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INTEROFFICE MEMORANDUM

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JUN 16 1995
TALLAHASSEE

TO: Runner
OFFICE: Tallahassee
FROM: Wendy A. Hornor, Legal Assistant
DATE: June 16, 1995
RE: File No. OR2680-479 Oriole/Sandpiper Isle
Condominiums
cc: Mark F. Grant, Esq.
File

800001516416
-06/19/95--01036--001
***122.50 ***122.50

Enclosed for filing purposes are Articles of Incorporation. Please take the package to the Division of Corporations at 409 East Gaines Street and wait for the certified copy of the Articles. Please send the certified copy to my attention in the overnight mail to the Fort Lauderdale office.

Thanks for your help and please feel free to call me at ext. 2903 should you have any questions.

Wendy

*Rucker, Barnett
Pick-up 2:30*

FILED
JUN 16 1995
TALLAHASSEE

6/19/95

TS

RUDEN, BARNETT, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.

ATTORNEYS AT LAW

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WRITER'S DIRECT DIAL NUMBER
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MIAMI
NAFTIS

June 16, 1995

BY HAND

Secretary of State of Florida
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

Re: Articles of Incorporation/Sandpiper Isle Condominium
Association, Inc.

Dear Sir or Madam:

Enclosed for filing purposes are the following:

- 1) Executed Articles of Incorporation of the above-captioned, to be incorporated as a not-for-profit corporation.
- 2) Photocopy of the executed Articles of Incorporation.
- 3) Check number 353385 in the amount of \$122.50 in payment of the following:
 - (a) Filing fee in the amount of \$35.00;
 - (b) Certified copy fee in the amount of \$52.50; and
 - (c) Registered Agent fee in the amount of \$35.00.

Please file the original Articles, certify the copy, and return the certified copy to the courier.

Secretary of State of Florida

June 16, 1995

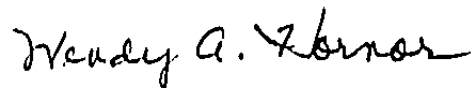
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Should you have any questions with respect to the above, please call me at the telephone number listed above.

Thank you for your assistance.

Very truly yours,

RUDEN, BARNETT, McCLOSKEY, SMITH,
SCHUSTER & RUSSELL, P.A.



Wendy A. Hornor
Legal Assistant

Enclosure

cc: Ms. JoAnn Levy (w/o encls)
Mark F. Grant, Esq. (w/o encls)

**ARTICLES OF INCORPORATION
OF
JANDPIPER ISLE CONDOMINIUM ASSOCIATION, INC.
(A Florida Corporation Not for Profit)**

In order to form a corporation not for profit, under and in accordance with Chapter 617 of the Florida Statutes, I, the undersigned, hereby incorporate this corporation not for profit, for the purposes and with the powers hereinafter set forth and to that end, I do, by these Articles of Incorporation, certify as follows:

The terms contained in these "Articles" are defined in the Condominium Act, Chapter 718, Florida Statutes, 1976 ("Act") as amended through the date of recording the first Declaration amongst the Public Records of Lee County, Florida, shall have the meaning of such terms set forth in such Act, and, for clarification, the following terms will have the following meanings:

A. "Act" means Condominium Act, Chapter 718, Florida Statutes, 1976, as amended through the date of recording the first Declaration amongst the Public Records.

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

C. "Association" means Sandpiper Isle Condominium Association, Inc., a Florida corporation not for profit, responsible for operating the Sandpiper Isle Condominium(s).

D. "Association Expenses" means the expenses for the operation and administration of the Association in carrying out its powers and duties, including the operation, maintenance, repair or replacement of the Association Property, and the cost of taxes and insurance thereon.

E. "Association Property" means that property, real and personal, which is owned or leased by the Association for the benefit of its Members.

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

G. "Bylaws" means the Bylaws of the Association.

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

I. "Common Surplus" means the excess of receipts of the Association collected on behalf of the Sandpiper Isle Condominium(s) (including, but not limited to, assessments, rents, profits and revenues, on account of the Common Elements) over the Common Expenses.

J. "Community Association" means Pelican Landing Community Association, Inc., a Florida corporation not for profit, organized to administer the Community Declaration.

K. "Community Declaration" means the Amended and Restated Declaration and General Protective Covenants for Pelican Landing recorded in Official Records Book 2198, Page 1873 and all amendments and supplements thereto, whereby Declarant has imposed certain covenants and use restrictions upon portions of Pelican Landing and whereby the "Common Expenses" (as defined therein) are allocated and collected from the Owners as described therein.

