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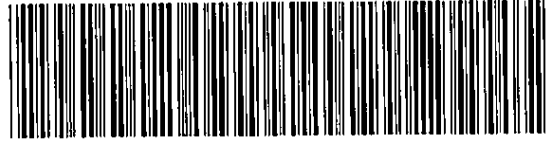
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JUL 29

S. PRATHER

FIELD & BACHOVE, PLLC

4440 PGA BOULEVARD, SUITE 308

PALM BEACH GARDENS, FL 33410

PHONE: (561) 625-1200

FAX: (561) 625-1259

www.fbhoalaw.com

GARY D. FIELDS, ESQUIRE

*Retired

EVAN R. BACHOVE, ESQUIRE

evan@fbhoalaw.com

July 1, 2024

Florida Department of State
Division of Corporations,
Amendment Section
P.O. Box 6327
Tallahassee, FL 32314

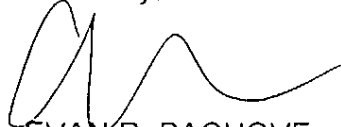
Re: Carriage Houses of Tequesta, Inc.

Dear Sir or Madam:

Enclosed please find an original and a copy of the Articles of Amendment to Articles of Incorporation for the above referenced Florida corporation. Also enclosed is our check in the amount of \$35.00 for the filing fee. Please file the original and return a stamped copy with your confirmation letter in the enclosed return envelope.

Thank you for your courtesy and cooperation in this regard.

Sincerely,



EVAN R. BACHOVE

ERB:hs (enclosures)

**ARTICLES OF AMENDMENT TO
ARTICLES OF INCORPORATION OF
CARRIAGE HOUSES OF TEQUESTA, INC.
(Document Number 707840)**

WHEREAS, the Articles of Incorporation of Carriage Houses Management, Inc., which subsequently changed its name to Carriage Houses of Tequesta, Inc., was recorded in Official Records Book 1116, Page 314, of the Public Records of Palm Beach County, Florida and was subsequently amended (referred to herein as the "Articles of Incorporation"); and

WHEREAS, the Articles of Incorporation provide for amendments, as set forth herein; and

NOW THEREFORE, the Articles of Incorporation are hereby amended as follows:

1. It is hereby certified that the attached Amended and Restated Articles of Incorporation of Carriage Houses of Tequesta, Inc. were approved by at least two-thirds (2/3) of the votes of the entire membership of the Association, at a duly noticed membership meeting held on June 6, 2024, pursuant to Article IX of the Articles of Incorporation.

2. The attached Amended and Restated Articles of Incorporation of Carriage Houses of Tequesta, Inc. are hereby filed and shall replace and supersede all prior versions of the Articles of Incorporation. Said Amended and Restated Articles of Incorporation of Carriage Houses of Tequesta, Inc. shall run with the real property subject to the Declaration of Condominium and shall be binding on all parties having any right, title or interest in the said real property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit and burden of each owner and occupant thereof, subject to any amendments recorded hereafter.

[The remainder of this page intentionally left blank
Signatures and notarizations appear on following pages]

2024 JUN 19 PM 5:43
1116 314

CARRIAGE HOUSES OF TEQUESTA, INC., a
Florida not-for-profit corporation

Allison Hallesky
Witness #1 Signature

Allison Hallesky
Witness #1 Printed Name

612 N. Orange Ave C-4 Jupiter FL 33458
Witness #1 Address

Tamra Thomas
Witness #2 Signature

Tamra Thomas
Witness #2 Printed Name

612 N. Orange Ave C-4 Jupiter FL 33458
Witness #2 Address

By: Cynthia S. Pierce
Print Name: CYNTHIA S. PIERCE
Print Title: PRESIDENT

Dale Smith
Dale Smith
SEA/TRAS.

