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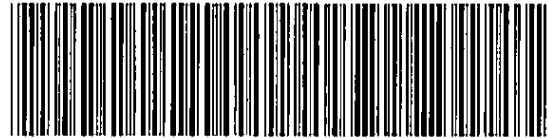
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Amended &
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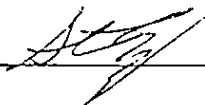
CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Community Condominium Services, Inc.

Please Debit 120000000257 For: 35

Thank you Seth Neeley



Signature

Requested by: SETH

Name

Date

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____ Certificate of Good Standing _____
____ Certificate of Status _____
____ Certificate of Fictitious Name _____
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**AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF
COMMUNITY CONDOMINIUM SERVICES, INC.**

2023 APR 17 AM 9:35

CLERK OF STATE
TALLAHASSEE, FLORIDA

WHEREAS, the following amendments to and restatement of the Articles of Incorporation of COMMUNITY CONDOMINIUM SERVICES, INC., including any amendments thereof, having been duly proposed by the Board of Directors of the Corporation and duly approved by the Board of Directors at a meeting held on March 20, 2023; and

WHEREAS, all amendments and restatements included herein have been adopted pursuant to Section 617.1007, Fla. Stat. (2009); and

NOW, THEREFORE, the Articles of Incorporation are hereby amended and restated in their entirety as follows:

ARTICLE I

The name of the Corporation shall be COMMUNITY CONDOMINIUM SERVICES, INC.

ARTICLE II

The purpose and objectives of the Corporation shall be to provide maintenance and management services for the condominium buildings and grounds, and for such individual or groups of property owners as the Board of Directors shall determine, at the John's Island community in Indian River Shores, Florida, and to undertake the performance of the acts and duties incident to the furnishing of such maintenance and management services, in accordance with the terms, provisions, conditions, and authorizations contained in these Amended and Restated Articles, and to purchase, own, operate, lease, sell, trade, or otherwise deal with property, whether real or personal, as

may be necessary or convenient in maintaining and managing said property. The Corporation shall be conducted as a non-profit organization for the benefit of its members.

ARTICLE III

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 laws of the State of Florida.

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

(a) To make, levy, and collect from all members of the Corporation such assessments for maintenance and operating costs as may have been included in the budget of each member of the Corporation and such other assessments as may have been previously approved by the board of any member of the Corporation affected by such assessments, and to use the proceeds of such assessments in the exercise of the powers and duties granted unto the Corporation.

(b) To engage in building and ground maintenance services.

(c) To provide and furnish general and specific maintenance and custodial services, so far as is necessary or expedient in conducting the business of the Corporation.

(d) To purchase, rent, lease, own, hold, operate, mortgage, and sell and otherwise acquire, handle, and dispose of real and personal property situated or located in Indian River County, Florida, either on its own account or as the agent, broker,

contractor, or representative of and for any other person or persons, firm or firms, corporation or corporations.

(e) To purchase all tools, implements, machinery, and other property necessary or desirable to perform the aforementioned services satisfactorily; and to employ such persons, firms, or corporations on account of such services, either as subcontractors or otherwise, as the occasion may require.

(f) To issue bonds, debentures, or obligations, from time to time, for any of the objects or purposes of the Corporation, and to secure the same by mortgage or mortgages, or deed or deeds of trust, or pledge or lien, on any or all of the real and personal property, rights, privileges, and franchises of the Corporation wheresoever situated, acquired, and to be acquired, and to sell or otherwise dispose of any or all of the same; provided that there be no liability, indebtedness, or charge of the Corporation which shall be a charge against or liability of any member of the Corporation without the prior written consent of such member.

(g) To purchase, own, hold, and sell all kinds of contracts, leases, options or other instruments evidencing any and all rights and interest in and to any chattels, or choses in action; to lend and advance money or give credit to such persons and on such terms as may be deemed expedient, and in particular to customers and others having dealings with the Corporation.

(h) To levy interest on delinquent assessments and installments at a rate of interest not to exceed that permitted by law.

(i) To enforce by legal means the provisions of the Articles of Incorporation and By-Laws of the Corporation.