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

M. "County" means Lee County, Florida.

N. "Declarant" means Westinghouse Bayside Communities, Inc., a Florida corporation, the developer of "Pelican Landing".

O. "Declaration" means a Declaration of Condominium by which a Sandpiper Isle Condominium is submitted by Developer to the condominium form of ownership in accordance with the Act.

P. "Developer" means Oriole of Naples, Inc., a Florida corporation, its successors, grantees and assigns. An Owner shall not, solely by the purchase of a Dwelling Unit, be deemed a successor or assign of Developer or of the rights of Developer under the Condominium Documents unless such Owner is specifically so designated as a successor or assign of such rights in the instrument of conveyance or any other instrument executed by Developer.

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

R. "Dwelling Unit" means "unit" as described in the Act and is that portion of the Condominium Property which is subject to exclusive ownership.

S. "Dwelling Unit Owner" means "unit owner" as defined in the Act and is the owner of a Dwelling Unit.

T. "Member" means a member or members of the Association.

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

V. "Neighborhood Common Expenses" means expenses for which the Owners are liable to the Association as set forth in various sections of the Act and as described in the Neighborhood Documents and include:

- (i) expenses incurred in connection with operation, maintenance, repair or replacement of the "Common Elements" (as defined in each Declaration), costs

of carrying out the powers and duties of the Association with respect to the Sandpiper Isle Condominium(s) and the Condominium Property of each, cost of fire and extended coverage insurance on the Condominium Property; and

(ii) any other expenses designated as Neighborhood Common Expenses from time to time by the Board.

W. "Neighborhood Documents" means in the aggregate each 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 a Sandpiper Isle Condominium.

X. "Pelican Landing" means the name given to the planned residential development being developed in stages by Declarant in accordance with the "General Plan of Development" described in the Community Declaration.

Y. "Phase" means those portions of the real property within Sandpiper Isle and improvements thereon which, as contemplated by Section 718.403 of the Act, may become part of the Condominium Property of a Sandpiper Isle Condominium by the recording of a Declaration or an amendment thereto.

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

AA. "Sandpiper Isle" means one of the residential sections within Pelican Landing, upon which Developer intends to develop the Sandpiper Isle Condominiums.

BB. "Sandpiper Isle Condominium(s)" means a condominium in Sandpiper Isle which is the subject of a Declaration.

CC. "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 Dwelling Unit owned by more than one (1) owner or by any entity.

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

ARTICLE I NAME

The name of this Association shall be SANDPIPER ISLE CONDOMINIUM ASSOCIATION, INC., whose principal and mailing address is 1690 South Congress Avenue, Delray Beach, Florida 33445.

ARTICLE II
PLAN OF DEVELOPMENT AND
PURPOSE OF ASSOCIATION

A. Developer intends to develop the Sandpiper Isle Condominiums on property Developer owns within Sandpiper Isle. Developer intends to develop each Sandpiper Isle Condominium as a "phase condominium" as contemplated by Section 718.403 of the Act.

B. If Developer does not submit all Phases described in the Declaration(s) of either or both Sandpiper Isle Condominiums to condominium ownership, then Developer may develop the land of any such Phase(s) not made a part thereof as another Sandpiper Isle Condominium(s) to be administered by the Association.

C. 1. The Association shall be the condominium association responsible for the operation of each Sandpiper Isle Condominium, subject to the terms and restrictions of the Neighborhood Documents. Each Dwelling Unit Owner shall be a Member of the Association as provided in these Articles.

2. The purpose for which this Association is organized is to maintain, operate and manage Sandpiper Isle, including the Condominium Property, and to own portions of, operate, lease, sell, trade and otherwise deal with Sandpiper Isle and certain of the improvements located therein now or in the future, all in accordance with the plan set forth in the Neighborhood Documents and all other lawful purposes.

ARTICLE III
POWERS

The Association shall have the following powers which shall 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, which are not in conflict with the terms of the Neighborhood Documents or the Act.

B. The Association shall have all of the powers to be granted to the Association in the Neighborhood Documents. All provisions of the Declaration and Bylaws which grant powers to the Association are incorporated into these Articles, including, but not limited to, the operation, maintenance, management, repair and replacement of the Association Property and the levying and collection of Association Expenses and the promulgation and enforcement of rules and regulations.

