

11/14/97
10:11 AM

P97000032939

FLORIDA DIVISION OF CORPORATIONS
PUBLIC ACCESS SYSTEM
ELECTRONIC FILING COVER SHEET

((H97000018983 1))

TO: DIVISION OF CORPORATIONS
(850)922-4000

FAX #:

FROM: BERMAN WOLFE & RENNERT, P.A.
076103002011

ACCT#:

CONTACT: CHRISTINA DE HOWARTZ
PHONE: (305)577-4166
(305)373-6036

FAX #:

NAME: CORNERSTONE HERON POINTE, INC.
AUDIT NUMBER.....H97000018983
DOC TYPE.....BASIC AMENDMENT
CERT. OF STATUS..0
CERT. COPIES.....1

PAGES..... 6
DEL.METHOD.. FAX
EST.CHARGE.. \$87.50

NOTE: PLEASE PRINT THIS PAGE AND USE IT AS A COVER SHEET. TYPE THE
FAX

AUDIT NUMBER ON THE TOP AND BOTTOM OF ALL PAGES OF THE DOCUMENT

** ENTER 'M' FOR MENU. **

ENTER SELECTION AND <CR>:

FILED
97 NOV 14 PM 3:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

*Amendment
11/14/97*

11/14/97
10:11 AM

FLORIDA DIVISION OF CORPORATIONS
PUBLIC ACCESS SYSTEM
ELECTRONIC FILING COVER SHEET

((H97000018983 1))

TO: DIVISION OF CORPORATIONS
(850)922-4000

FAX #:

FROM: BERMAN WOLFE & RENNERT, P.A.
076103002011

ACCT#:

CONTACT: CHRISTINA DE HOWARTZ
PHONE: (305)577-4166
(305)373-6036

FAX #:

NAME: CORNERSTONE HERON POINTE, INC.
AUDIT NUMBER.....H97000018983
DOC TYPE.....BASIC AMENDMENT
CERT. OF STATUS..0
CERT. COPIES.....1

PAGES..... 6
DEL.METHOD.. FAX
EST.CHARGE.. \$87.50

NOTE: PLEASE PRINT THIS PAGE AND USE IT AS A COVER SHEET. TYPE THE
FAX

AUDIT NUMBER ON THE TOP AND BOTTOM OF ALL PAGES OF THE DOCUMENT

** ENTER 'M' FOR MENU. **

ENTER SELECTION AND <CR>:

RECEIVED
97 NOV 14 AM 11:14
DIVISION OF CORPORATIONS



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

November 14, 1997

CORNERSTONE HERON POINTE, INC.
1600 MIAMI CENTER
201 S. BISCAYNE BLVD.
MIAMI, FL 33131

SUBJECT: CORNERSTONE HERON POINTE, INC.
REF: P97000032939

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 fax audit number on page 1 of the document is incorrect. E9700001893 is the number appearing on the document at the bottom of the page. Please correct the number to read: E97000018983. ✓

The document must be signed by the chairman, any vice chairman of the board of directors, its president, or another of its officers. ✓ *Pres*

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) 487-6906.

Darlene Connell
Corporate Specialist

FAX Aud. #: E97000018983
Letter Number: 097A00054820

RECEIVED
NOV 14 1997
PH 2:28
DIVISION OF CORPORATIONS

Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

NO. 418 P. 1/8

NOV. 14. 1997 2:04PM BMR

**ARTICLES OF AMENDMENT TO THE
ARTICLES OF INCORPORATION OF CORNERSTONE HERON POINTE, INC.**

Pursuant to the provisions of Section 607.1006 of the Florida Statutes, the undersigned Corporation adopts the following Articles of Amendment to its Articles of Incorporation.

97 NOV 14 PM 3:12
FILED
CLERK OF STATE
TALLAHASSEE, FLORIDA

1. The name of the Corporation is Cornerstone Heron Pointe, Inc.

2. The following amendment to the Articles of Incorporation ("Articles") was unanimously approved by the votes of shareholders of the Corporation, in the manner prescribed by the Florida General Corporation Act Section 607.1006, and the number of votes cast for amendment was sufficient for approval.

3. **WHEREAS, CORNERSTONE HERON POINTE, INC.,** a Florida corporation is a the general partner of **HERON POINTE, LTD.,** a Florida limited partnership (the "Borrower"), which has obtained a loan commitment from the **BROWARD COUNTY HOUSING FINANCE AGENCY ("BCHFA"),** in the approximate amount of \$10,250,000 which is being raised from the sale of tax-exempt bonds ("Bonds") issued by the BCHFA, and a loan from **BANK OF AMERICA ("BOA")** in the approximate principal sum of \$9,495,697 (collectively, BCHFA and BOA are the "Lenders" and the loans are the "Loans").

