

N20000124 38

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H20000382632 3))



H200003826323ABC-

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850)617-6381

From: Account Name : KRASNY AND DETIMER
Account Number : 102771002615
Phone : (321)723-5646
Fax Number : (321)768-1147

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: Kathi@coyclark.com

FLORIDA PROFIT/NON PROFIT CORPORATION
Palm Garden Lakes Townhome Community Association Inc

Certificate of Status	0
Certified Copy	1
Page Count	12
Estimated Charge	\$78.75

2020-11-04 PM 12:42

850-617-8381

11/2/2020 11:28:42 AM PAGE 1/001 Fax Server

11/4/20. I was unable to reach anyone by phone to determine how to reprint my original fax cover page. Therefore, I am submitting the Articles under a new fax audit number.



Please credit our account for the below circled fax audit number.

November 2, 2020

FLORIDA DEPARTMENT OF STATE
Division of Corporations

KRASNY AND DETIMER

SUBJECT: PALM GARDEN LAKES TOWNHOME COMMUNITY ASSOCIATION, INC.
REF: W20000126220

Thank you.
D Campos

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The document is illegible and not acceptable for imaging.

Cover page not readable.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Lillie S Kervin
Regulatory Specialist II

FAX Aud. #: H20000377403
Letter Number: 620A00021823

H20000382632 2

**ARTICLES OF INCORPORATION
OF
PALM GARDEN LAKES TOWNHOME COMMUNITY ASSOCIATION, INC.
(A Florida corporation not for profit)**

The undersigned hereby executes these Articles of Incorporation for the purpose of forming a not-for-profit corporation under Section 617.0202, Florida Statutes.

**ARTICLE I
DEFINITIONS**

The following words and phrases when used in these Articles of Incorporation (unless the context clearly reflects another meaning) shall have the following meanings, or if not defined below as defined in the Declaration:

1. "Articles" means these Articles of Incorporation and any further amendments hereto.
2. "Assessments" means the assessments for which all Owners are obligated to the Association and/or the Townhome Association and includes "Individual Townhome Assessments" and "Special Assessments" (as such terms are defined in the Declaration) and any and all other assessments which are levied by the Association and/or the Townhome Association in accordance with the Governing Documents.
3. "Association" means Palm Garden Lakes Community Association, Inc., a Florida corporation not for profit.
4. "Board" means the Board of Directors of the Townhome Association.
5. "Bylaws" means the Bylaws of the Townhome Association and any amendments thereto.
6. "County" means Brevard County, Florida.
7. "Declarant" means Palm Garden Lakes Development, LLC, a Florida limited liability company, and any successor or assign thereof to which Palm Garden Lakes Development, LLC, specifically assigns all or part of the rights of Declarant under the Declaration by an express written assignment, whether recorded in the Public Records of the County or not. The written assignment may give notice as to which rights of Declarant are to be exercised and as to which portion of the Lots. In any event, any subsequent declarant shall not be liable for any default or obligations incurred by any prior declarant, except as may be expressly assumed by the subsequent declarant.
8. "Declaration" means the Declaration of Covenants and Restrictions for Palm Garden Lakes, which is recorded in Official Records Book 8327, Page 489, Public Records of the County, and any amendments thereto.

H20000382632 3

9. "Director" means a member of the Board.

10. "Governing Documents" means in the aggregate the Declaration, the Articles and the Bylaws of the Association, the Articles and the Bylaws of the Townhome Association, the Plat, any additional plat, and all of the instruments and documents referred to therein.

11. "Lot" shall mean and refer to those parcels of land upon which exists or will exist a Townhome Unit, more specifically reflected as Lots 1 through 21 on the Plat of Palm Garden Lakes.

12. "Member" means the Owner of a Townhome in Palm Garden Lakes.

13. "Palm Garden Lakes" means that planned residential development located in the County which encompasses the Property.

14. "Owner" means the record owner, whether one (1) or more persons or entities, of fee simple title to any Townhome within Palm Garden Lakes, and includes Declarant for as long as Declarant owns fee simple title to a Townhome, but excluding therefrom those having such interest as security for the performance of an obligation.