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 28 day of June, 2024, by Cynthia Pierce, as President of Carriage Houses of Tequesta, Inc., a Florida Not For Profit Corporation, on behalf of the corporation, who is ☒ personally known to me or ☐ has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Physical Presence: x

OR

Online Notarization: _____

Bridgette Davey
Notary Public
Printed Name Bridgette Davey
State of Florida

My Commission Expires:



BRIDGETTE DAVEY
Commission # HH 480457
Expires January 11, 2028

CARRIAGE HOUSES OF TEQUESTA, INC., a
Florida not-for-profit corporation

Alicia Haller
Witness #1 Signature

Alicia Haller
Witness #1 Printed Name

612 N. Orange Ave C4 Jupiter FL 33458
Witness #1 Address

Gemma Ann
Witness #2 Signature

Tamra Thomas
Witness #2 Printed Name

612 N. Orange Ave C4 Jupiter FL 33458
Witness #2 Address

Attest: Dale Smith
Print Name: Dale Smith
Title: Sec./Treas.

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 2nd day of June, 2024, by Dale Smith, as Secretary of Carriage Houses of Tequesta, Inc., a Florida Not For Profit Corporation, on behalf of the corporation, who is ☒ personally known to me or [] has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Physical Presence: x

OR

Online Notarization: _____

Bridgette Davey
Notary Public
Printed Name Bridgette Davey
State of Florida

My Commission Expires:



BRIDGETTE DAVEY
Commission # HH 480457
Expires January 11, 2028

AMENDED AND RESTATED ARTICLES OF INCORPORATION

OF

CARRIAGE HOUSES OF TEQUESTA, INC.

We, the undersigned, jointly and severally agree with each other to associate ourselves and our successors together as a corporation not for profit under the Laws of the State of Florida, and do hereby subscribe, acknowledge, and file in the office of the Secretary of State of the State of Florida, the following Articles of Incorporation:

I

The name of the corporation shall be:

CARRIAGE HOUSES OF TEQUESTAMANAGEMENT, INC.

a condominium

II

The purposes for which the corporation is organized shall be to buy, sell, lease or sub-lease, or to acquire, maintain or operate as fee owner or as owner of a leasehold interest, or solely to maintain or operate without any interest in real property, a certain sixteen-unit garden apartment condominium and the land on which it is situated, in the city of Tequesta, Palm Beach County, Florida; which sixteen-unit garden apartment condominium shall be known as "CARRIAGE HOUSES OF TEQUESTA", the land on which it is situated being legally described as follows:

A parcel of land in Government Lot 6, Section 25, Township 40 South, Range 42 East, more particularly described as follows:

~~Commencing at the intersection of the center lines of El Portal and Seville Road, as shown on Sheet Plat Book 12, Page 37, Public Records of Palm Beach County, Florida, said intersection being 1185.2 feet South 87° 55' East from the west line of said Section 75; thence South 87° 55' East along said center line of El Portal, 55.38 feet; thence North 0° 13' East, parallel to the west line of said Section 25, 60 feet to the point of beginning and the Southwest corner of the parcel of land herein described; thence continue along the same course North 0° 13' East, 145.30 feet; thence East parallel to the North line of Government Lot 5 of said Section 25, 357 feet, more or less, to the waters of the North Prong of the Loxahatchee River; thence southerly along the waters of said river, 157 feet, more or less, to a point in a line parallel to, and 60 feet northerly (measured at right angles) from the center line of said El Portal; thence North 87° 55' West along said parallel line, 327 feet, more or less, to the point of beginning (hereinafter the Premises.)~~
Commencing at the intersection of the center lines of El Portal (Tequesta Drive) and Sevilla (Pinetree Drive), as shown on Sheet No. 3 of Jupiter Manors, Section One, as filed in Plat Book 12, page 37, Public Records of Palm Beach County, Florida, said intersection being 1185.2 feet South 87° 55' East from the West line of the said Section 25; thence continue South 87° 55' East along said center line of El Portal a distance of 65.38 feet; thence North 0° 13' East, parallel to the West line of said Section 25, 60.03 feet to the point of beginning and the southwest corner

of the parcel of land herein described; thence continue North 0°13' East a distance of 145.3 feet; thence Easterly parallel to the North line of Government Lot 5 of said Section 25, 354 feet, more or less, to the waters of the North Prong of the Loxahatchee River; thence southerly along with waters of said river 157 feet, more or less to a point in a line parallel to, and 60 feet northerly (measured at right angles) from the center line of said El Portal; thence North 87°55' West along said parallel line, 327 feet, more or less, to the point of beginning; (the Condominium property, hereinafter the "Property")

and to make such improvements, additions, alterations, and to erect such additional buildings and structures on said real estate as the corporation may deem best, and to transact all business necessary and proper in connection with the operation of said property for the mutual benefit of its members; to operate said properties for the sole use and benefit of its members, without attempting to make any profit or other gains for the corporation; to collect by assessment of its members, necessary sums for