4. **WHEREAS,** the Corporation desires to amend its Articles of Incorporation to comply with certain terms and provisions of the Lenders.

(a) Article III is deleted in its entirety and the following substituted therefor:

Article III- Purposes and Powers

This Corporation is formed for the following purposes and shall have the following powers, subject, however, to the additional limitations set forth herein:

(1) to act as the general partner for Heron Pointe, Ltd., a Florida limited partnership (the "Partnership"), formed to acquire, construct, own and operate a multi-family apartment complex consisting of approximately

Prepared By and Return To:
Leon J. Wolfe, Esq., #327247
BERMAN WOLFE & RENNERT, P.A.
100 S.E. Second Street, #3500
Miami, Florida 33131-2130
(305) 577-4177

200 dwelling units located in Broward County, Florida, to be known as the Heron Pointe Apartments (said property referred to as the "Project");

- (2) to buy or otherwise acquire, own, develop, hold, manage, control, lease, sell, operate, improve and otherwise deal with property of all kinds in connection the Project;
 - (3) to conduct such other activities as may be necessary or appropriate to promote the aforesaid purposes, including the exercise of all rights as the General Partner; and
 - (4) to exercise any and all powers necessary, convenient, or proper to carry into effect any of the foregoing purposes and for the execution of said purposes, the Corporation shall have all powers granted to Corporations formed under "The Florida Business Corporations Act," as now enacted or hereafter amended.
- (b) Article VI is amended to include the following:

Article VI - Directors

Independent Director. The independent director is:

<u>Name:</u>	<u>Address:</u>
Mara S. Mades	2121 Ponce De Leon Blvd. Suite 650 Coral Gables, FL 33134

- (c) Article XI is added as follows:

Article XI - Special Purpose Entity

As long as there are Credit Enhanced Bonds outstanding under that certain Trust Indenture ("Trust Indenture") between the Housing Finance Authority of Broward County ("Issuer") and Trustee (as such term is defined in the Indenture), without the prior consent of the Credit Enhancer (as such term is defined in the Indenture):

- (1) the Corporation shall not engage in any business or activity other than in connection with or relating to the activities permitted in Article III hereof;

- (2) the Corporation shall not consolidate or merge with or into any other entity or convey, transfer or lease its properties and assets substantially as an entirety to any entity through liquidation, dissolution or otherwise;
- (3) the Corporation shall not dissolve or liquidate;
- (4) the Corporation shall not commingle its funds or assets with those of any other individual, corporation, estate, partnership, limited liability company, joint venture, association, joint stock company, trust, unincorporated organization, or government or any agency or political subdivision thereof;
- (5) the Corporation shall not hold itself out as being liable for the debts of any other entity;
- (6) the Corporation shall not (i) form, or cause to be formed, any subsidiaries; or (ii) acquire any interest as a general or limited partner in any partnership other than the partnership as specified herein and as permitted by the Partnership's Second Amended and Restated Agreement of Limited Partnership (the "Partnership Agreement");
- (7) the Corporation shall not act in any manner other than in its corporate name and through its duly authorized officers or agents in the conduct of its business, and shall conduct its business so as not to mislead others as to the identity of the entity with which they are concerned;
- (8) the Corporation shall maintain corporate records and books of account and shall not commingle its corporate records and books of account with the corporate records and books of account of any other entity, provided that said records and books of account may be kept inside or outside the State of Florida at such place or places as may be designated from time to time by the Board of Directors or in the By-Laws of the Corporation;
- (9) the Board of Directors of the Corporation shall hold appropriate meetings, not less frequently than once per annum, to authorize all of its corporate actions;
- (10) meetings of the shareholders of the Corporation shall be held not less frequently than once per annum;
- (11) no guarantees of loans or other indebtedness to third parties shall be made by the Corporation and no shareholder shall guaranty, become liable on or hold himself out as being liable for the debts of the Corporation, except to the extent such guarantees are given by the

shareholders at the time the Partnership obtains the equity and debt financing to acquire, develop and construct the Project;