(j) To obtain, and pay the premiums on, casualty and liability insurance policies issued for the protection of the Corporation and its officers and Board of Directors.

(k) To pay all costs of power, water, sewer, and other utility services rendered to a member and not billed to the owners of separate living units within the member of the Corporation.

(l) To employ personnel for reasonable compensation to perform the services required for proper administration of the Corporation.

(m) All other powers necessary or desirable to effectuate the purposes for which the Corporation is formed.

ARTICLE IV

The membership of this Corporation shall be limited to condominium associations incorporated under the laws of the State of Florida for the administration of condominiums, and such other individual or groups of property owners as the Board of Directors shall determine, at the John's Island community located in Indian River Shores, Florida; provided, however, that membership in the Corporation shall not be by right but by application therefor by any such condominium association, individual, or group and by acceptance by the Board of Directors of the Corporation of the condominium association, individual, or group as a member of the Corporation, upon such requirements and conditions as may be established by the Board of Directors from time to time. Each member shall obtain and maintain insurance policies of at least the amount, type and coverage as set forth in the By-Laws.

ARTICLE V

The Corporation shall have perpetual existence.

ARTICLE VI

The principal office of the Corporation shall be located at 400 Beach Road, Indian River Shores, Indian River County, Florida 32963, or at such other place within the State of Florida as may be designated by the Board of Directors. The Corporation may maintain offices and transact business in such other places within the State of Florida as may be designated from time to time by the Board of Directors.

ARTICLE VII

The affairs of the Corporation shall be managed by the President of the Corporation, assisted by the Vice Presidents, if any, Secretary and Treasurer, the Assistant Secretaries and Assistant Treasurers, if any, elected by the Board of Directors. The Board of Directors or the President of the Corporation may employ managerial and supervisory personnel or entities to administer the affairs of the Corporation. The Board of Directors shall approve and ratify the annual budget of the Corporation.

ARTICLE VIII

The members of the Board of Directors shall be those persons who are the President of the board of each member of the Corporation, or said President's designee for these purposes, in each case who is an owner, or the trustee, manager, officer, or representative with similar authority thereof, or spouse thereof, of at least one single living unit in the member of the Corporation that designates that person as a member of the Board of Directors; provided that no former or current employee of the Corporation may be a member of the Board of Directors. Each member of the Corporation may designate one member of the Board of Directors, such designation to be in the form of a certificate

presented at any meeting of the Board of Directors. Each member of the Board of Directors shall be entitled to cast one vote at any meeting of the Board of Directors.

ARTICLE IX

The Board of Directors shall elect a President, Secretary, and Treasurer, and as many Vice Presidents, 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. Officers other than the President may be elected from among the owners, or the trustee, manager, officer, or representative with similar authority thereof, or spouse thereof, of at least one single living unit in a member of the Corporation; provided that no former or current employee of the Corporation may be elected as an officer. The same person may hold two offices, the duties of which are not incompatible; provided, however, that the office of the President and Secretary or Assistant Secretary shall not be held by the same person.

ARTICLE X

The By-Laws of the Corporation may be amended, altered, or rescinded only in such manner as the By-Laws of the Corporation may provide.

ARTICLE XI

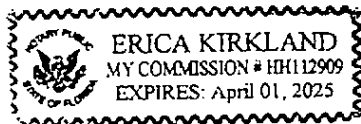
These Amended and Restated Articles may be amended by an affirmative vote of two-thirds (2/3) of the votes represented by the members of the Board of Directors at any meeting of the Board of Directors at which a quorum is present; amendments may be proposed by any member of the Board of Directors.

IN WITNESS WHEREOF, the undersigned President and Secretary of the Corporation have executed these Amended and Restated Articles, this 13 day of April, 2023.

[Signature]
President
[Signature]
Secretary

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

Sworn to and Subscribed, before me, by means of ☐ physical presence or ☐ online notarization, this 13 day of April, 2023, by Karl Lachy and John Conroy, who personally appeared before me, and ☒ who are personally known to me, or ☐ who produced _____ as identification, who are known to me to be the President and Secretary, respectively, of the Corporation named in this instrument.



Erica Kirkland
Notary Public, State of Florida

Erica Kirkland
(Printed Name)

Commission Expires: 4-1-25