(i) maintenance and repair of all exterior walls of the condominium and such common elements as described in the Declaration of Condominium ~~interior walls as may be damaged by leaks of the roof, main water lines or drain lines,~~ (ii) maintenance and repair of all main water lines, main sanitary drains, and main electric lines leading to individual main switches, outside each individual garden apartment condominium unit and of any other utilities provided for said condominium, (iii) maintenance and repair of covered and uncovered parking areas and drives, as well as yard, and service areas, provided, however, that the corporation shall not be responsible for the maintenance of any landscaping done by any member without prior written approval of the corporation, (iv) maintenance and repair of all roofs as well as any drains, downspouts, or gutters, (v) maintenance and trimming of property line hedges or bushes in order to maintain uniformity in appearance; (vi) payment of property taxes and assessments not directly assessed against a member owner of a condominium unit; (vii) maintenance of fire, extended coverage, other perils and liability insurance on and for the improvements situate on the premises, and (viii) payment for water used in the entire condominium and electricity used for common lighting or lighting for the benefit of all of the member owners of condominium units, said assessments to be paid by the members in proportion to their interests in one or more garden apartment condominium units; to perform any other act for the well-being of member owners of condominium units, without partiality or undue inconvenience as between member owners of condominium units; and to perform any other act in maintaining an atmosphere of congeniality and high standard of occupancy by and for its member owners of condominium units, and maintenance of a high standard of the physical appearance of the condominium. The corporation shall also have such other power and authority to do and perform every act and thing necessary and proper in the conduct of its business for the accomplishment of its purposes as set forth herein and as permitted by Chapters 617 and 718, Florida Statutes, as said Chapters may be amended from time to time ~~and Chapter 63-35, Laws of the State of Florida.~~

III

The qualification of members and manner of their admission to membership will be through the purchase of a unit at Carriage House. Only natural persons or Trusts will be owners of a unit. Corporations are specifically prohibited from purchasing a unit. It is intended that there shall be one (1) voting member for each of the sixteen (16) Carriage House units for a total of sixteen (16) voting members.

IV

The term for which this Corporation shall exist shall be perpetual.

V

The names and post office addresses of the subscribers to these Articles of Incorporation are as follows:

_____ Ethel A. Motherwell _____	Colony Road
_____	Jupiter Inlet Colony
_____	Jupiter, Florida
_____ Virginia W. Daly _____	165 Beacon Road
_____	Jupiter, Florida
_____ Helen Norris Wesselman _____	321 Dyer
_____	West Palm Beach, Florida

[This entire Article is intentionally deleted.]

VI

The affairs of the Corporation shall be managed by a president, a vice-president, a secretary and a treasurer. The president and the other directors must be members of the corporation, but the secretary and treasurer need not be members of the corporation. The officers of the corporation shall be elected annually by the Board of Directors of the corporation in accordance with the provisions provided therefor in the By-Laws of this corporation.

VII

The business of the corporation shall be conducted by a Board of Directors, which shall consist of not less than three (3) members, as the same shall be provided for by the By-Laws of the corporation. The members of the Board of Directors shall be elected annually by a majority vote of by the members of the corporation and shall serve staggered terms, as set forth in the By-Laws. It shall be permitted to have one (1) alternate member of the Board of Directors, who will vote only on an emergency basis and only if one of the three (3) members of the Board of Directors are not present. The By-Laws shall determine the manner and method of the alternate members becoming voting members of the Board of Directors. The names and post office addresses of the first Board of Directors and officers shall be listed on sunbiz.org and amended from time to time, who shall serve as Directors and Officers until the first election of directors and officers are as follows:

_____ Ethel A. Motherwell _____	Colony Road	President,
_____	Jupiter Inlet Colony	Treasurer &
_____	Jupiter, Florida	Director
_____ Virginia W. Daly _____	165 Beacon Road	Vice President
_____	Jupiter, Florida	& Director
_____ Helen Norris Wesselman _____	321 Dyer	Secretary
_____	West Palm Beach, Florida	& Director

VIII

The By-Laws of the corporation are to be altered or rescinded by ~~two-thirds (2/3)~~ approval of a majority of the total number of voting members of the corporation.