15. "Plat" means the plat of Palm Garden Lakes, according to the plat thereof as recorded in Plat Book 66, Pages 63 – 66, of the Public Records of Brevard County, Florida. In the event an additional plat is recorded in the Public Records of the County with respect to the Additional Property made subject to the Declaration pursuant to a Supplemental Declaration, then the term "Plat" as used herein shall also mean the additional plat.

16. "Townhome" means an attached residential dwelling unit completely constructed on any of Lots 1 through 21 as depicted on the Plat which is designed and intended for use and occupancy as a single-family residence and which is subject to Assessments under the Declaration and which term shall include any interest in land, improvements and other appurtenances to such Townhome.

17. "Townhome Association" means Palm Garden Lakes Townhome Community Association, Inc., a Florida corporation not for profit. The "Townhome Association" is NOT a condominium association and is not intended to be governed by Chapter 718, the Condominium Act, Florida Statutes.

Unless otherwise defined herein, the terms defined in the Declaration are incorporated herein by reference and shall appear in initial capital letters each time such terms appear in these Articles.

ARTICLE II
NAME

The name of this corporation shall be PALM GARDEN LAKES TOWNHOME COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit, whose principal

H20000382632 3

address and mailing address is c/o Palm Garden Lakes Development, LLC, 330 N. Babcock Street, Suite 103, Melbourne, Florida 32935.

ARTICLE III
PURPOSES

The purpose for which the Townhome Association is organized is to implement, supervise and enforce the Declaration with regard to all Townhomes located within Palm Garden Lakes pursuant to Article XVI through Article XXII as set forth in said Declaration.

ARTICLE IV
POWERS

The Townhome Association shall have the following powers and shall be governed by the following provisions:

A. The Townhome Association shall have all common law and statutory powers of a corporation not for profit.

B. The Townhome Association shall have all of the powers granted to the Townhome Association in the Governing Documents. All of the provisions of the Declaration and Bylaws of the Townhome Association which grant powers to the Townhome Association are incorporated into these Articles.

C. The Townhome Association shall have all of the powers reasonably necessary to implement the purposes of the Townhome Association, including, but not limited to, the following:

1. To perform any act required or contemplated by it under the Governing Documents.

2. To make, establish, amend, abolish (in whole or in part) and enforce reasonable rules and regulations governing the use of the Lots.

3. To make, levy and collect Assessments for the purpose of obtaining funds from its Members to pay Operating Expenses and other costs defined in the Declaration and costs of collection, and to use and expend the proceeds of Assessments in the exercise of the powers and duties of the Townhome Association.

4. To enforce by legal means the obligations of the Members and the provisions of the Governing Documents.

5. To employ personnel, retain independent contractors and professional personnel, and enter into service contracts to provide for the maintenance, operation, administration and management of the Lots and to enter into any other agreements consistent with the purposes of the Townhome Association, including, but not limited to, agreements with respect to professional management of the Lots and to delegate to such professional manager certain powers and duties of the Townhome Association.

H20000382632 3

6. To enter into the Declaration and any amendments thereto and instruments referred to therein.

7. To provide, to the extent deemed necessary by the Board, any and all services and do any and all things which are incidental to or in furtherance of things listed above or to carry out the Townhome Association mandate to keep and maintain the Townhomes in a proper and aesthetically pleasing condition and to provide the Owners with services, amenities, controls and enforcement which will enhance the quality of life at the Townhome.

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

9. To exercise and enforce architectural control, maintenance and use restrictions in accordance with the Declaration.

10. Notwithstanding anything contained herein to the contrary, the Townhome Association shall be required to obtain the approval of three-fourths (3/4) of all Members (at a duly called meeting of the Members at which a quorum is present) prior to the engagement of legal counsel by the Townhome Association for the purpose of suing, or making, preparing or investigating any lawsuit, or commencing any lawsuit other than for the following purposes:

- (a) the collection of Assessments;
- (b) the collection of other charges which Owners are obligated to pay pursuant to the Governing Documents;
- (c) the enforcement of any applicable use and occupancy restrictions contained in the Governing Documents;
- (d) dealing with an emergency when waiting to obtain the approval of the Members creates a substantial risk of irreparable injury to the Lots or to Member(s) (the imminent expiration of a statute of limitations shall not be deemed an emergency obviating the need for the requisite vote of three-fourths (3/4) of the Members); or
- (e) filing a compulsory counterclaim.

