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Licensed in FL and NJ

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August 18, 1999

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

FILED  
99 AUG 20 PM 4:47  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Re: Royal Marco Point II  
Condominium Association

Gentlemen/Ladies:

Enclosed please find:

1. Duplicate original Amended and Restated Articles of Incorporation for Royal Marco Point II Condominium Association,

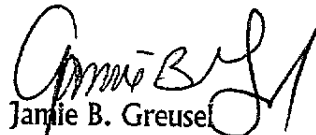
2. Check made payable to the Secretary of State in the amount of \$43.75 representing the following:

Filing Fee	\$35.00
Certified Copy	<u>8.75</u>
	\$43.75

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-08/20/99--01092--010  
\*\*\*\*\*43.75 \*\*\*\*\*43.75

Kindly file the Amended Articles and return a Certified Copy to our office.

Sincerely,

  
Jamie B. Greusel

JBG/ev  
Enclosures

*Amended & Restated art. & N/C*

Cc: Royal Marco Point II Condominium Association

V. SHEPARD AUG 27 1999

**AMENDED AND RESTATED ARTICLES OF INCORPORATION**  
**FOR**  
**ROYAL MARCO POINT II CONDOMINIUM ASSOCIATION, INC.**

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TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not-for-profit and do hereby certify:

**ARTICLE I**

The name of the corporation, hereinafter called "Condominium Association" is ROYAL MARCO POINT II ASSOCIATION, INC. And the corporate office address is 5000 Royal Marco Way, Marco Island, FL 34145.

**ARTICLE II**

**PURPOSE AND POWERS:** The purpose for which the Condominium Association is organized is to provide an entity in accordance with the Condominium Act for the operation of Royal Marco Point II, a Condominium, located in Collier County, Florida.

The Condominium Association is organized and shall exist upon a non-stock basis as a not-for-profit corporation under the laws of the State of Florida, and no portion of any earnings of the Condominium Association shall be distributed or inure to the private benefit of any member, director or officer of the Condominium Association. For the accomplishment of its purposes, the Condominium Association shall have all of the common law and statutory powers and duties of a corporation not for profit under the laws of the State of Florida, and as provided in these Amended and Restated Articles of Incorporation, the Amended and Restated Declaration of Condominium, and the Amended and Restated By-laws or the Florida Condominium Act, as they may be amended from time to time.

The Condominium Association shall have all the powers and duties reasonably necessary to operate the condominium pursuant to the Amended and Restated Declaration and as it may hereafter be amended, including, but not limited to, the following:

- A. To make and collect assessments against the members of the Association in order to defray the costs, expenses and losses of the Association, and to use the proceeds of said assessments in the exercise of its powers and duties;
- B. To protect, maintain, repair, replace and operate the Condominium property and Association property;
- C. To purchase insurance on the Condominium property and Association property for the protection of the Association, its members and their mortgagees;

D. To make, amend, and enforce reasonable rules and regulations governing the use of the common elements, and the operation of the Association;

E. To approve or disapprove the transfer, mortgage, ownership and occupancy of units, as provided by the Amended and Restated Declaration of Condominium and the Amended and Restated By-laws;

F. To reconstruct improvements after casualty and to make further improvements of the property;

G. To enforce the provisions of the Condominium Act, the Amended and Restated Declaration of Condominium, these Amended and Restated Articles, the Amended and Restated By-laws and any Rules and Regulations of the Association, as amended;

H. To contract for the management and maintenance of the Condominium and the Condominium Property, and to delegate any powers and duties of the Association in connection therewith except such as are specifically required by the Amended and Restated Declaration of Condominium to be exercised by the Board of Directors or the membership of the Condominium Association;

I. To employ accountants, attorneys, architects, and other professional personnel to perform the services required for the proper operation of the Condominium;

J. To acquire real and personal property in the name of the Association;

K. To borrow money, if necessary, to perform its other functions hereunder.

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 Amended and Restated Declaration of Condominium, these Amended and Restated Articles of Incorporation, and the Amended and Restated By-laws, as may be amended from time to time.

### **ARTICLE III**

**MEMBERSHIP:** The members of the Association shall consist of all record owners of a fee simple interest in one or more units in the Condominium, and as further provided in the Amended and Restated By-laws. After termination of the Condominium, the members shall consist of those who are members at the time of such termination. After receiving approval of the Association as required by the Amended and Restated Declaration of Condominium, change of membership shall be established by recording in the Public Records of Collier County, Florida, a deed or other instrument and by delivery to the Association of a copy of such instrument. The share of a member in the funds and assets of the Association cannot be assigned or otherwise transferred in any manner except as an appurtenance to his unit. The owners of each unit, collectively, shall be entitled to one vote in the Association matters as set forth in the Amended and

Restated Declaration of Condominium and Amended and Restated By-laws. The manner of exercising voting rights shall be as set forth in the by-laws.