IX

Amendments to the Articles of Incorporation may be proposed by the Board of Directors or by a majority vote of the members of the corporation provided, however, that no such amendment to the Articles of Incorporation shall be effective unless adopted by ~~two-thirds (2/3)~~ approval of a majority of the total number of voting members of the corporation, either by written consent or voting at a membership meeting.

X

SPECIAL CHARTER PROVISIONS

Section 1. No officer, director, or member shall be personally liable for any debt or other obligation of the corporation except as to his pro rata share of any annual or other assessments to pay the costs of the operation of the corporation as hereinabove provided in Article II or as provided in the Declaration of Condominium which has been filed for record with respect to the proposed sixteen-unit garden apartment condominium.

Section 2. Each ~~member~~ Carriage House shall be restricted to one (1) vote.

Section 3. The members of this corporation shall be subject to assessment for the costs and expenses of the corporation in operating the condominium in accordance with the Declaration of Condominium, the Articles of Incorporation and By-Laws of the corporation. The corporation shall have a continuing lien against each individual garden apartment condominium unit to secure the payment of the costs and expenses of so operating said condominium. Such lien shall include such sums, and shall take effect, and shall be enforced in accordance with the terms and conditions of the Declaration of Condominium ~~do not provide for such, the provisions of the statutes, and particularly and Chapter 718~~ Chapter 718, Florida Statutes, as they may be amended from time to time shall govern.

Section 4. The corporation shall not be operated for profit, no dividends shall be paid, and no part of the income of the corporation shall be distributed to its members, directors, or officers. The corporation may pay compensation in a reasonable amount to its members, directors and officers for services rendered and may confer benefits upon its members in conformity with its purposes. The owners of each individual garden apartment condominium shall own a one-sixteenth share of the common surplus (as such common surplus is contemplated by Chapter 718, Florida Statutes ~~Chapter 63-35, Laws of the State of Florida~~) of this corporation.

Section 5. The members of the corporation, individually, are responsible for all maintenance and repair within and about his individual garden apartment condominium unit, as further described in the Declaration of Condominium ~~excepting landscaping which shall be the exclusive responsibility of the corporation subject, however, to the proviso contained in clause (iii) of Article II hereof, or for the member's individual benefit to the exclusion of all items of cost hereinabove mentioned in Article II unless such items of cost are otherwise amplified and increased by the Declaration of Condominium or by the By-Laws of this corporation.~~

**ARTICLES OF AMENDMENT TO
ARTICLES OF INCORPORATION OF
CARRIAGE HOUSES OF TEQUESTA, INC.
(Document Number 707840)**

WHEREAS, the Articles of Incorporation of Carriage Houses Management, Inc., which subsequently changed its name to Carriage Houses of Tequesta, Inc., was recorded in Official Records Book 1116, Page 314, of the Public Records of Palm Beach County, Florida and was subsequently amended (referred to herein as the "Articles of Incorporation"); and

WHEREAS, the Articles of Incorporation provide for amendments, as set forth herein; and

NOW THEREFORE, the Articles of Incorporation are hereby amended as follows:

1. It is hereby certified that the attached Amended and Restated Articles of Incorporation of Carriage Houses of Tequesta, Inc. were approved by at least two-thirds (2/3) of the votes of the entire membership of the Association, at a duly noticed membership meeting held on June 6, 2024, pursuant to Article IX of the Articles of Incorporation.

2. The attached Amended and Restated Articles of Incorporation of Carriage Houses of Tequesta, Inc. are hereby filed and shall replace and supersede all prior versions of the Articles of Incorporation. Said Amended and Restated Articles of Incorporation of Carriage Houses of Tequesta, Inc. shall run with the real property subject to the Declaration of Condominium and shall be binding on all parties having any right, title or interest in the said real property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit and burden of each owner and occupant thereof, subject to any amendments recorded hereafter.