C. The Association shall have all of the powers of a condominium association under 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 (including the Dwelling Units and the Common Elements);

2. To make, levy, collect and enforce Neighborhood Assessments and special charges and any other charges and/or fees as provided in the Neighborhood Condominium Documents against Dwelling Unit Owners, in order to provide funds to pay for the expenses of the Association, the maintenance, operation and management of Sandpiper Isle and the payment of Neighborhood Common Expenses and other expenses in the manner provided in the Neighborhood Documents and the Act and to use and expend the proceeds of such Neighborhood Assessments 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 applicable Declaration 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 Neighborhood Documents and the Act;

6. To employ personnel, retain independent contractors and professional personnel, and to enter into service contracts to provide for the maintenance, operation and management 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 Neighborhood Common Expenses of the Sandpiper Isle Condominiums, and as to the installation, maintenance and operation of a "master" television antenna system and a cable television system;

7. To elect as the "Voting Member", as defined in the Community Declaration, the President of the Association. The next most senior official of the Association shall be the alternate Voting Member. The Voting Member shall cast the votes in the Community Association of all of the Dwelling Unit Owners on their behalf. The Voting Member may cast all such votes as he, in his sole discretion, deems appropriate; and

8. To purchase: (i) Dwelling Unit(s) 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 Neighborhood Documents.

ARTICLE IV
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 first Sandpiper Isle Condominium is submitted to condominium ownership by the recordation of the Declaration, the membership of this Association shall be comprised solely of the members of the "First Board" (as defined in Article IX hereof).

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

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

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

E. If, as and when the second Sandpiper Isle Condominium is submitted to condominium ownership, membership in the Association shall be divided into classes ("Class Members") with Owners in each Sandpiper Isle Condominium constituting a class, and for so long as Developer owns any Dwelling Units (collectively, "Units"), an additional class comprised of those Units owned by Developer shall also exist as a separate class ("Developer Class"). If one or more additional Sandpiper Isle Condominium(s) are submitted to condominium ownership, the Dwelling Unit Owners thereof who are Members of the Association shall also be Class Members as to each additional condominium. Each class, except the Developer Class, shall be designated by a Roman numeral denoting the number of the Sandpiper Isle Condominium. For example, the Owners of Sandpiper Isle at Pelican Landing Condominium I would be "Class I Members."

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

1. Either the membership as a whole shall vote or the Class Members shall vote, which determination shall be made in accordance with subparagraphs F.2 and F.3 immediately below. In any event, however, each Dwelling Unit shall be entitled to only one (1) vote, which vote shall be exercised and cast in accordance with the applicable Declaration(s) and the

Neighborhood Documents; provided, however, on such matters that a vote of the Developer Class is required, Dwelling Units owned by the Developer shall also have a vote in such class. In the event there is more than one (1) owner with respect to a Dwelling Unit as a result of the fee interest in such Dwelling Unit being held by more than one (1) person or entity, such owners collectively shall be entitled to only one (1) vote in the manner determined by the applicable Declaration.

2. In matters that require a vote, voting shall take place as follows:

(a) Matters substantially pertaining to a particular Sandpiper Isle Condominium or any combination of Sandpiper Isle Condominiums shall be voted upon only by the Class Members of the applicable Sandpiper Isle Condominium(s) and shall be determined by a vote of the majority of such Class Members at any meeting having a proper quorum (as determined in accordance with the Bylaws); and

(b) Matters substantially pertaining to the Association as a whole, or the Association Property, shall be voted on by the Membership and shall be determined by a vote of the majority of the Membership in attendance at any meeting having a quorum (as determined in accordance with the Bylaws).

3. Any decision as to whether a matter substantially pertains to a particular Sandpiper Isle Condominium or any combination of Sandpiper Isle Condominiums or to the Association as a whole, or the Association Property, for purposes of voting, shall be determined solely by the Board. Notwithstanding the foregoing, no action or resolution affecting a Sandpiper Isle Condominium or any combination of Sandpiper Isle Condominiums which the Board determines to require the vote of the Members as a whole shall be effective with regard to a Sandpiper Isle Condominium unless the Class Members of the particular Sandpiper Isle Condominium or any combination of Sandpiper Isle Condominiums so affected shall be given the opportunity to also vote on said action or resolution as a class.

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

ARTICLE V TERM

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

ARTICLE VI INCORPORATORS

The name and address of the Incorporator of these Articles are as follows:
Stephen E. Gravett, 1690 South Congress Avenue, Delray Beach, Florida 33445.

