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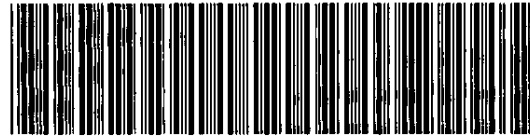
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**LAW OFFICES OF CORNETT, GOOGE & ASSOCIATES, P.A.**

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October 13, 2010

Department of State  
Division of Corporations  
P.O. Box 6327  
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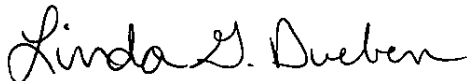
Re: Amended and Restated Articles of Incorporation

To Whom It May Concern:

Half Mile Lake Condominium Association, Inc.  
Document #: 723879  
FEI #: 591576825

Attached is this firm's check in the amount of \$35.00. Please file and send us a copy in the provided postage paid envelope. If you should have any questions, feel free to give me a call at the number provided above.

Sincerely,



Linda G. Dueben, Legal Assistant to  
Jane L. Cornett, Esq.

/lgd

**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION OF  
HALF MILE LAKE CONDOMINIUM ASSOCIATION, INC.**

APPROVED  
FILED  
10 OCT 15 PM 2:03  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The Articles of Incorporation for Half Mile Lake have been recorded in the public records of Martin County at Official Records Book 363, Page 598 et.seq. The same Articles of Incorporation are hereby amended by a vote sufficient for approval at a special meeting held on July 17, 2010.

The undersigned by these Articles associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

**ARTICLE I. NAME**

The name of the corporation shall be Half Mile Lake Condominium Association, Inc. For convenience, the corporation shall be referred to in this instrument as the Association.

**ARTICLE II. PURPOSE**

2.1 The purpose for which the Association is to provide an entity pursuant to Section 718, Florida Statutes (known therein and hereafter as the Condominium Act) for the operation of HALF MILE LAKE APARTMENTS, a Condominium located upon the following lands in Martin County, Florida:

That parcel of land described as "Not Included" at the East end of Half Mile Lake, lying between Lot 10 of Block 25 and Lot 11 of Block 26, of NORTH RIVER SHORES, Section 6, according to the plat thereof filed March 11, 1958, and recorded in Plat Book 3, Page 88, Martin County, Florida, public records.

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

**ARTICLE III. POWERS**

The powers of the Association shall include all those powers and be governed by the following provisions:

3.1 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 Articles.

3.2 The Association shall have all of the powers and duties set forth in the Condominium Act, except as limited by these Articles and the Declaration of

Condominium, and all of the powers and duties reasonably necessary to operate the condominium, pursuant to the Declaration and as it may be amended from time to time, included but not limited to the following:

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

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

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

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

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

f. To make and amend reasonable regulations respecting the use of the property in the condominium.

g. To approve or disapprove the transfer, sale and lease of apartments as may be provided by the Declaration of Condominium and Bylaws.

h. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws of the Association and the Rule and Regulations for the use of the property in the condominium.

i. To contract for the management of the condominium and to delegate to such contractor all powers and duties of the Association except such as are specifically required in the Declaration of Condominium to have approval of the Board of Directors.

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

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

3.3 The Association shall not have the power to purchase an apartment of the condominium except at sales in foreclosure of liens for assessments for common expenses, at which sales the Association shall bid no more than the amount secured by its lien. This provision shall not be changed without unanimous approval of the members and the joinder of all record owners of mortgages upon the condominium.

3.4 The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium and the Bylaws.

3.5 All funds and the titles of all property acquired by the Association and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation and the Bylaws.

#### **ARTICLE IV. MEMBERS**

4.1 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.

4.2 After receiving approval of the Association required by the Declaration of Condominium, change of membership in the Association shall be established by recording in the public records of Martin 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 instruments. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

4.3 The share of a 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.

4.4 The owner of each apartment shall be entitled to one vote as a member of the Association.

#### **ARTICLE V. DIRECTORS**

5.1 The affairs of the Association will be managed by a board consisting of the number of directors determined by the Bylaws, but not less than three directors, and in the absence of such determination shall consist of three directors.

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

#### **ARTICLE VI. OFFICERS**

The affairs of the Association shall be administered by the officers designated in the Bylaws. The officers shall be elected by the board of directors at its first meeting

following the annual meeting of the members of the Association and shall serve at the pleasure of the board of 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, reasonably 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 misfeasance or malfeasance 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 Bylaws of the Association shall be adopted by the board of directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

#### **ARTICLE IX. AMENDMENTS**

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

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

9.2 A resolution for the adoption of a proposed amendment may be proposed either by the board of directors or by at least ten percent (10%) of the remaining votes of the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing provided such approval is delivered to the secretary at or prior to the meeting.

a. Such approvals must be by not less than 66 2/3% of the entire membership of the board of directors and by not less than 66 2/3% of the votes of the entire membership of the Association.

9.3 Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members, nor any change in Section 3.3 of Article III without approval 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 Declaration of Condominium.

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

#### ARTICLE X. TERM

The term of the Association shall be perpetual.

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 3 day of October, 2010.

WITNESSES:

[Signature]  
Witness #1 Signature

Florence Bruce  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Susan K. Yates  
Witness #2 Printed Name

[Signature]  
Witness #1 Signature

Brian Payne  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Susan K. Yates  
Witness #2 Printed Name

Half Mile Lake Condominium Association,  
Inc.

By: [Signature]  
Richard Patten, President

By: [Signature]  
Philip Macken, Secretary

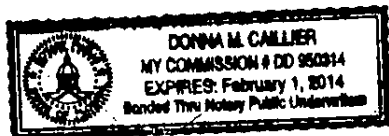
**Corporate Seal**



STATE OF FLORIDA  
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 3rd day of October, 2010 by Richard Patten as President of Half Mile Lake Condominium Association, Inc., [☒] who is personally known to me or [☐] who has produced identification [Type of Identification: \_\_\_\_\_].

Notary Seal



Donna M. Caillier  
Notary Public

STATE OF FLORIDA  
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 3rd day of October, 2010 by Philip Macken as Secretary of Half Mile Lake Condominium Association, Inc., [☒] who is personally known to me or [☐] who has produced identification [Type of Identification: \_\_\_\_\_].

Notary Seal



Donna M. Caillier  
Notary Public