#### **ARTICLE IV**

**TERM:** The term of the Condominium Association shall be perpetual.

#### **ARTICLE V**

**BY-LAWS:** The Amended and Restated By-laws of the Condominium Association may be amended or rescinded in the manner provided for therein.

#### **ARTICLE VI**

**AMENDMENTS:** Except as otherwise provided under Florida law, these Amended and Restated Articles of Incorporation may be amended if the proposed amendment is approved by at least two-thirds (2/3rds) of the voting interests who are present, in person or by proxy, at any duly called membership meeting, or by approval in writing of the owners of a majority of the units without a meeting, provided that notice of any proposed amendment has been given to the members of the Condominium Association and that the notice contains a copy of the proposed Amendment. Any amendment shall become effective upon filing with the Secretary of State and recording a copy in the Public Records of Collier County, Florida.

#### **ARTICLE VII**

**DIRECTORS AND OFFICERS:** The affairs of the Association shall be administered by a Board of Directors consisting of the number of Directors determined by the Amended and Restated By-laws, but in any event no less than three (3) Directors. All Directors shall be elected by the members in the manner detailed in the by-laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided in the Amended and Restated By-laws. The officers shall conduct the business of the Association, and shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Condominium Association and shall serve at the pleasure of the Board.

#### **ARTICLE VIII**

**INDEMNIFICATION:** The Association shall indemnify every Director and every officer of the Association against all expenses and liabilities including attorney's fees incurred by or imposed on them in connection with any legal proceeding to which he may become a party as a result of his position as an officer or director of the Association, provided, however, said indemnification shall not apply in the event of gross negligence or willful misconduct of the Director or officer, or in any criminal action, unless the Director or officer acted in good faith and in a manner he reasonably believed was in the best interest of the Condominium Association.

**CERTIFICATE**

The undersigned, being the duly elected President and Secretary of the Royal Marco Point II Condominium Association, Inc., hereby certify that the foregoing were duly proposed by the Board of Directors and that the foregoing were approved by at least a majority of the votes of all members entitled to vote thereon at a duly called meeting, at which a quorum was present, held on July 12, 1999, which was a sufficient number for approval, after due notice, in accordance with the requirements of the Articles of Incorporation for their amendment. The foregoing both amend and restate the Articles of Incorporation in their entirety.

Executed this 17<sup>th</sup> day of August, 1999.

ROYAL MARCO II CONDOMINIUM ASSOCIATION, INC.  
A Florida not-for-profit corporation

Robert E. Genirs  
Robert Genirs, President

Attest: [Signature]  
James Bolonda, Secretary

STATE OF Florida  
COUNTY OF Collier

The foregoing instrument was acknowledged before me on this 17<sup>th</sup> day of August, 1999 by Robert Genirs, Secretary of Royal Marco Point II Condominium Association, Inc., who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

Priscilla F. Mullvain  
Notary Public  
Print Name: Priscilla F. MULLVAIN  
My commission expires:

(SEAL)



Priscilla F. Mullvain  
Commission # CG 808750  
Expires Apr. 1, 2003  
Bonded Thru  
Atlantic Bonding Co., Inc.

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me on this 17<sup>th</sup> day of August, 1999 by James Bolonda, Secretary of Royal Marco Point II Condominium Association, Inc., who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

Priscilla F. Mullvain  
Notary Public  
Print Name: Priscilla F. MULLVAIN  
My commission expires:

(SEAL)



Priscilla F. Mullvain  
Commission # CG 808750  
Expires Apr. 1, 2003  
Bonded Thru  
Atlantic Bonding Co., Inc.

**DESIGNATION OF AGENT TO ACCEPT SERVICE OF PROCESS**

ROYAL MARCO POINT II CONDOMINIUM ASSOCIATION, INC., hereby designates Jamie B. Greusel, a resident of Collier County, Florida, whose business address is 1104 North Collier Blvd., Marco Island, FL 34145, as registered agent to accept all service of process on its behalf.

Robert E. Genus  
Robert Genus, as President

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**ACCEPTANCE BY REGISTERED AGENT**

Having been named to accept service of process for ROYAL MARCO POINT II CONDOMINIUM ASSOCIATION, INC., at the place designated in these Amended and Restated Articles of Incorporation, I hereby accept the appointment to act in this capacity and agree to comply with the laws of the State of Florida in keeping said office open.

8/17/KA  
Date  
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Jamie B. Greusel  
Jamie B. Greusel