ARTICLE VII
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 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 such Board and other persons may be elected by the Board as such officers 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 VIII
FIRST OFFICERS

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

President	Stephen E. Gravett
Vice President	JoAnn Levy
Secretary	Meriam Reed
Treasurer	Meriam Reed

ARTICLE IX
BOARD OF DIRECTORS

A. The number of Directors on the first Board of Directors ("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 three (3), provided, however, there shall also be a Class Director for each additional Sandpiper Isle Condominium and, if necessary, there shall also be an additional Director elected "at large", so that there will always be an odd number of Directors. The number

of Directors elected by the Members subsequent to the Developer's Resignation Event shall be as provided in Paragraph L of this Article IX. Except for Developer-appointed Directors, Directors must be Members or the spouses, parents or children of Members.

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

<u>NAME</u>	<u>ADDRESS</u>
Stephen E. Gravett	1690 South Congress Avenue Delray Beach, Florida 33445
Mariam Rood	1690 South Congress Avenue Delray Beach, Florida 33445
JoAnn Levy	1690 South Congress Avenue Delray Beach, Florida 33445

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. If upon the "Majority Election Meeting" (as hereinafter defined), more than one (1) Sandpiper Isle Condominium has been submitted to condominium ownership, then a class of Directors ("Class Directors") shall be created for each Sandpiper Isle Condominium in the manner provided for in Paragraph G of this Article IX. Each class shall be designated by a Roman numeral denoting the number of the Sandpiper Isle Condominium. For example, the Directors of the Sandpiper Isle at Pelican Landing Condominium I would be "Class I Directors." Each Sandpiper Isle Condominium shall have one Class Director and one or more Director(s) shall be elected "at large," in accordance with Paragraph A of this Article IX.

D. Upon the conveyance by Developer to Owners other than Developer ("Purchaser Members") of fifteen percent (15%) or more of the "Total Dwelling Units" (as hereinafter defined) (as evidenced by the recordation of deeds), including Dwelling Units located within all Phases of the Sandpiper Isle Condominium(s) as contemplated in the Declaration(s) (provided the Developer still holds the right to submit additional Phases to condominium ownership), the Purchaser Members shall be entitled to elect one-third (1/3) of the Board, which election shall take place at the Initial Election Meeting. Purchaser Members shall elect the Director-at-Large. 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" and shall succeed the First Board upon their election and qualification. Subject to the provisions of Paragraph IX.E 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 IX.D.

The term "Total Dwelling Units" means the number of Dwelling Units contemplated for all Sandpiper Isle Condominiums (less the number of Dwelling Units in any and all Phases of any Sandpiper Isle Condominium developed as a phase condominium pursuant to the Act, which Developer decides neither to submit as part of such Sandpiper Isle Condominium as provided in the applicable Declaration nor submit to condominium ownership as a separate Sandpiper Isle Condominium).

E. 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. Three (3) years after sales by Developer of fifty percent (50%) of the sum of the Total Dwelling Units in Sandpiper Isle Condominiums have been "Closed" (as hereinafter defined); or

2. Three (3) months after sales by Developer of ninety percent (90%) of the Total Dwelling Units in Sandpiper Isle Condominiums have been Closed; or

3. Five (5) years after the sale by Developer of the first Dwelling Unit has been Closed; or

4. When all of the Total Dwelling Units in Sandpiper Isle Condominiums have been completed (as evidenced by the issuance of Certificates of Occupancy for all of same) and some have been sold to Purchaser Members and none of the others are being offered for sale by Developer in the ordinary course of business; or

5. When some of the Total Dwelling Units in Sandpiper Isle Condominiums 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

6. Seven (7) years after the recordation of the first Declaration;
or

7. When Developer, as Developer has the right to do at any time upon written notice to the Association, relinquishes its right to designate a majority of the Board.

The term "Closed" shall mean the recording of a deed or other instrument of conveyance to a Purchaser Member amongst the Public Records.

F. The election of not less than a majority of Directors by the Purchaser Members shall occur at a meeting of the membership to be called by the Board for such purpose ("Majority Election Meeting").

G. At the Majority Election Meeting, each class of Purchaser Members shall elect one (1) Director and Developer, until the Developer's Resignation Event, shall be entitled to designate one (1) Director. All of the Purchaser Members shall also elect one or more Directors-at-large in accordance with Article IX.A. herein. Developer reserves the right, until the Developer's Resignation Event, to name the successor, if any, to any Director it has so designated; provided, however, Developer shall in any event be entitled to exercise any right it may have to representation on the Board as granted by law, notwithstanding the occurrence of the Developer's Resignation Event.