The costs of any legal proceedings initiated by the Townhome Association, which are not included in the above exceptions shall be financed by the Townhome Association only with monies that are collected for that purpose by Special Assessment(s) and the Townhome Association shall not borrow money, use reserve funds, or use monies collected for other Townhome Association obligations.

H20000382632 3

ARTICLE V
MEMBERS AND VOTING

The qualification of Members of the Townhome 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 first deed of conveyance of a Townhome from Declarant to an Owner is recorded amongst the Public Records of the County ("First Conveyance"), the membership of the Townhome Association shall be comprised solely of Declarant. Until the First Conveyance, Declarant shall be entitled to cast the one (1) and only vote on all matters requiring a vote of the membership.

B. Upon the First Conveyance, Declarant shall be a Member as to each of the remaining Lots until each such Lot is conveyed to another Owner, and thereupon and thereafter each and every Owner, including Declarant as to Lots owned by Declarant, shall be a Member and exercise all of the rights and privileges of a Member.

C. Membership in the Townhome Association for Owners other than Declarant shall be established by the acquisition of ownership of fee simple title to a Lot as evidenced by the recording of an instrument of conveyance amongst the Public Records of the County. Where title to a Lot is acquired by conveyance from a party other than Declarant by means of sale, gift, inheritance, devise, bequest, judicial decree or otherwise, the person, persons or entity thereby acquiring such Lot shall not be a Member unless or until such Owner shall deliver a true copy of a deed or other instrument of acquisition of title to the Townhome Association.

D. The Townhome Association shall have two (2) classes of voting membership:

1. Class "A" Members shall be all Members, with the exception of Declarant while Declarant is a Class "B" Member, each of whom shall be entitled to one (1) vote for each Lot owned.

2. Class "B" Member shall be Declarant, who shall be entitled to three (3) times the total number of votes of all Class "A" Members plus one (1) vote. Class "B" membership shall cease and be converted to Class "A" membership upon the earlier to occur of the following events ("Turnover Date"):

(a) three (3) months after the conveyance of ninety percent (90%) of the Lots by Declarant, as evidenced by the recording of instruments of conveyance of such Townhomes amongst the Public Records of the County;

(b) upon the Class "B" Member abandoning or deserting its responsibility to maintain and complete the amenities or infrastructure as disclosed in the Governing Documents. There is a rebuttable presumption that Declarant has abandoned and deserted the Lots if Declarant has unpaid Assessments or guaranteed amounts under Section 720.308, Florida Statutes, of the HOA Act for a period of more than two (2) years;

H20000382632 3

(c) upon the Class "B" Member filing a petition seeking protection under Chapter 7 of the Federal Bankruptcy Code;

(d) upon the Class "B" Member losing title to the Lots through a foreclosure action or the transfer of a deed in lieu of foreclosure, unless the successor owner has accepted an assignment of developer rights and responsibilities first arising after the date of such assignment;

(e) upon a receiver for the Class "B" Member being appointed by a circuit court and not being discharged within 30 days after such appointment, unless the court determines within 30 days after such appointment that transfer of control would be detrimental to the Townhome Association or the Members; or

(f) when, in its discretion, the Class "B" Member so determines.

On the Turnover Date, Class "A" Members, including Declarant, shall assume control of the Townhome Association and elect not less than a majority of the Board.

Notwithstanding the foregoing, Class "A" Members are entitled to elect at least one (1) member of the Board when fifty percent (50%) of the Lots have been conveyed to Members other than Declarant.

E. The designation of different classes of membership are for purposes of establishing the number of votes applicable to certain Lots, and nothing herein shall be deemed to require voting solely by an individual class on any matter which requires the vote of Members, unless otherwise specifically set forth in the Governing Documents.

F. No Member may assign, hypothecate or transfer in any manner his/her membership in the Townhome Association except as an appurtenance to his/her Lot.

G. Any Member who conveys or loses title to a Lot by sale, gift, devise, bequest, judicial decree or otherwise shall, immediately upon such conveyance or loss of title, no longer be a Member with respect to such Lot and shall lose all rights and privileges of a Member resulting from ownership of such Lot.

