

NO 10000002482

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WATERSIDE VISTA HOMEOWNERS' ASSOCIATION, INC.

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AMENDED AND RESTATED
ARTICLES OF INCORPORATION

OF

WATERSIDE VISTA HOMEOWNERS' ASSOCIATION, INC.

WHEREAS, the Articles of Incorporation of Waterside Vista Homeowners' Association, Inc., a Florida not-for-profit corporation (the "Association") were filed with the Florida Department of State on March 8, 2007 as Document Number N07000002482 (the "Original Articles"); and

WHEREAS, Article XII of the Original Articles provides that amendment to the Original Articles may be made by proposal of a majority of the Board of Directors of the Association and the assent of not less than seventy-five percent (75%) of the total number of votes in each of the two (2) classes of membership (i.e., Class A and Class B) in the Association; and

WHEREAS, PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company (the "Class B Member"), is the Declarant under that certain Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Waterside Vista, is the sole Class B Member of the Association and accordingly holds one hundred percent (100%) of the Class B Member votes in the Association; and

WHEREAS, the Class B Member is the sole owner of Lots 1-12, inclusive and 14-24, inclusive, WATERSIDE VISTA, according to the Plat thereof, as recorded in Plat Book 20, Page 148, Public Records of Osceola County, Florida; and

WHEREAS, SAVI INVESTMENTS, LLC, a Florida limited liability company (the "Class A Member"), is the sole owner of Lot 13, WATERSIDE VISTA, according to the Plat thereof, as recorded in Plat Book 20, Page 148, Public Records of Osceola County, Florida, and is the sole Class A Member of the Association and accordingly holds one hundred percent (100%) of the Class A Member Votes in the Association; and

WHEREAS, Class A Member and Class B Member own one hundred percent (100%) of the Lots and voting rights in the Association; and

WHEREAS, in accordance with Article XII of the Original Articles all of the members of the Board of Directors of the Association (the "Directors"), the Class A Member and the Class B Member have proposed the amendment and restatement of the Original Articles as provided herein; and

WHEREAS, by unanimous written consent action effectively dated as of even date herewith and taken in lieu of a special meeting, the Class A Member, the Class B Member and the Directors have approved and do hereby approve the amendment and restatement of the Original Articles in the form as follows hereinbelow.

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NOW THEREFORE, in accordance with the above-described procedure and pursuant to Sections 617.1002 and 617.1007 of the Florida Not For Profit Corporation Act, WATERSIDE VISTA HOMEOWNERS' ASSOCIATION, INC. hereby amends and restates the Articles of Incorporation of Waterside Vista Homeowners' Association, Inc. and hereby files the Amended and Restated Articles of Incorporation of Waterside Vista Homeowners' Association, Inc. as follows:

ARTICLE 1
NAME OF CORPORATION

The name of the corporation is WATERSIDE VISTA HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation (hereafter called the "Association").

ARTICLE 2
PRINCIPAL OFFICE OF THE ASSOCIATION

The principal office of the Association is located at 5200 Vineland Road, Suite 200, Orlando, Florida 32811.

ARTICLE 3
REGISTERED OFFICE AND REGISTERED AGENT

The street address of the registered office of the Association is 5200 Vineland Road, Suite 200, Orlando, Florida 32811 and Suresh Gupta is hereby appointed the registered agent of this Association at that address. The registered agent shall maintain copies of all permits for the benefit of the Association.

ARTICLE 4
DEFINITIONS

All terms used in these Amended and Restated Articles of Incorporation shall have the same meaning as defined in the Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Waterside Vista, as the same may be amended and supplemented from time to time ("Declaration"), unless these Amended and Restated Articles of Incorporation specifically provide otherwise, or unless the context dictates a contrary meaning.