H. At the first Annual Members Meeting held after the Majority Election 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 or next 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 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.

I. The Board shall continue to be elected by the Members subject to Developer's right to appoint a member to the Board as specified in the Act at each subsequent Annual Members' Meeting, until Developer is no longer entitled to appoint a member to the Board.

J. The Initial Election Meeting and the Majority Election Meeting shall be called by the Association, through its Board, within seventy-five (75) days after the Purchaser Members are entitled to elect a Director or the majority of Directors, as the case may be. A notice of the election shall be forwarded to all Members in accordance with the Bylaws; provided, however, that the Members shall be given at least sixty (60) days' notice of such election. The notice shall also specify the number of Directors that shall be elected by the Purchaser Members and the remaining number of Directors designated by Developer.

K. Developer shall cause all of its designated Directors to resign when Developer no longer holds at least five percent (5%) of the sum of the Total Dwelling Units in all Sandpiper Isle Condominiums for sale in the ordinary course of business. In 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 such event is 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. These 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 that the Developer's Resignation Event may have previously occurred.

L. 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 by the Board from time to time, but there shall not be less than three (3) Directors - one (1) from each Class and one (1) Director elected at large, at a minimum.

M. 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. All of the Directors of the Board shall vote thereon as one (1) body, without distinction as to class, on matters which pertain to the Association, the Association Property, or all of the Sandpiper Isle Condominiums.
3. On matters pertaining exclusively to a Sandpiper Isle Condominium(s), only the affected Class Directors shall vote thereon.
4. Subject to the provisions of Subparagraphs 1, 2 and 3 immediately preceding, the Board as a whole shall determine whether a matter is subject to a vote of the Directors, shall be voted on by Class Directors or by the entire Board as a whole. In the case of deadlock by the Board, application shall be made to a court of competent jurisdiction to resolve the deadlock.
5. In the determination of whether a quorum exists or whether the Board has duly acted with respect to any matter, (a) on matters which are voted on by the Board as a whole, such determination shall be made with respect to the number of all of the Directors; and (b) on matters which are voted on by Class Directors, such determination shall be made with respect to the number of Class Directors.

ARTICLE X POWERS AND DUTIES OF THE BOARD OF DIRECTORS

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 Neighborhood Assessments against Class Members to defray the costs of the Neighborhood Common Expenses of each applicable Sandpiper Isle Condominium and against all Members for Association Expenses;

collecting that portion of Common Expenses attributable to owners in Sandpiper Isle as determined in accordance with the Community Declaration; and making and collecting assessments for Cable Expenses as determined in accordance with the Cable Television Agreement, as such agreement is described in each Declaration.

B. Using the proceeds of Neighborhood Assessments in the exercise of the powers and duties of the Association and the Board.

C. Maintaining, repairing and operating the improvements within all Sandpiper Isle Condominiums and the Association Property.

D. Reconstructing improvements after casualties and losses and making further authorized improvements within Sandpiper Isle Condominiums administered by the Association and the Association Property.

E. Making and amending rules and regulations with respect to Sandpiper Isle Condominiums administered by the Association and for the Association Property.

F. Enforcing by legal means the provisions of the Neighborhood Documents.

G. Contracting for the management and maintenance of the Condominium Property and the Association Property and 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 Neighborhood Assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of improvements or portions thereof for which the Association has such 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 Neighborhood Documents and the Act including, but not limited to, the making of Neighborhood Assessments, promulgation of rules and regulations and execution of contracts on behalf of the Association.

H. Paying taxes and Neighborhood Assessments which are or may become liens against the Common Elements of any Sandpiper Isle Condominium administered by the Association or against Association Property and assessing the same against Dwelling Units, the 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 Neighborhood Documents and acquiring one insurance policy to insure the Condominium Property of all Sandpiper Isle Condominiums and 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 of each of the Sandpiper Isle Condominiums administered by the Association and not billed directly to Owners of the individual Dwelling 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. Approving or disapproving of proposed purchasers of Dwelling Units by gift, devise, or inheritance and other transfers and approving or disapproving of proposed leases of Dwelling Units in accordance with the provisions set forth in the Neighborhood Documents and the Act and collecting the highest fee allowed by the Act therefor.