H. There shall be only one (1) vote for each Townhome, except for the Class "B" Member as set forth herein. If there is more than one (1) Member with respect to a Townhome as a result of the fee interest in such Townhome being held by more than one (1) person, such Members collectively shall be entitled to only one (1) vote. The vote of the Owners of a Townhome owned by more than one (1) natural person or by a corporation or other legal entity shall be cast by the person named in a certificate signed by all of the Owners of the Townhome, or, if appropriate, by properly designated officers, partners or principals of the respective legal entity ("Voting Representative"), and filed with the Secretary of the Townhome Association, and such certificate shall be valid until revoked by a subsequent certificate. If such a certificate is not filed with the Secretary of the Townhome Association, the vote of such Townhome shall not be considered for a quorum or for any other purpose.

H20000382632 3

Notwithstanding the foregoing provisions, whenever any Townhome is owned by a husband and wife they may, but shall not be required to, designate a Voting Representative. In the event a certificate designating a Voting Representative is not filed by the husband and wife, the following provisions shall govern their right to vote:

1. When both are present at a meeting, each shall be regarded as the agent and proxy of the other for purposes of casting the vote for each Townhome owned by them. In the event they are unable to concur in their decision upon any topic requiring a vote, they shall lose their right to vote on that topic at that meeting but shall count for purposes of establishing a quorum.

2. When only one (1) spouse is present at a meeting, the person present may cast the Townhome vote without establishing the concurrence of the other spouse, absent any prior written notice to the contrary by the other spouse. In the event of prior written notice to the contrary to the Townhome Association by the other spouse, the vote of said Townhome shall not be considered, but shall count for purposes of establishing a quorum.

3. When neither spouse is present, the person designated in a "Proxy" (as defined in the Bylaws) signed by either spouse may cast the Townhome vote, when voting by Proxy is allowed, absent any prior written notice to the contrary to the Townhome Association by the other spouse or the designation of a different Proxy by the other spouse. In the event of prior written notice to the contrary to the Townhome Association or the designation of a different Proxy by the other spouse, the vote of said Townhome shall not be considered, but shall count for purposes of establishing a quorum.

1. A quorum shall consist of persons entitled to cast at least thirty percent (30%) of the total number of votes of the Members.

ARTICLE VI
TERM

The term for which this Townhome Association is to exist shall be perpetual. In the event of dissolution of the Townhome Association (unless same is reinstated), other than incident to a merger or consolidation, all of the assets of the Townhome Association shall be conveyed to a similar homeowners association or a public agency having a similar purpose, or any Member may petition the appropriate circuit court of the State of Florida for the appointment of a receiver to manage the affairs of the dissolved Townhome Association and its properties in the place and stead of the dissolved Townhome Association and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Townhome Association and its properties.

In the event and upon dissolution of the Townhome Association, if the Veterans Administration ("VA") is guaranteeing or the U.S. Department of Housing and Urban Development ("HUD") is insuring the mortgage on any Lot, then unless otherwise agreed to in writing by HUD or VA, any remaining real property of the Townhome Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Townhome Association was created. In the event that acceptance of such dedication is refused,

H20000382632 3

such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes. Such requirement shall not apply if VA is not guaranteeing and HUD is not insuring any mortgage; provided if either agency has granted project approval for Palm Garden Lakes, then HUD and/or VA shall be notified of such dissolution.

**ARTICLE VII
INCORPORATOR**

The name and address of the Incorporator of these Articles is: Coy A. Clark, 330 N. Babcock Street, Suite 103, Melbourne, Florida 32935.

**ARTICLE VIII
OFFICERS**

The affairs of the Townhome Association shall be managed by the President of the Townhome Association, assisted by the Vice President(s), Secretary and Treasurer, and, if any, by the Assistant Secretary(ies) and Assistant Treasurer(s), subject to the directions of the Board. Except for officers elected prior to the Turnover Date, officers must be Members, or the parents, children or spouses of Members.

The Board shall elect the President, Secretary and Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall, from time to time, determine. The President shall be elected from amongst the membership of the Board, but no other officer need be a Director. The same person may hold two (2) or more offices, the duties of which are not incompatible; provided, however, the office of President and a Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person.

