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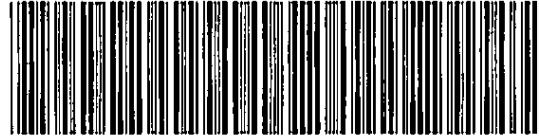
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2021 FEB -4 PM 12:32  
SECRETARY OF STATE  
TALLAHASSEE, FL

3/17/21

FILED

"Substantial rewording of Articles of Incorporation. See existing  
Articles of Incorporation for present text."

2021 FEB -4 PM 12: 32

SECRETARY OF STATE  
TALLAHASSEE, FL

**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF  
CHATEAU CHAUMONT OF IBIS ISLE ASSOCIATION, INC.**

These are the Amended and Restated Articles of Incorporation for CHATEAU CHAUMONT OF IBIS ISLE ASSOCIATION, INC. ("Amended Articles"). The original Articles of Incorporation were filed in the office of the Secretary of State on February 15, 1968 under File No. 8347, and recorded as Exhibit "G" to the Declaration of Condominium in Official Records Book 1687, Page 125 of the Public Records of Palm Beach County, Florida, and subsequently amended by that certain instrument filed with the office of the Secretary of State on April 11, 1968 under File No. 17723 and recorded in Official Records Book, Page 1687, Page 191 of the Public Records of Palm Beach County, Florida.

**ARTICLE I**

Name

The name of the corporation shall be CHATEAU CHAUMONT OF IBIS ISLE ASSOCIATION, INC. For convenience the corporation shall be referred to in this instrument as the "Association".

**ARTICLE II**

Purpose

The purpose for which the Association is organized is to provide an entity pursuant to the Condominium Act, which was originally known as Chapter 711, Florida Statutes 1963 and which is now known as Chapter 718, Florida Statutes, as amended from time to time, for the operation of CHATEAU CHAUMONT OF IBIS ISLE, a Condominium located upon the lands in Palm Beach County, Florida more particularly described in the Amended and Restated Declaration of Condominium for Chateau Chaumont of Ibis Isle ("Amended Declaration") to be recorded contemporaneously with these Amended Articles. All defined terms as used herein shall have the same meaning as provided in the Amended Declaration. In the event of any conflict between the terms and provisions of these Amended Articles and the Amended Declaration, the terms and provisions of the Amended Declaration shall control. In the event of any conflict between the terms and provision of these Amended Articles and the Amended Bylaws, the terms and provisions of these Amended Articles shall control.

The Association shall make no distribution of income to its members, directors or officers.

### ARTICLE III

#### Powers

The powers of the Association shall include and 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 not in conflict with the terms of these Amended Articles.

B. The Association shall have all of the powers and duties set forth in the Condominium Act, as amended from time to time, except as limited by these Amended Articles and the Amended Declaration of Condominium, and all of the powers and duties that are reasonably necessary to operate the condominium pursuant to the Amended Declaration, as it may be further amended from time to time, including but not limited to the following:

1. To make and collect assessments against members as apartment owners to defray the costs, expenses and losses of the condominium.

2. To use the proceeds of assessments in the exercise of its powers and duties.

3. The maintenance, repair, replacement and operation of the condominium property.

4. The purchase of insurance upon the condominium property and insurance for the protection of the Association and its members as apartment owners.

5. The reconstruction of improvements after casualty and the further improvement of the property.

6. To make and amend reasonable regulations, including "house rules", regarding the use of the condominium property, provided, however, that all such regulations and their amendment shall be approved by not less than a majority vote of the Board of Directors at a duly and properly noticed meeting of the Board at which a quorum is present before such shall become effective.

7. To approve or disapprove the transfer, mortgage and ownership of apartments as may be provided by the Amended Declaration of Condominium and the Amended and Restated Bylaws ("Amended Bylaws") of the Association.

8. To enforce by legal means the provisions of the Condominium Act, as amended from time to time, the Amended Declaration of Condominium, these Amended Articles, the Amended Bylaws and the Regulations, including "house rules," of the Association for the use of the property of the condominium.

9. To contract for the management or operation of portions of the common elements susceptible to separate management or operation and to lease such portions.

10. To employ personnel to perform the services required for proper operation of the condominium.

C. All funds and titles of all properties acquired by the Association and their proceeds shall be held in trust or the members of the Association in accordance with the

provisions of the Amended Declaration of Condominium, these Amended Articles and the Amended Bylaws.

D. The power of the Association shall be subject to and shall be exercised in accordance with the provisions of the Amended Declaration of Condominium, the Amended Bylaws, these Amended Articles, and the Condominium Act, as amended from time to time.

