board in accordance with the provisions of the Act and the Condominium Documents, where applicable, and shall include, but not be limited to, the following:

- A. Making and collecting Assessments against Members to defray the costs of the Common Expenses; collecting that portion of Common Expenses attributable to Unit Owners in the Condominium as determined in accordance with the Master Declaration.
- B. Using the proceeds of Assessments in the exercise of the powers and duties of the Association and the Board.
- C. Maintaining, repairing, replacing and operating the improvements within the Condominium.

D. Reconstructing improvements after casualties or other losses and making further authorized improvements within the Condominium.

E. Making and amending rules and regulations with respect to the Condominium.

F. Enforcing by legal means the provisions of the Condominium Documents, the Master Documents and the Act.

G. Contracting for the maintenance, operation, management and administration of the Condominium Property, authorizing a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of improvements or portions thereof for which the Association has responsibility and other services with funds that shall be made available by the Association for such purposes and terminating such contracts and authorizations. The Association and its officers shall, however, retain at all times the powers and duties granted by the Condominium Documents and the Act including, but not limited to, the making of Assessments, promulgation of rules and regulations and execution of contracts on behalf of the Association.

H. Paying taxes and Assessments which are or may become liens against the Common Elements of the Condominium and assessing the same against Units, the Unit Owners of which are responsible for the payment thereof.

I. Purchasing and carrying insurance for the protection of Members and the Association against casualty and liability in accordance with the Act and the Condominium Documents and acquiring one insurance policy to insure the Condominium Property to allocate the premiums therefor in a fair and equitable manner.

J. Paying costs of all power, water, sewer and other utility services rendered to the Condominium Property not billed directly to Unit Owners of the individual Units.

K. Hiring and retaining such employees as are necessary to administer and carry out the services required for the proper administration and purposes of this Association and paying all salaries therefor.

L. Engaging in mandatory non-binding arbitration as provided for in Sections 718.112(2)(K) and 718.1255 of the Act. The provisions of Sections 718.112(2)(K) and 718.1255 of the Act are incorporated herein by this reference.

M. Ensuring that the following contracts shall be in writing:

(i) Any contract for the purchase, lease or renting of materials or equipment which is not to be fully performed within one (1) year from the date of execution of the contract.

(ii) Any contract, regardless of term, for the provision of services; other

than contracts with employees of the Association, and contracts for attorneys and accountant services, and any other service contracts exempted from the foregoing requirement by the Act or rules set forth in the Florida Administrative Code as they relate to condominiums, as either of the foregoing may be amended from time to time.

N. Obtaining competitive bids for materials, equipment and services where required by the Act and rules set forth in the Florida Administrative Code as they relate to condominiums.

O. All other powers and duties reasonably necessary to operate and maintain the Condominium in compliance with the Condominium Documents and the Act.

P. The Association is the sole member of the Master Association for and on behalf of the Condominium and will cast all votes attributable to the Units (*i.e.*, the Condominium). The Association is deemed the "Owner" (as such term is defined in the Master Declaration) pursuant to the Declaration. Unless the Board determines otherwise, the President will cast the votes attributable to the Condominium. In the absence of the President, the Vice-President will cast such votes. In the absence of both the President and the Vice-President, such votes will be cast by whomever the Board designates.

ARTICLE XII INDEMNIFICATION

Every Director and every officer of the Association (and the Directors and/or officers as a group) shall be indemnified by the Association against all expenses and liabilities, including legal fees (at all trial and appellate levels) reasonably incurred by or imposed upon him or them in connection with any proceeding, litigation or settlement in which he or she may become involved by reason of his or her being or having been a Director or officer of the Association. The foregoing provisions for indemnification shall apply whether or not he is a Director or officer at the time such expenses and/or liabilities are incurred. Notwithstanding the above, in the event of a settlement, the indemnification provisions herein shall not be automatic and shall apply only when the Board approves such settlement and authorizes reimbursement for the costs and expenses of the settlement as in the best interest of the Association. In instances where a Director or officer admits or is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties, the indemnification provisions of these Articles shall not apply. Otherwise, the foregoing rights to indemnification shall be in addition to and not exclusive of any and all rights of indemnification to which a Director or officer may be entitled whether by statute or common law. The indemnification hereby afforded to Directors and officers shall also extend to any entity other than the Association found responsible or liable for the actions of such individuals in their capacity as Directors or officers, including, but not limited to, Developer.

ARTICLE XIII BYLAWS

The Bylaws of the Association shall be adopted by the First Board and thereafter may be altered, amended or rescinded only by the affirmative vote of not less than a majority of the Voting Interests present at an Annual Members' Meeting or special meeting of the membership and the affirmative approval of a majority of the Board at a regular or special meeting of the Board. In the event of a conflict between the provisions of these Articles and the provisions of the Bylaws, the provisions of these Articles shall control.