**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	Sonja Pedretti
Vice President	Michael Weiss
Secretary/Treasurer	Richard Corona

**ARTICLE X
BOARD OF DIRECTORS**

A. The number of Directors on the first Board of Directors of the Townhome Association ("First Board") shall be three (3). The number of Directors elected by the Members subsequent to the "Declarant's Resignation Event" (as hereinafter defined) shall be not less than three (3) nor more than five (5), as the Board shall from time to time determine prior to each

H20000382632 3

meeting at which Directors are to be elected. Except for Declarant-appointed Directors, Directors must be Members or the parents, children or spouses or officers or directors of Members. There shall be only one (1) vote for each Director.

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

<u>NAMES</u>	<u>ADDRESSES</u>
Sonja Pedretti	1040 Culver Drive NE Palm Bay, FL 32907
Michael Weiss	1040 Culver Drive NE Palm Bay, FL 32907
Richard Corona	1040 Culver Drive NE Palm Bay, FL 32907

Declarant reserves the right to replace and/or designate and elect successor Directors to serve on the First Board for so long as the First Board is to serve, as hereinafter provided.

C. Upon the Turnover Date, the Members other than Declarant ("Purchaser Members") shall be entitled to elect not less than a majority of the Board.

A Director (other than a Declarant-appointed Director) may be removed from office upon the affirmative vote or the agreement in writing of a majority of the voting interests of Purchaser Members for any reason deemed to be in the best interests of the Purchaser Members. A meeting of the Purchaser Members to so remove a Director (other than a Declarant-appointed Director) shall be held upon the written request of ten percent (10%) of the Purchaser Members. Any such recall shall be effected and a recall election shall be held, if applicable, as provided in the HOA Act.

D. Upon the earlier to occur of the following events ("Declarant's Resignation Event"), Declarant shall cause all of its designated Directors to resign:

1. When Declarant no longer holds at least five percent (5%) of the Lots for sale in the ordinary course of business and all Lots sold by Declarant have been conveyed as evidenced by the recording of instruments of conveyance of such Lots amongst the Public Records of the County; or

2. When Declarant causes the voluntary resignation of all of the Directors designated by Declarant and does not designate replacement Directors.

Upon Declarant's Resignation Event, the Directors elected by Purchaser Members shall elect a successor Director to fill the vacancy caused by the resignation or removal of Declarant's designated Director. This successor Director shall serve until the next Annual Members' Meeting and until his or her successor is elected and qualified.

H20000382632 3

E. At each Annual Members' Meeting held subsequent to Declarant's Resignation Event, all of the Directors shall be elected by the Members. At the first Annual Members Meeting, a "staggered" term of office of the Board shall be created as follows:

1. a number equal to fifty percent (50%) of the total number of Directors rounded to the nearest whole number is the number of Directors whose term of office shall be established at two (2) years and the Directors serving for a two (2) year term will be the Directors receiving the most votes at the meeting; and

2. the remaining Directors' terms of office shall be established at one (1) year.

At each Annual Members' Meeting thereafter, as many Directors of the Townhome Association shall be elected as there are Directors whose regular term of office expires at such time, and the term of office of the Directors so elected shall be for two (2) years, expiring when their successors are duly elected and qualified.

F. The resignation of a Director who has been designated by Declarant or the resignation of an officer of the Townhome Association who has been elected by the First Board shall be deemed to remise, release, acquit, satisfy and forever discharge such officer or Director of and from any and all manner of action(s), cause(s) of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, executions, claims and demands whatsoever, in law or in equity, which the Townhome Association or Purchaser Members had, now have or will have or which any personal representative, successor, heir or assign of the Townhome Association or Purchaser Members hereafter can, shall or may have against said officer or Director for, upon or by reason of any matter, cause or thing whatsoever from the beginning of the world to the day of such resignation, except for such Director's or officer's willful misconduct or gross negligence.

