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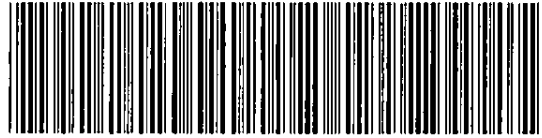
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ROSS EARLE BONAN ENSOR & CARRIGAN, P.A.
ATTORNEYS AT LAW

DEBORAH L. ROSS*
ELIZABETH P. BONAN*
JACOB E. ENSOR*
JOHN P. CARRIGAN*

ROYAL PALM FINANCIAL CENTER
SUITE 302
819 SW FEDERAL HIGHWAY
STUART, FLORIDA 34994
(772) 287-1745

TRANSOCEAN BUILDING
SUITE 220
1701 HIGHWAY A1A
VERO BEACH, FLORIDA 32963
(772) 563-9555

GARY E. SIMMONS, JR.
THOMAS J. IZZO
BRIDGETT M. GENTLEY
JOHN J. OSPINA
GRACE A. WHITE

BOARD CERTIFIED IN CONDOMINIUM & PLANNED DEVELOPMENT LAW*

July 15, 2025

Amendments Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

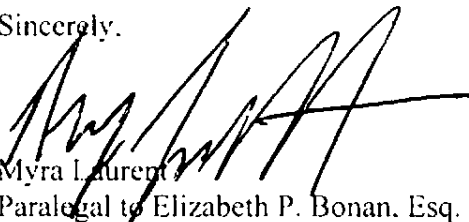
Re: Amended and Restated Articles of Incorporation

Dear Sir or Madam:

Enclosed for filing is the Amended and Restated Articles of Incorporation of Tierra Verde Condominium, Inc., together with a photocopy to be date stamped and returned to this office in the self-addressed stamped envelope enclosed for your convenience. Also enclosed is a check in the amount of \$35.00 to cover the filing fee.

Thank you for your assistance in this matter and should you have any questions, please do not hesitate to contact our office.

Sincerely,



Myra Laurent
Paralegal to Elizabeth P. Bonan, Esq.
Enclosures

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**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
TIERRA VERDE CONDOMINIUM, INC.
(A Condominium Association)**

(A CORPORATION NOT FOR PROFIT)

The purpose of these Amended and Restated Articles of Incorporation is to continue the purpose of the Articles of Incorporation submitted to the Secretary of State on December 5, 1967, and recorded as Exhibit "C" to the Declaration of Condominium of Tierra Verde Condominium, Inc., at Official Records Book 215, Page 445 et. seq., Public Records of Martin County, Florida.

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of corporation not for profit, we hereby associate ourselves into a corporation for the purpose and with the powers hereinafter mentioned, under the provisions of Chapter 617 of the Florida Statutes to agree to the following:

**ARTICLE I
NAME**

The name of the corporation shall be TIERRA VERDE CONDOMINIUM, INC., and the principal office of this corporation shall be as designated by the Board of Directors from time to time.

**ARTICLE II
PURPOSE**

The purpose and objects of the corporation shall be to administer the operation and management of TIERRA VERDE CONDOMINIUM APTS. an apartment project to be established in accordance with the Condominium Act of the State of Florida upon lands in Martin County, Florida; and to undertake the performance of the acts and duties incident to the administration of the operation and management of said TIERRA VERDE CONDOMINIUM APTS. in accordance with the terms, provisions, conditions and authorizations contained in these Articles of Incorporation and which are contained in the Declaration of Condominium recorded in the Public Records of Martin County, Florida, at the time said property, and the improvements situated thereon, ~~are~~ were submitted to a plan of Condominium Ownership; and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said TIERRA VERDE CONDOMINIUM APTS. The corporation shall be conducted as a non-profit organization for the benefit of its members.

**ARTICLE III
POWERS**

The corporation shall have the following powers:

1. The Corporation shall have all of the powers and privileges granted to Corporations Not for Profit under the law pursuant to which its Corporation is chartered.

2. The Corporation shall have all of the powers reasonably necessary to implement and effect the purposes of the Corporation, including but not limited to the following:

a. To make and establish reasonable rules and regulations governing the use of Private Dwellings and Common Elements in TIERRA VERDE CONDOMINIUM APTS. as said terms may be defined in said Declaration of Condominium.

b. To levy and collect assessments against members of the Corporation to defray the common expenses of the Condominium as may be provided in said Declaration of Condominium and in the By-Laws of this Corporation, including the right to levy and collect assessments for the purposes of acquiring, operating, leasing, managing and otherwise trading and dealing with such property, whether real or personal including Private Dwellings in TIERRA VERDE CONDOMINIUM APTS., and in which may be necessary or convenient in the operation and management of TIERRA VERDE CONDOMINIUM APTS., in accomplishing the purposes set forth in said Declaration of Condominium.

