



SAMOUCE, MURRELL & FRANCOEUR, P.A.

800 Laurel Oak Drive, Suite 300
Tallahassee, Florida 32310

Robert C. Samouco
Robert E. Murrell
Philip M. Francoeur, Jr.

Telephone (941) 596 - 9522
Facsimile (941) 596-9523

N 30 833

May 23, 2000

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

RE: Amended and Restated Articles of Incorporation for
Montara Bonita Bay Homeowners Association, Inc.

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-05/25/00--01069--005
*****43.75 *****43.75

Dear Sir/Madam:

Enclosed please find the original and one (1) copy of the above-referenced document for filing.
Also enclosed is a check in the amount of \$43.75. Please return a certified copy to our office at
your earliest convenience.

Thank you.

Sincerely,
SAMOUCE, MURRELL & FRANCOEUR, P.A.

Teresa Murrell

Teresa Murrell
Secretary to Robert C. Samouco

N 30 833
Angela R. [unclear]
2000
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
JUN 26 AM 8:10
FILED



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

June 7, 2000

SAMOUCÉ, MURRELL & FRANCOEUR, P.A.
% TERESA MURRELL
800 LAUREL OAK DR., SUITE 300
NAPLES, FL 34108

SUBJECT: MONTARA BONITA BAY ASSOCIATION, INC.
Ref. Number: N30833

We have received your document for MONTARA BONITA BAY ASSOCIATION, INC. and your check(s) totaling \$43.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please call in reference to your document.

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) 487-6916.

Carol Mustain
Corporate Specialist

Letter Number: 100A00032222



SAMOUCE, MURRELL & FRANCOEUR, P.A.

800 Laurel Oak Drive, Suite 300
Naples, Florida 34108

Robert C. Samouce
Robert E. Murrell
Philip M. Francoeur, Jr.

Telephone (941) 596 - 9522
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June 22, 2000

Secretary of State
Division of Corporations
Attention: Carol Mustain
P.O. Box 6327
Tallahassee, FL 32314

**RE: Amended and Restated Articles of Incorporation for
Montara Bonita Bay Association, Inc.**

Dear Carol:

Thank you for your correspondence of June 7, 2000. Enclosed please find the original and one (1) copy of the above-referenced document for filing. A check in the amount of \$43.75 was sent on May 23, 2000 with earlier correspondence from this office. Pursuant to our conversation on June 22, 2000, please file and return a certified copy to our office at your earliest convenience.

Thank you for your attention to this matter.

Sincerely,
SAMOUCE, MURRELL & FRANCOEUR, P.A.

A handwritten signature in cursive script that reads 'Teresa Murrell'.

Teresa Murrell
Secretary to Robert C. Samouce

**NOTE: SUBSTANTIAL AMENDMENT OF ENTIRE ARTICLES OF INCORPORATION.
FOR PRESENT TEXT SEE EXISTING ARTICLES OF INCORPORATION.**

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION**

OF

MONTARA BONITA BAY ASSOCIATION, INC.

Pursuant to Section 617.1007, Florida Statutes, these Articles of Incorporation of Montara Bonita Bay Homeowners Association, Inc., a Florida corporation not for profit which was originally incorporated under the same name on February 23, 1989, are hereby amended and restated in their entirety. All amendments included herein have been adopted pursuant to Section 617.1002, Florida Statutes, and there is no discrepancy between the corporation's Articles of Incorporation as heretofore amended and the provisions of these Amended and Restated Articles other than the inclusion of amendments, adopted pursuant to Section 617.1002, Florida Statutes, and the omission of matters of historical interest. The Amended and Restated Articles of Incorporation of Montara Bonita Bay Association, Inc., shall henceforth be as follows:

ARTICLE I

NAME: The name of the corporation is Montara Bonita Bay Association, Inc., sometimes hereinafter referred to as the "Association".

ARTICLE II

PRINCIPAL OFFICE: The principal office of the corporation shall be c/o The Warner Corporation, 636 110th Avenue North, Suite 7, Naples, Florida, 34108. The principal office can be changed from time to time by the Board of Directors.

ARTICLE III

PURPOSE AND POWERS: This Association will not permit pecuniary gain or profit nor distribution of its income to its members, officers or Directors. It is a nonprofit corporation formed for the purpose of establishing a corporate residential community homeowners' association which, subject to a Declaration of Restrictive Covenants, Conditions, Restrictions and Easements for Montara Bonita Bay originally recorded in the Public Records of Lee County, Florida, at O.R. Book 2499 at Page 3449 *et seq.*, has the powers described herein. The Association shall have all of the common law and statutory powers of a Florida corporation not for profit consistent with these Articles, the Bylaws of the corporation, and with said Declaration of Covenants, Conditions, Restrictions and Easements for Montara Bonita Bay and shall have all of the powers and authority reasonably necessary or appropriate to the operation and regulation of a residential community, subject to said recorded Declaration, as it may from time to time be amended, including but not limited to the power:

ARTICLES OF INCORPORATION

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EXHIBIT "B"

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

- (A) to fix, levy, collect and enforce payment by any lawful means all charges, assessments, or liens 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 corporation, including all license fees, taxes or governmental charges levied or imposed against the property or the corporation;
- (B) to make, amend and enforce reasonable rules and regulations governing the use of the common areas and the operation of the Association;
- (C) to sue and be sued, and to enforce the provisions of the Declaration, these Articles, and the Bylaws of the Association;
- (D) to contract for the management and maintenance of the common areas and to delegate any powers and duties of the Association in connection therewith except such as are specifically required by the Declaration to be exercised by the Board of Directors or the membership of the Association;
- (E) to employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the properties;
- (F) to dedicate, sell or transfer all or any part of the common areas to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication, sale or transfer shall be effective unless an instrument has been signed by two-thirds (2/3rds) of the voting interests agreeing to such dedication, sale or transfer;
- (G) to borrow money, and with the prior approval of two-thirds (2/3rds) of the voting interests, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (H) to maintain, repair, replace and provide insurance for the common areas;
- (I) to acquire, (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, or otherwise dispose of real or personal property in connection with the affairs of the corporation; and
- (J) to exercise any and all powers, rights and privileges which a corporation organized under Chapter 617 of Florida Statutes may now or hereafter have or exercise; subject always to the Declaration as amended from time to time.