**ARTICLE XI
INDEMNIFICATION**

Each and every Director and officer of the Townhome Association shall be indemnified by the Townhome Association against all costs, expenses and liabilities, including attorney and paralegal fees at all trial and appellate levels and post judgment proceedings, reasonably incurred by or imposed upon him/her in connection with any negotiation, proceeding, arbitration, litigation or settlement in which he/she becomes involved by reason of his/her being or having been a Director or officer of the Townhome Association, and the foregoing provision for indemnification shall apply whether or not such person is a Director or officer at the time such cost, expense or liability is incurred. Notwithstanding the above, in the event of any such settlement, the indemnification provisions provided in this Article XI shall not be automatic and shall apply only when the Board approves such settlement and reimbursement for the costs and expenses of such settlement as being in the best interest of the Townhome Association, and in the event a Director or officer admits that he/she is or is adjudged guilty of willful misfeasance or malfeasance in the performance of his/her duties, the indemnification provisions of this Article XI shall not apply. The foregoing right of indemnification provided in this Article XI shall be in addition to and not

H20000382632 3

exclusive of any and all rights of indemnification to which a Director or officer of the Townhome Association may be entitled under statute or common law.

**ARTICLE XII
BYLAWS**

The Bylaws shall be adopted by the First Board, and thereafter may be altered, amended or rescinded in the manner provided for in the Bylaws. In the event of any conflict between the provisions of these Articles and the provisions of the Bylaws, the provisions of these Articles shall control.

**ARTICLE XIII
AMENDMENTS**

A. Prior to the First Conveyance, these Articles may be amended only by an instrument in writing signed by Declarant and filed in the Office of the Secretary of State of the State of Florida.

B. After the First Conveyance, and prior to the Turnover Date, these Articles may be amended solely by a majority vote of the Board, without the prior written consent of the Members, at a duly called meeting of the Board.

C. After the Turnover Date, these Articles may be amended in the following manner:

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

(b) Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member within the time and in the manner provided in the Bylaws for the giving of notice of meetings.

(c) At such meeting, a vote of the Members shall be taken on the proposed amendment(s). The proposed amendment(s) shall be adopted upon receiving the affirmative vote of a majority of the total voting interests present at such meeting.

2. An amendment may be adopted by a written statement (in lieu of a meeting) signed by all Members and all members of the Board setting forth their intention that an amendment to the Articles be adopted.

D. These Articles may not be amended without the written consent of a majority of the members of the Board.

E. Notwithstanding any provisions of this Article XIII to the contrary, these Articles shall not be amended in any manner which shall prejudice the rights of: (i) Declarant, without the prior written consent thereto by Declarant, for so long as Declarant holds either a leasehold interest

H20000382632 3

in or title to at least one (i) Townhome or Lot; and (ii) any "Institutional Mortgage" (as such term is defined in the Declaration) without the prior written consent of such Institutional Mortgagee.

F. Notwithstanding the foregoing provisions of this Article XIII to the contrary, no amendment to these Articles shall be adopted which shall abridge, prejudice, amend or alter the rights of Declarant without the prior written consent of Declarant, including, but not limited to, Declarant's right to designate and select members of the First Board or otherwise designate and select Directors as provided in Article X above, nor shall any other amendment be adopted or become effective without the prior written consent of Declarant for so long as Declarant holds either a leasehold interest in or title to at least one (1) Lot.

G. Any instrument amending these Articles shall identify the particular article or articles being amended and shall provide a reasonable method to identify the amendment being made. A certified copy of each such amendment shall be attached to any certified copy of these Articles, and a copy of each amendment certified by the Secretary of State shall be recorded amongst the Public Records of the County.

**ARTICLE XIV
MERGERS AND CONSOLIDATIONS**

Subject to the provisions of the Declaration and to the extent permitted by law, the Townhome Association may participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall be approved in the manner provided by Chapter 617, Florida Statutes, as the same may be amended from time to time. For purposes of any vote of the Members required pursuant to said statutes, for so long as Declarant shall own any portion of the Lots, any such merger or consolidation shall require Declarant's prior approval.

**ARTICLE XV
REGISTERED OFFICE AND REGISTERED AGENT**

The name and street address of the initial registered agent of the Townhome Association is Coy A. Clark, 330 N. Babcock Street, Suite 103, Melbourne, Florida 32935.

Having been named as Registered Agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Coy A. Clark
Coy A. Clark, Registered Agent

IN WITNESS WHEREOF, the undersigned incorporator has hereto set their hand and seal this 29th day of October, 2020.

Coy A. Clark
Coy A. Clark, Incorporator