ARTICLE 5
PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, operation preservation, and architectural control of the Open Space, Common Property, recreation areas, private roads and sidewalks (if any) within the Property and all street lights and landscaping on and around such private roads, and to promote the health, safety and welfare of the residents of the Property for the following purposes:

A. Exercise all of the powers and privileges and to perform all of the rights, duties and obligations of the Association as set forth in the Declaration applicable to the Property and

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recorded in the Public Records of Osceola County, Florida, as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

B. Fix, levy, collect and enforce payment by any lawful means all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the Property of the Association, if any;

C. Acquire (by gift, purchase or otherwise), own, hold improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property of the Association, if any, in connection with the affairs of the Association;

D. Borrow money, and with the approval of at least two-thirds (2/3) of the Board and the consent of Declarant (to the extent Declarant still owns any portion of the Property), the power and authority to mortgage the property of the Association, if any, and to pledge the revenues of the Association as security for loans made to the Association which loans shall be used by the Association in performing its functions;

E. Pledge Association revenues as security for the performance of any obligation to any governmental agency or authority;

F. Dedicate, sell or transfer all or any part of the Common Property, if any, to any governmental unit, public utility, or private party approved by at least two-thirds (2/3) of the Board and (to the extent Declarant still owns any portion of the Property) Declarant;

G. Operate and maintain the Common Property in accordance with the Declaration;

H. Have and exercise any and all powers, rights and privileges which a corporation organized under the Florida Not For Profit Corporation Act by law may now or hereafter have or exercise; and

I. Have and exercise any and all powers, rights and privileges set forth under the Declaration and the Bylaws.

ARTICLE 6 **MEMBERSHIP**

Every Owner of a Lot other than the Association shall be a Member of the Association. Membership shall be appurtenant to, run with, and may not be separated from ownership of a Lot.

ARTICLE 7 **VOTING RIGHTS**

The Association shall have two classes of voting membership:

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Class A: Class A Members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When any Lot entitling the Owner to membership in the Association is owned of record in the name of two or more persons or entities, whether fiduciaries, joint tenants, tenants in common, tenants in partnership or in any other manner of joint or common ownership, or if two or more persons or entities have the same fiduciary relationship respecting the same property, then unless the instrument or order appointing them or creating the tenancy otherwise directs and it or a copy thereof is filed with the Secretary of the Association, such Owner shall select one official representative to qualify for voting in the Association and shall notify in writing the Secretary of the Association of the name of such individual. The vote of the individual shall be considered to represent the will of all the Owners of that Lot. In the circumstance of such common ownership, if the Owners fail to designate their voting representative, then the Association may accept the person asserting the right to vote as the voting Owner until notified to the contrary by the other Owners of such Lot. Upon such notification the Owner may not vote until the Owner(s) appoint their representative pursuant to this paragraph.

Class B: The Class B Member(s) shall be the Declarant and shall be entitled to five (5) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership once Turnover has occurred.

ARTICLE 8 **BOARD OF DIRECTORS**

Section 8.01 **Number.** Until Turnover, the affairs of this Association shall be managed by a Board of not less than three (3) Directors, who need not be Members of the Association and who shall be appointed by the Declarant. After Turnover and for so long as Declarant holds any portion of the Property for sale in the ordinary course of business, the Declarant shall be entitled (but not obligated) to appoint at least one member of the Board, unless otherwise required by law. At such time as Declarant no longer owns any Lots within the Property, the number of Directors may be increased or decreased by amendment to these Articles, provided there shall never be less than three (3) Directors. All affairs of the Association shall be governed by the affirmative vote of a majority of the Directors in attendance at a duly called meeting unless otherwise specifically provided for in the Declaration.

Section 8.02 **Term.** Directors shall be appointed to serve for three (3) year terms, unless a Director sooner dies, resigns or is removed. There shall be no limit to the number of terms any one Member may serve as a director.