#### ARTICLE IV

##### Members

The members of the Association shall consist of all of the record owners of apartments in the condominium and after termination of the condominium shall consist of those who are members at the time of such termination and their successors and assigns. To clarify, the term "record owner" shall mean that person or persons (either natural individual or trustee of a trust) appearing on the most current instrument evidencing title to an apartment as recorded in the Public Records in and for Palm Beach County, which records are maintained by the Clerk of the Court. Membership in the Association cannot be established by any other "records" public or otherwise. It is intended that the term "record owner" shall have the same meaning as "unit owner" as defined in the Amended Declaration and the Condominium Act.

A. After receiving approval of the Association required by the Amended Declaration of Condominium, change of membership in the Association shall be established by recording in the public records of Palm Beach County, Florida a deed or other instrument establishing a record title to an apartment in the condominium and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

B. The share of the member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his apartment unit.

C. The owner of each apartment unit shall be entitled to at least one vote as a member of the Association. The exact number of votes to be cast by owners of apartment units and the manner of exercising voting rights shall be determined by the Amended Bylaws of the Association.

#### ARTICLE V

##### Directors

A. The affairs of the Association shall be managed by a Board consisting of the number of Directors determined by the Amended Bylaws but shall not be less than three (3). In the absence of such determination, the Board shall consist of five (5) Directors. Directors must be members of the Association.

B. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Amended Bylaws. Directors may be removed and vacancies on the Board shall be filled in the manner provided by the Amended Bylaws.

## ARTICLE VI

### Officers

The affairs of the Association shall be administered by the officers designated in the Amended Bylaws. The officers shall be elected by the Board of Directors at the first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. All officers shall be Directors.

## ARTICLE VII

### Indemnification

Every Director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonable incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a Director or officer of the Association, whether or not he is a Director or officer at the time such expenses are incurred, except when the Director or officer is adjudged guilty of willful negligence or fraud in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

## ARTICLE VIII

### Bylaws

The first Bylaws of the Association shall be adopted by the Board of Directors and, thereafter, may be altered, amended or rescinded from time to time as provided in the Amended Bylaws.

## ARTICLE IX

### Amendment

Amendments to these Amended Articles shall be proposed and adopted in the following manner:

A. Notice of subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association.

C. Members not present in person may vote by proxy at a membership meeting to consider proposed amendment(s) provided such proxy is delivered to the Secretary at or prior to the meeting. Proxy voting on amendments by the membership shall comply with the requirements of the Condominium Act. Members shall also be required to deliver their written approval to the Secretary where action on amendment(s) is proposed to be taken by the membership in writing in lieu of a meeting as permitted by applicable Florida law. Directors shall also deliver their written approvals to the Secretary where action on the amendments is proposed to be taken by the Board in lieu of a meeting as permitted under applicable Florida law. In the case of Board action in lieu of a meeting such approval must be unanimous notwithstanding anything in these Amended Bylaws to the contrary.

D. Except as elsewhere provided, such approval for amendments must be by.

1. Not less than 75% of the votes of the entire membership of the Board of Directors and by not less than 75% of the votes of the entire membership of the Association; or

2. Not less than 80% of the votes of the entire membership of the Association.

E. Provided, however, that no amendment shall make any changes in the qualification for membership nor the voting rights of members without approval in writing by all members and the joinder of all record owners of mortgages upon the condominium. No amendment shall be made that is in conflict with the Condominium Act or the Amended Declaration.

F. A copy of each amendment shall be certified by the Secretary of State and recorded in the public records of Palm Beach County, Florida.

## ARTICLE X

### Term

The term of the Association shall be perpetual.

These Amended and Restated Articles of Incorporation are adopted this 26 day of January, 2021, by Chateau Chaumont of Ibis Isle Association, Inc. by the unanimous approval of the Board of Directors and the written approval of no less than 75% of the unit owners.

Chateau Chaumont of Ibis Isle  
Association, Inc., a Florida not-for  
profit corporation

By: \_\_\_\_\_

Raymond Klein, President

Sam H. Lee  
Witness

Philip H. Kober  
Printed Name

Attest:

Michael Borden

Michael Borden, Assistant Secretary

Barbara Forbes

Witness

Barbara Forbes

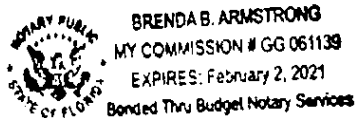
Printed Name

STATE OF FLORIDA           )  
COUNTY OF PALM BEACH )

The foregoing Amended and Restated Articles of Incorporation were subscribed, sworn, and acknowledged before me by means of ( ☒ ) physical presence or ( ) online notarization, by RAYMOND KLEIN, as President, and MICHAEL BORDEN, as Assistant Secretary, respectively, of Chateau Chaumont of Ibis Isle Association, Inc., a Florida not-for-profit Corporation, on behalf of said Corporation. The signatories are personal known to me or they presented \_\_\_\_\_ as identification, and they did not take an oath on

January 26, 2021.

Notarial Seal



Brenda B. Armstrong

Notary Public, State of Florida at Large

My Commission Expires: 2/2/21

Print name: Brenda B. Armstrong