[The remainder of this page intentionally left blank
Signatures and notarizations appear on following pages]

2024 JUN 10 PM 5:43
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

CARRIAGE HOUSES OF TEQUESTA, INC., a
Florida not-for-profit corporation

Allison Hallesky
Witness #1 Signature

Allison Hallesky
Witness #1 Printed Name

612 N. Orange Ave C-4 Jupiter FL 33458
Witness #1 Address

Tamca Thomas
Witness #2 Signature

Tamca Thomas
Witness #2 Printed Name

612 N. Orange Ave C4 Jupiter FL 33458
Witness #2 Address

By: Cynthia S. Pierce
Print Name: CYNTHIA S. PIERCE
Print Title: PRESIDENT

Dana Smith
Dana Smith
Sec/Treas.

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 28 day of June, 2024, by Cynthia Pierce, as President of Carriage Houses of Tequesta, Inc., a Florida Not For Profit Corporation, on behalf of the corporation, who is ☒ personally known to me or [] has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Physical Presence: X

OR

Online Notarization: _____

Bridgette Davey
Notary Public
Printed Name Bridgette Davey
State of Florida

My Commission Expires:



BRIDGETTE DAVEY
Commission # HH 480457
Expires January 11, 2028

2024 JUN 10 PM 5:43

CARRIAGE HOUSES OF TEQUESTA, INC., a
Florida not-for-profit corporation

Alicia Hallas
Witness #1 Signature

Alicia Hallas
Witness #1 Printed Name

612 N. Orange Ave C4 Jupiter FL
Witness #1 Address 33458

Gemma Ann
Witness #2 Signature

Tamca Thomas
Witness #2 Printed Name

612 N. Orange Ave C4
Witness #2 Address Jupiter FL 33458

Attest: Dale Smith
Print Name: Dale Smith
Title: Sec. / Treas.

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 28 day of June, 2024, by Dale Smith, as Secretary of Carriage Houses of Tequesta, Inc., a Florida Not For Profit Corporation, on behalf of the corporation, who is ☒ personally known to me or ☐ has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Physical Presence: X

OR

Online Notarization: _____

Bridgette Davey
Notary Public
Printed Name Bridgette Davey
State of Florida

My Commission Expires:



BRIDGETTE DAVEY
Commission # HH 480457
Expires January 11, 2028

2024 JUL 10 PM 5:43
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

AMENDED AND RESTATED ARTICLES OF INCORPORATION

OF

CARRIAGE HOUSES OF TEQUESTA, INC.

We, the undersigned, jointly and severally agree with each other to associate ourselves and our successors together as a corporation not for profit under the Laws of the State of Florida, and do hereby subscribe, acknowledge, and file in the office of the Secretary of State of the State of Florida, the following Articles of Incorporation:

I

The name of the corporation shall be:

CARRIAGE HOUSES OF TEQUESTAMANAGEMENT, INC.

a condominium

II

The purposes for which the corporation is organized shall be to buy, sell, lease or sub-lease, or to acquire, maintain or operate as fee owner or as owner of a leasehold interest, or solely to maintain or operate without any interest in real property, a certain sixteen-unit garden apartment condominium and the land on which it is situated, in the city of Tequesta, Palm Beach County, Florida; which sixteen-unit garden apartment condominium shall be known as "CARRIAGE HOUSES OF TEQUESTA", the land on which it is situated being legally described as follows:

A parcel of land in Government Lot 6, Section 25, Township 40 South, Range 42 East, more particularly described as follows:

~~Commencing at the intersection of the center lines of El Portal and Seville Road, as shown on Sheet Plat Book 12, Page 37, Public Records of Palm Beach County, Florida, said intersection being 1185.2 feet South 87° 55' East from the west line of said Section 75; thence South 87° 55' East along said center line of El Portal, 55.38 feet; thence North 0° 13' East, parallel to the west line of said Section 25, 60 feet to the point of beginning and the Southwest corner of the parcel of land herein described; thence continue along the same course North 0° 13' East, 145.30 feet; thence East parallel to the North line of Government Lot 5 of said Section 25, 357 feet, more or less, to the waters of the North Prong of the Loxahatchee River; thence southerly along the waters of said river, 157 feet, more or less, to a point in a line parallel to, and 60 feet northerly (measured at right angles) from the center line of said El Portal; thence North 87° 55' West along said parallel line, 327 feet, more or less, to the point of beginning (hereinafter the Premises.)~~
Commencing at the intersection of the center lines of El Portal (Tequesta Drive) and Sevilla (Pinetree Drive), as shown on Sheet No. 3 of Jupiter Manors, Section One, as filed in Plat Book 12, page 37, Public Records of Palm Beach County, Florida, said intersection being 1185.2 feet South 87°55' East from the West line of the said Section 25; thence continue South 87°55' East along said center line of El Portal a distance of 65.38 feet; thence North 0°13' East, parallel to the West line of said Section 25, 60.03 feet to the point of beginning and the southwest corner

of the parcel of land herein described; thence continue North 0°13' East a distance of 145.3 feet; thence Easterly parallel to the North line of Government Lot 5 of said Section 25, 354 feet, more or less, to the waters of the North Prong of the Loxahatchee River; thence southerly along with waters of said river 157 feet, more or less to a point in a line parallel to, and 60 feet northerly (measured at right angles) from the center line of said El Portal; thence North 87°55' West along said parallel line, 327 feet, more or less, to the point of beginning; (the Condominium property, hereinafter the "Property")

and to make such improvements, additions, alterations, and to erect such additional buildings and structures on said real estate as the corporation may deem best, and to transact all business necessary and proper in connection with the operation of said property for the mutual benefit of its members; to operate said properties for the sole use and benefit of its members, without attempting to make any profit or other gains for the corporation; to collect by assessment of its members, necessary sums for

(i) maintenance and repair of all exterior walls of the condominium and such common elements as described in the Declaration of Condominium ~~interior walls as may be damaged by leaks of the roof, main water lines or drain lines,~~ (ii) maintenance and repair of all main water lines, main sanitary drains, and main electric lines leading to individual main switches, outside each individual garden apartment condominium unit and of any other utilities provided for said condominium, (iii) maintenance and repair of covered and uncovered parking areas and drives, as well as yard, and service areas, provided, however, that the corporation shall not be responsible for the maintenance of any landscaping done by any member without prior written approval of the corporation, (iv) maintenance and repair of all roofs as well as any drains, downspouts, or gutters, (v) maintenance and trimming of property line hedges or bushes in order to maintain uniformity in appearance; (vi) payment of property taxes and assessments not directly assessed against a member owner of a condominium unit; (vii) maintenance of fire, extended coverage, other perils and liability insurance on and for the improvements situate on the premises, and (viii) payment for water used in the entire condominium and electricity used for common lighting or lighting for the benefit of all of the member owners of condominium units, said assessments to be paid by the members in proportion to their interests in one or more garden apartment condominium units; to perform any other act for the well-being of member owners of condominium units, without partiality or undue inconvenience as between member owners of condominium units; and to perform any other act in maintaining an atmosphere of congeniality and high standard of occupancy by and for its member owners of condominium units, and maintenance of a high standard of the physical appearance of the condominium. The corporation shall also have such other power and authority to do and perform every act and thing necessary and proper in the conduct of its business for the accomplishment of its purposes as set forth herein and as permitted by Chapters 617 and 718, Florida Statutes, as said Chapters may be amended from time to time ~~and Chapter 63-35, Laws of the State of Florida.~~

III

The qualification of members and manner of their admission to membership will be through the purchase of a unit at Carriage House. Only natural persons or Trusts will be owners of a unit. Corporations are specifically prohibited from purchasing a unit. It is intended that there shall be one (1) voting member for each of the sixteen (16) Carriage House units for a total of sixteen (16) voting members.

IV

The term for which this Corporation shall exist shall be perpetual.