- (12) the Corporation shall have at all times at least one Independent Director, as that term is defined in Article Twelve hereof;
- (13) the Corporation shall not amend, alter, change or repeal any provision contained in these articles of Incorporation or the Corporation's By-laws without: (i) the consent of the Credit Enhancer; (ii) the unanimous vote in favor thereof of the entire Board of Directors, including the Independent Director; and (iii) the prior written confirmation from S&P, Moody's and any other rating agency rating the Credit Enhanced bonds, that such amendment, alteration, change or repeal shall not result in a downgrading of the ratings assigned to the Credit Enhanced Bond;
- (14) the Corporation shall not incur any indebtedness other than that permitted under the terms of that certain Insurance and Indemnity Agreement by and among Financial Security Assurance, Inc., the Partnership, the General Partner and the Corporation (the "Insurance and Indemnity Agreement");
- (15) the Corporation shall not, without the prior consent of the Credit Enhancer, transfer to any person or entity any assets of the Corporation except pursuant to the terms authorized under one or more of the Transaction Documents as such is defined in the Insurance Indemnity Agreement, and except that the Corporation may transfer assets in the ordinary course of its or the Partnership's business and may declare and pay cash dividends to its shareholders in accordance with the Act and as permitted by the Insurance and Indemnity Agreement; or
- (16) neither the Corporation, without the affirmative vote of the entire Board of Directors of the Corporation, including the Independent Director, nor the shareholders of the Corporation shall: (i) institute any proceedings to adjudicate the Corporation or the Partnership as bankrupt or insolvent, (ii) consent to the institution of bankruptcy or insolvency proceedings against the Corporation or the Partnership, (iii) file a petition seeking or consenting to reorganization or relief under any applicable federal or Florida law relating to bankruptcy with respect to itself or the Partnership, (iv) consent to the appointment of a receiver, liquidator, assignee, trustee, sequestrator (or other similar

official) of the Corporation or the Partnership or a substantial part of the property of the foregoing entities, (v) make any assignment for the benefit of the Corporation's or the Partnership's creditors, (vi) cause the Corporation or the Partnership to admit in writing its inability to pay its debts generally as they become due, or (vii) take any action, or cause the Corporation or the Partnership to take any action, in furtherance of any of the foregoing (any of the above foregoing actions, a "Bankruptcy Action").

(d) Article XII is added as follows:

Article XII - Independent Director

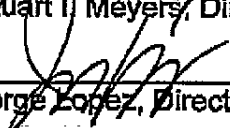
The term "Independent Director" shall be any person who: (i) is not and for the prior five years has not been (A) a shareholder, officer, director, partner, employee, significant customer, creditors, supplier, or independent contractor of the Corporation, its ultimate parent or any subsidiaries or affiliates thereof, or (B) a member of the immediate family of any person described above; and (ii) does not directly or indirectly own any class of voting stock of the Corporation or any of its affiliates. As used herein, the term "affiliate" means any person controlling, under common control with, or controlled by the person in question, and the term "control" means the possession, directly or indirectly, of the power to direct or to cause the direction of the management and policies of a person, whether through ownership of voting securities, by contract or otherwise. If an Independent Director resigns, dies or becomes incapacitated, or such position is otherwise vacant, no action requiring the unanimous affirmative vote of the Board of Directors shall be taken until a successor Independent Director is elected and qualified and approved such action. In the event of the death, incapacity, or resignation of an Independent Director, or a vacancy for any other reason, a successor Independent Director shall be appointed by the remaining Directors. The Independent Director, in voting on matters subject to the approval of the Board of Directors, shall at all times take into account the interests of creditors of the Corporation, the Partnership and the Issuer in addition to the interests of the Corporation. No Independent Director may be removed unless his or her successor is appointed.

5. In all other respects, the Articles are confirmed and ratified.

DATED as of the 14th day of November, 1997.

CORNERSTONE HERON POINTE, INC.


Stuart I. Meyers, Director, and President



Jorge Lopez, Director, and Vice President

**STATE OF FLORIDA
COUNTY OF DADE**

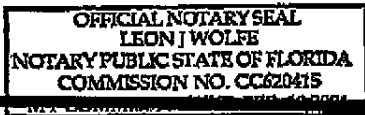
BEFORE ME, the undersigned authority, personally appeared **Stuart I. Meyers** and **Jorge Lopez**, known to me to be the directors of **CORNERSTONE HERON POINTE, INC.**, and they each acknowledged before me that they signed the foregoing for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 13 day of November, 1997.

My Commission Expires:



NOTARY PUBLIC
State of Florida at Large



G:\L\W\CI\CornerstoneHeron Pointe\Corporate Docs\Corner Heron Pt, Inc\Articles of Amendment.wpd