Section 8.03 **Directors.** The names and addresses of the person who are appointed by Declarant to act in the capacity of directors are:

Drew Abel	5200 Vineland Road; Suite 200 Orlando, FL 32811
Jim Davis	5200 Vineland Road; Suite 200 Orlando, FL 32811

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Linda Kepfer

5200 Vineland Road; Suite 200
Orlando, FL 32811**ARTICLE 9**
DISSOLUTION

The Association may only be dissolved upon termination of the Declaration as set forth therein. Upon such dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association, if any, including, but not limited to the Common Property, if any, shall be transferred to another not-for-profit corporation or appropriate public agency having similar purposes; provided, however, if no other not-for-profit corporation or agency will accept such property, then any Member or affected governmental instrumentality or agency, including the Water Management District, may petition the Circuit Court of the County in which the Property is located to appoint a receiver or trustee to conduct the affairs and fulfill the obligations of the Association with respect to such applicable portions of the Common Property, or otherwise dispose of the Common Property or portions thereof as the Circuit Court may deem appropriate. If a receiver or trustee is appointed, the Association shall be responsible for court costs, attorney's fees, and all other expenses of the receivership or trust shall constitute Common Expenses of the Association and shall be assessed against its Members. If the Association has been dissolved, or if the Association shall not have a sufficient number of directors, the receiver or trustee shall have all powers and duties of a duly constituted board of directors. The receiver or trustee shall serve until such time as the Circuit Court may deem appropriate.

ARTICLE 10
DURATION

The Association shall exist perpetually.

ARTICLE 11
AMENDMENTS

Prior to Turnover, amendment of these Articles of Incorporation shall require the assent of two-thirds (2/3) of the Board of Directors. Following Turnover, these Articles of Incorporation shall be amended at a regular or special meeting of the Members, by a vote of a majority of a quorum of Members present in person or by proxy.

ARTICLE 12
FHA/VA APPROVAL

Notwithstanding anything herein to the contrary, as long as Residential Units are being developed on the Property, Declarant may (but shall not be required to) require the following actions to be approved in advance by the Department of Housing and Urban Development and the Federal Housing Administration (and/or the Veterans Administration): (i) annexation of additional real property to the Property other than the Additional Property defined in the Declaration, (ii) dedication of Common Area, and (iii) amendment of the Declaration. Furthermore, to the extent it is required as a condition of obtaining approval by the Department

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of Housing and Urban Development, FHA and/or the VA that Declarant make modifications to the Declaration, then Declarant shall have the right to so modify the Declaration without the necessity of joinder or approval of the Board or any Owner or other party who may be affected.

IN WITNESS WHEREOF, these Amended and Restated Articles of Incorporation have been executed on behalf of the Association by its President effective as of this 14 day of May, 2014.



SURESH GUPTA

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**CERTIFICATE
OF THE SECRETARY
OF
WATERSIDE VISTA HOMEOWNERS' ASSOCIATION, INC.**

Pursuant to the provisions of Section 617.1007(3) of the Florida Not For Profit Corporation Act, the undersigned, in her capacity as Secretary of the WATERSIDE VISTA HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association"), hereby certifies as follows:

- 1) The foregoing Amended and Restated Articles of Incorporation of Waterside Vista Homeowners' Association, Inc. (the "Amended and Restated Articles") to which this certificate is attached contain amendments to the Articles of Incorporation of Waterside Vista Homeowners' Association, Inc., a Florida not-for-profit corporation which were filed with the Florida Department of State on March 8, 2007 as Document Number N07000002482.
- 2) The Amended and Restated Articles required approval of the members of the Association.
- 3) The name of the Association is WATERSIDE VISTA HOMEOWNERS' ASSOCIATION, INC.
- 4) The foregoing Amended and Restated Articles contain the text of each amendment adopted.
- 5) The Amended and Restated Articles were adopted by the unanimous approval of the members of the Association effective as of May 14, 2014.
- 6) The number of member votes cast for the Amended and Restated Articles was sufficient for approval.

Linda Keffer
LINDA KEFFER, as Secretary of the WATERSIDE VISTA HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was affirmed and acknowledged before me this 14 day of May, 2014, by LINDA KEFFER, as Secretary of the WATERSIDE VISTA HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation. She is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Judith K. Stark
Notary Public Signature
Judith K. Stark
(Name typed, printed or stamped)