c. To maintain, repair, replace, operate and manage TIERRA VERDE CONDOMINIUM APTS. and the property comprising same, including the right to reconstruct improvements after casualty and to make further improvements of the Condominium property.

d. To contract for the management of TIERRA VERDE CONDOMINIUM APTS. and to delegate to such contractor all of the powers and duties of the Association except those which may be required by the Declaration of Condominium to have approval of the Board of Directors or Membership of the Corporation.

e. To enforce the provisions of said Declaration of Condominium, these Articles of Incorporation, the By-Laws of the Corporation and the rules and regulations governing the use of said TIERRA VERDE CONDOMINIUM APTS. as same may be hereafter established.

f. To exercise, undertake, and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Corporation pursuant to the Declaration of Condominium aforementioned.

ARTICLE IV **MEMBERSHIP**

The qualification of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as follows:

1. The owners of all Private Dwellings in TIERRA VERDE CONDOMINIUM APTS. shall be members of TIERRA VERDE CONDOMINIUM, INC., and no other person shall be entitled to membership.

2. Membership shall be established by the acquisition of fee title to a Private Dwelling in TIERRA VERDE CODNOMINIUM APTS. or by acquisition of a fee ownership interest therein, whether by conveyance, devise, judicial decree or otherwise, and the membership of any party shall be automatically terminated upon his being divested of all title to or his entire fee ownership interest in any Private Dwelling, except that nothing herein contained shall be construed as terminating the membership of any party who may own two or more Private Dwellings, or who may own a fee ownership interest in two or more Private Dwellings, so long as such party shall retain title to or a fee ownership interest in any Private Dwelling.

3. The interest of a member in the funds and assets of the Corporation cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his Private Dwelling. The funds and assets of the Corporation shall belong solely to the Corporation subject to the limitation that the same be expended, held, or used for the benefit of the Membership and for the purposes authorized herein, in the Declaration of Condominium and in the By-Laws.

4. On all matters on which the Membership shall be entitled to vote, there shall be only one vote for each Private Dwelling in TIERRA VERDE CONDOMINIUM APTS. which vote may be exercised or cast by the owner or owners of each Private Dwelling in such manner as may be provided in the By-Laws hereafter adopted by the Corporation. Should any member own more than one Private Dwelling, such member shall be entitled to exercise or cast as many votes as he owns Private Dwellings, in the same manner provided by said By-Laws.

ARTICLE V **COPORATE EXISTENCE**

The Corporation shall have perpetual existence.

ARTICLE VI **DIRECTORS**

The affairs of the Corporation shall be managed by the President of the Corporation assisted by the Vice President, Secretary and Treasurer, and, if any, the Assistant Secretaries and Assistant Treasurers, subject to the directions of the Board of Directors. The Board of Directors or the President, with the approval of the Board of Directors, may employ a managing agent and/or such other managerial and supervisory personnel or entities to administer or assist in the administration of the operation and management of TIERRA VERDE CONDOMINIUM APTS. and the affairs of the Corporation, and any such person or entity may be so employed without regard to whether such person or entity is a member of the Corporation or a Director or Officer of the Corporation, as the case may be.

ARTICLE VII **DIRECTORS & OFFICERS**

1. The number of members of the Board of Directors shall be as provided from time to time by the By-Laws of the Corporation. The members of the Board of Directors shall be elected by the members of the Corporation at the Annual Meeting of the membership as provided by the

By-Laws of the Corporation, and all members of the Board of Directors shall be members of the Corporation or shall be authorized representatives, officers, or employees of a corporate member of the Corporation.

2. The Board of Directors shall elect a President, Vice President, Secretary and Treasurer, and as many Assistant Secretaries and Assistant Treasurers as the Board of Directors shall determine. The President shall be elected from among the membership of the Board of Directors, but no other officer need be a Director. The same person may hold two offices, the duties of which are not incompatible; provided, however, that the office of President and Vice President shall not be held by the same person, nor shall the office of the President and Secretary or Assistant Secretary be held by the same person.

3. By-Laws may be altered or rescinded only in such manner as said By-Laws may provide.

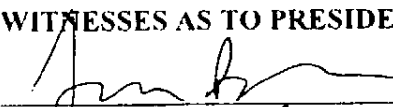
ARTICLE VIII AMENDMENTS

These Articles of Incorporation may be amended in the same manner as the By-Laws.

These Amended and Restated Articles of Incorporation of Tierra Verde Condominium, Inc., were approved by not less than 60% of the Board of Directors and by not less than 60% of the votes of the entire membership of the Association, which vote was sufficient for approval at the meeting held on April 22, 2025; reconvened on May 19, 2025 and June 16, 2025.