M. Engaging in mandatory nonbinding arbitration as provided for in Section 718.112(2)(a)2 of the Act for the settlement of disputes as provided for in Section 718.1255 of the Act. The provisions of Sections 718.112(2)(a)2 and 718.1255 are incorporated by reference herein.

N. Preparing a question and answer sheet, if and as required by the Act and the rules promulgated in the Florida Administrative Code by the Division of Florida Land Sales, Condominiums and Mobile Homes, and updating the question and answer sheet at least annually.

O. Maintaining an adequate number of copies of the Neighborhood Documents, as well as the question and answer sheet referred to in Paragraph X.N. above, on the Association Property to ensure their availability to Dwelling Unit Owners and prospective purchasers. The Association may charge its actual costs for preparing and furnishing the foregoing to those requesting same.

P. 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 the Act and such rules may be amended from time to time.

Q. 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, as the Act and such rules may be amended from time to time.

R. All other powers and duties reasonably necessary to operate and maintain Sandpiper Isle Condominiums administered by the Association and the Association Property, in compliance with the Neighborhood Documents and the Act.

ARTICLE XI
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 counsel 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 may become involved by reason of his 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 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 XII
BYLAWS

The Bylaws of the Association shall be adopted by the First Board and thereafter may be altered, amended or rescinded by the affirmative vote of not less than a majority of the Members 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 XIII
AMENDMENTS

A. Prior to the recording of a 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 always 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 each Declaration upon the recording of each Declaration. This Article XIII is intended to comply with Chapter 617, Florida Statutes.

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

1. The Board, as a whole, 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 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 Dylaws for the giving of notice of Meetings of Members ("Required Notice");

3. At such meeting a vote of the Members and of the Developer Class shall be taken on the proposed amendments. The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of all Members entitled to vote thereon unless any Class of Members is entitled to vote thereon as a Class pursuant to Article IV and/or Paragraph XIII.B hereof, in which event the proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of Members of each Class entitled to vote thereon as a Class, the affirmative vote of a majority of the votes of all Members entitled to vote thereon and the approval of the Developer Class; or

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

C. The Developer Class shall be entitled to vote as a Class on all amendments made pursuant to Paragraph XIII.B above.

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

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

F. Notwithstanding the foregoing provisions of this Article XIII, 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 IX 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 Dwelling Unit or of any "Institutional Mortgagee" (as defined in each Declaration) without its prior written consent.

ARTICLE XIV
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 XIV.E below or in anticipation of 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 XIV.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 XIV 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.

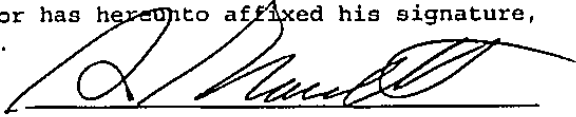
D. A Director, officer or employee of the Association acting in accordance with any emergency bylaws is only liable for willful misconduct.

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

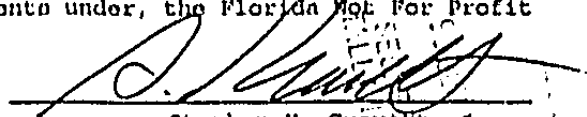
ARTICLE XV
REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Association is 1690 South Congress Avenue, Delray Beach, Florida 33445 and the initial registered agent of the Association at that address shall be Stephen E. Gravett.

IN WITNESS WHEREOF, the Incorporator has hereunto affixed his signature, this 12 day of JUNE, 1995.


Stephen E. Gravett

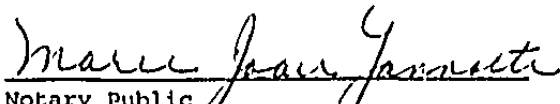
The undersigned hereby accepts the designation of Registered Agent of Sandpiper Isle Condominium Association, Inc. as set forth in Article XV of these Articles of Incorporation and acknowledges that he is familiar with, and accepts the obligations imposed upon registered agents under, the Florida Not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


Stephen E. Gravett

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared STEPHEN E. GRAVETT, to me known to be the person described as the Incorporator in and who executed the foregoing Articles of Incorporation and he acknowledged before me that he executed the same for the purposes therein expressed. He is personally known to me or ~~has produced~~ my as identification.

WITNESS my hand and official seal in the State and County last aforesaid this 12th day of June, 1995.


Notary Public
State of Florida at Large
Marie Joan Yannotti
Typed, printed or stamped name of Notary

My Commission Expires: 9.28.95