All funds and the title to all property acquired by the Association shall be held for the benefit of the members in accordance with the provisions of the Declaration, these Articles of Incorporation and the Bylaws.

ARTICLE IV

MEMBERSHIP AND VOTING RIGHTS: Membership and Voting Rights shall be as set forth in the Bylaws of the Association.

ARTICLE V

TERM; DISSOLUTION: The term of the Association shall be perpetual. The Association may be dissolved with the consent given in writing and signed by not less than two-thirds (2/3rds) of the voting interests. Upon dissolution of the Association, other than incident to a merger or consolidation, its assets, both real and personal, shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was formed. In the event there is a refusal to accept such dedication, then such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization which is devoted to purposes similar to those of this Association.

ARTICLE VI

BYLAWS: The Bylaws of the Association may be altered, amended or rescinded in the manner provided therein.

ARTICLE VII

AMENDMENTS: Amendments to these Articles shall be proposed and adopted in the following manner:

- (A) **Proposal.** Amendments to these Articles shall be proposed by a majority of the Board or upon petition of one-fourth (1/4) of the voting interests, and shall be submitted to a vote of the members not later than the next annual meeting.
- (B) **Vote Required.** Except as otherwise required by Florida law, these Articles of Incorporation may be amended if the proposed amendment is approved by at least two-thirds (2/3rds) of the voting interests at any annual or special meeting, or by a majority of the voting interests in writing without a meeting, provided that notice of any proposed amendment has been given to the members of the Association, and that the notice contains a fair statement of the proposed amendment.
- (C) **Effective Date.** An amendment shall become effective upon filing with the Secretary of State and recording a certified copy in the Public Records of Lee County, Florida with the same formalities as are required in the Declaration for recording amendments to the Declaration.

ARTICLE VIII

DIRECTORS AND OFFICERS:

- (A) The affairs of the Association will be administered by a Board of Directors consisting of the number of Directors determined by the Bylaws, but not less than three (3) Directors, and in the absence of such determination shall consist of three (3) Directors.
- (B) Directors of the Association shall be elected by the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.
- (C) The business of the Association shall be conducted by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board.

ARTICLE IX

INDEMNIFICATION:

To the fullest extent permitted by Florida law, the Association shall indemnify and hold harmless every Director and every officer of the Association against all expenses and liabilities including attorney fees, actually and reasonably incurred by or imposed on him in connection with any legal proceeding (or settlement or appeal of such proceeding) to which he may be a party because of his being or having been a Director or officer of the Association. The foregoing right of indemnification shall not apply to:

- (A) Willful misconduct or a conscious disregard for the best interests of the Association, in a proceeding by or in the right of the Association to procure a judgement in its favor.
- (B) A violation of criminal law, unless the Director or officer had no reasonable cause to believe his action was unlawful or had reasonable cause to believe his action was lawful.
- (C) A transaction from which the Director or officer derived an improper personal benefit.
- (D) Wrongful conduct by Directors or officers, in a proceeding brought by or on behalf of the Association.

In the event of a settlement, the right to indemnification shall not apply unless a majority of the disinterested Directors approve the settlement as being in the best interest of the Association. The foregoing rights of indemnification shall be in addition to, and not exclusive of all other rights to which a Director or officer may be entitled.

CERTIFICATE

The undersigned, being the duly elected and acting President of Montara Bonita Bay Association, Inc., hereby certifies that the foregoing were approved and adopted by the affirmative vote of a majority of the members of the Board of Directors of the Association, and the affirmative vote of not less than two-thirds (2/3rds) of the total votes entitled to be cast by the Members of the Association at a meeting held on October 5, 1999, after due notice, in accordance with the requirements of the Articles of Incorporation for their amendment, and that said vote was sufficient for their amendment. The foregoing both amend and restate the Articles of Incorporation in their entirety. The number of votes cast was sufficient for their amendment.

Executed this 28 day of April, 2000.

MONTARA BONITA BAY ASSOCIATION, INC.

Jack Watson
Jack Watson, President
3284 Montara Drive
Bonita Springs, FL 34134

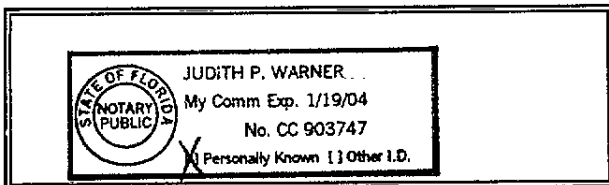
Attest:

Lou Lommen
Lou Lommen, Secretary

(SEAL)

STATE OF FLORIDA
COUNTY OF Collier

Subscribed to before me this 28th day of April, 2000 by Jack Watson, President, and Lou Lommen, Secretary, of Montara Bonita Bay Association, Inc., a Florida corporation not for profit, on behalf of the corporation. He is personally known to me or did produce _____ as identification.



Judith P. Warner
Signature of Notary Public

(Print, Type or Stamp Commissioned Name of Notary Public) (Affix Notarial Seal)

ARTICLES OF INCORPORATION
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EXHIBIT "B"