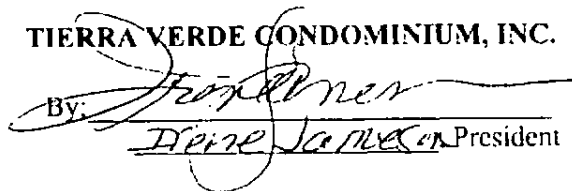
IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 1st day of July, 2025.

WITNESSES AS TO PRESIDENT:


Print Name: Trina Braman
Address: 1900 S. Kanner Hwy.
Stuart, FL 34994


Print Name: CHARLES BLACK
Address: 1900 S. Kanner Hwy.
Stuart, FL 34994

TIERRA VERDE CONDOMINIUM, INC.

By: 

Denise Lamm President

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was subscribed, sworn and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Irene Jameson, as President of Tierra Verde Condominium, Inc., ☒ who is personally known to me, or ☐ who has produced _____ as identification on _____, 2025.

Notarial Seal



A handwritten signature in black ink, appearing to read "T. Ferguson".

Notary Public

Print Name: Tiffany Ferguson

My Commission Expires: 10/10/2028

WITNESSES AS TO SECRETARY:

A handwritten signature in black ink, appearing to read "Trina Braman".
Print Name: Trina Braman
Address: 1900 S. Kanner Hwy.
Stuart, FL 34944

A handwritten signature in black ink, appearing to read "Charles Black".
Print Name: Charles Black
Address: 1900 S. Kanner Hwy
Stuart, Florida 34994

TIERRA VERDE CONDOMINIUM, INC.

By: A handwritten signature in black ink, appearing to read "Michelle Smith".
Michelle Smith, Secretary

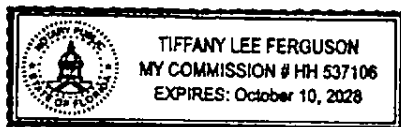
CORPORATE
SEAL

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2025 JUN 22 AM 10:37
CLERK OF DISTRICT COURT
STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was subscribed, sworn and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Michelle Smith, as Secretary of Tierra Verde Condominium, Inc., ☒ who is personally known to me, or ☐ who has produced _____ as identification on _____, 2025.

Notarial Seal



A handwritten signature in black ink, appearing to read "T. Ferguson".

Notary Public

Print Name: Tiffany Ferguson

My Commission Expires: 10/10/2028

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STATE

AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
TIERRA VERDE CONDOMINIUM, INC.
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ARTICLE VIII **AMENDMENTS**

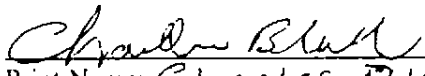
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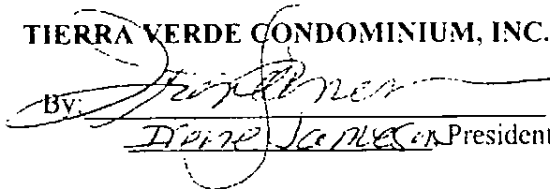
IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 1st day of July, 2025.

WITNESSES AS TO PRESIDENT:


Print Name: Tina Bramen
Address: 1300 S. Kanner Hwy.
Stuart, FL 34994


Print Name: CHARLES BLACK
Address: 1900 S. Kanner Hwy.
Stuart, FL 34994

TIERRA VERDE CONDOMINIUM, INC.

By: 
Diane Jackson President

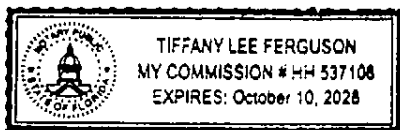
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STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was subscribed, sworn and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Irene Jameson as President of Tierra Verde Condominium, Inc., ☒ who is personally known to me, or ☐ who has produced _____ as identification on _____, 2025.

Notarial Seal



[Signature]

Notary Public

Print Name: Tiffany Ferguson

My Commission Expires: 10/10/2028

WITNESSES AS TO SECRETARY:

[Signature]
Print Name: Trina Braman
Address: 1900 S. Kanner Hwy.
Stuart, FL 34994

[Signature]
Print Name: Charles Black
Address: 1900 S. Kanner Hwy.
Stuart, Florida 34994

TIERRA VERDE CONDOMINIUM, INC.

By: [Signature]
Michelle Smith, Secretary

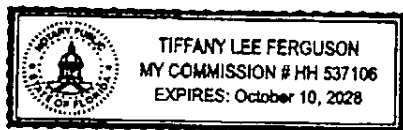
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STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was subscribed, sworn and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Michelle Smith as Secretary of Tierra Verde Condominium, Inc., ☒ who is personally known to me, or ☐ who has produced _____ as identification on _____, 2025.

Notarial Seal



[Signature]

Notary Public

Print Name: Tiffany Ferguson

My Commission Expires: 10/10/2028