V

The names and post office addresses of the subscribers to these Articles of Incorporation are as follows:

Ethel A. Motherwell	Colony Road
	Jupiter Inlet Colony
	Jupiter, Florida
Virginia W. Daly	165 Beacon Road
	Jupiter, Florida
Helen Norris Wesselman	321 Dyer
	West Palm Beach, Florida

[This entire Article is intentionally deleted.]

VI

The affairs of the Corporation shall be managed by a president, a vice-president, a secretary and a treasurer. The president and the other directors must be members of the corporation, but the secretary and treasurer need not be members of the corporation. The officers of the corporation shall be elected annually by the Board of Directors of the corporation in accordance with the provisions provided therefor in the By-Laws of this corporation.

VII

The business of the corporation shall be conducted by a Board of Directors, which shall consist of not less than three (3) members, as the same shall be provided for by the By-Laws of the corporation. The members of the Board of Directors shall be elected annually by a majority vote of by the members of the corporation and shall serve staggered terms, as set forth in the By-Laws. It shall be permitted to have one (1) alternate member of the Board of Directors, who will vote only on an emergency basis and only if one of the three (3) members of the Board of Directors are not present. The By-Laws shall determine the manner and method of the alternate members becoming voting members of the Board of Directors. The names and post office addresses of the first Board of Directors and officers shall be listed on sunbiz.org and amended from time to time, who shall serve as Directors and Officers until the first election of directors and officers are as follows:

Ethel A. Motherwell	Colony Road	President,
	Jupiter Inlet Colony	Treasurer &
	Jupiter, Florida	Director
Virginia W. Daly	165 Beacon Road	Vice President
	Jupiter, Florida	& Director
Helen Norris Wesselman	321 Dyer	Secretary
	West Palm Beach, Florida	& Director

VIII

The By-Laws of the corporation are to be altered or rescinded by ~~two-thirds (2/3)~~ approval of a majority of the total number of voting members of the corporation.

IX

Amendments to the Articles of Incorporation may be proposed by the Board of Directors or by a majority vote of the members of the corporation provided, however, that no such amendment to the Articles of Incorporation shall be effective unless adopted by ~~two-thirds (2/3)~~ approval of a majority of the total number of voting members of the corporation, either by written consent or voting at a membership meeting.

X

SPECIAL CHARTER PROVISIONS

Section 1. No officer, director, or member shall be personally liable for any debt or other obligation of the corporation except as to his pro rata share of any annual or other assessments to pay the costs of the operation of the corporation as hereinabove provided in Article II or as provided in the Declaration of Condominium which has been filed for record with respect to the proposed sixteen-unit garden apartment condominium.

Section 2. Each ~~member~~ Carriage House shall be restricted to one (1) vote.

Section 3. The members of this corporation shall be subject to assessment for the costs and expenses of the corporation in operating the condominium in accordance with the Declaration of Condominium, the Articles of Incorporation and By-Laws of the corporation. The corporation shall have a continuing lien against each individual garden apartment condominium unit to secure the payment of the costs and expenses of so operating said condominium. Such lien shall include such sums, and shall take effect, and shall be enforced in accordance with the terms and conditions of the Declaration of Condominium ~~do not provide for such, the provisions of the statutes, and particularly and Chapter 718 711, Florida Statutes, as they may be amended from time to time shall govern.~~

Section 4. The corporation shall not be operated for profit, no dividends shall be paid, and no part of the income of the corporation shall be distributed to its members, directors, or officers. The corporation may pay compensation in a reasonable amount to its members, directors and officers for services rendered and may confer benefits upon its members in conformity with its purposes. The owners of each individual garden apartment condominium shall own a one-sixteenth share of the common surplus (as such common surplus is contemplated by Chapter 718, Florida Statutes ~~Chapter 63-35, Laws of the State of Florida~~) of this corporation.

Section 5. The members of the corporation, individually, are responsible for all maintenance and repair within and about his individual garden apartment condominium unit, as further described in the Declaration of Condominium ~~excepting landscaping which shall be the exclusive responsibility of the corporation subject, however, to the proviso contained in clause (iii) of Article II hereof, or for the member's individual benefit to the exclusion of all items of cost hereinabove mentioned in Article II unless such items of cost are otherwise amplified and increased by the Declaration of Condominium or by the By-Laws of this corporation.~~