ARTICLE XIV AMENDMENTS

A. Prior to the recording of the Declaration amongst the Public Records, these Articles may be amended by an instrument in writing signed by the President (or a Vice-President) and the Secretary (or an Assistant Secretary) and filed in the Office of the Secretary of State of the State of Florida. The instrument amending these Articles shall identify the particular Article or Articles being amended, give the exact language of such amendment and give the date of adoption of the amendment by the Board. A certified copy of each such amendment shall be attached to any certified copy of these Articles or a certified copy of the Articles as restated to include such amendments and shall be an exhibit to the Declaration upon the recording of the Declaration. This Article XIII is intended to comply with Chapter 617, Florida Statutes.

B. After the recording of the Declaration amongst the Public Records, these Articles may be amended in the following manner:

1. The Board shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of Members, which may be either the Annual Members' Meeting or a special meeting. Any number of amendments may be submitted to the Members and voted upon by them at one (1) meeting.

2. Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member of record entitled to vote within the time and in the manner provided in the Bylaws for the giving of notice of meetings of Members ("Required Notice").

3. A vote of the Members and of the Developer shall be taken on the proposed amendments at such meeting of the Members, which may be either the Annual Members' Meeting or a special meeting. The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the Voting Interests of all Members entitled to vote thereon and the approval of the Developer.

4. An amendment may also be adopted by a written statement signed by all Directors and written consent of Members representing the Voting Interests sufficient to pass the amendment if the vote were to be taken at a meeting where all members are present and setting forth their intention that an amendment to these Articles be adopted, the same being a written consent in lieu of meeting. Where an amendment is passed by such a written consent in lieu of meeting, those Members not submitting written consent shall be notified in writing of the passage thereof.

C. No amendment may be made to these Articles which shall in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights and obligations set forth in the Declaration.

D. A copy of each amendment shall be certified by the Secretary of State of the State of Florida and, after the recordation of the Declaration, recorded amongst the Public Records as an amendment to the Declaration.

E. Notwithstanding the provisions of this Article XIV, there shall be no amendment to these Articles which shall abridge, amend or alter the rights of Developer, including the right to designate and select the Directors as provided in Article X hereof, without the prior written consent thereto by Developer nor shall there be any amendment to these Articles which shall abridge, alter or modify the rights of the holder, guarantor or insurer of a first mortgage on any Unit or of any Institutional Mortgagee (as such term is defined in the Declaration) without its prior written consent.

ARTICLE XV EMERGENCY POWERS

The following shall apply to the extent not viewed to be in conflict with the Act:

A. During any emergency defined in Paragraph E below or in anticipation of any such emergency, the Board may:

1. Modify lines of succession to accommodate the incapacity of any Director, officer, agent or employee of the Association; and
2. Relocate the principal office of the Association or designate alternate principal offices or authorize officers to do so.

B. During any emergency defined in Paragraph E below:

1. One or more officers of the Association present at a meeting of the Board may be deemed to be Directors for the meeting, in order of rank and within the same order of rank in order of seniority, as necessary to achieve a quorum; and
2. The Director or Directors in attendance at a meeting shall constitute a quorum.

C. Corporate action taken in good faith during an emergency under this Article XV to further the ordinary affairs of the Association:

1. Binds the Association; and
2. May not be used to impose liability on a Director, officer, employee or agent of the Association.

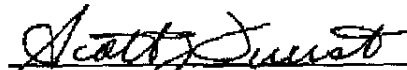
D. A Director, officer or employee of the Association acting in accordance with any emergency bylaws is only liable for willful misconduct.

E. An emergency exists for the purposes of this Article XV if a quorum of the Directors cannot readily assemble because of a catastrophic event.

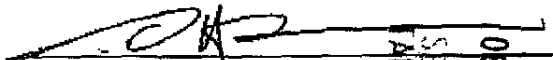
ARTICLE XVI REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Association is 1500 West Cypress Creek Road, Suite 409, Fort Lauderdale, Florida 33309 and the initial registered agent of the Association at that address shall be Scott F. Brenner, as President of Pine Island Commons, LLC, a Florida limited liability company.

IN WITNESS WHEREOF, the Incorporator has hereunto affixed his signature, this 4th day of January, 2006.


Scott J. Fuerst, Incorporator

The undersigned hereby accepts the designation of Registered Agent of Pine Island Commons Condominium Association, Inc. as set forth in Article XVI of these Articles and acknowledges that he is familiar with, and accepts the obligations imposed upon registered agents under, the Florida Not For Profit Corporation Act.


Scott F. Brenner

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA