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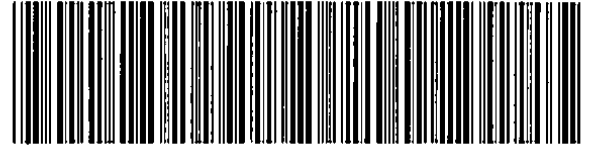
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

JUL 29 2019

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†Certified Civil Mediator

Memo

To: Division of Corporations - **Amendments Section**
From: Stephanie Adams, Paralegal
Subject: Village of 800 Condominium Association, Inc.
Date: July 24, 2019

Enclosed please find one (1) original and one (1) copy of the Amended and Restated Articles of Incorporation of The Village of 800 Place Condominium Association, Inc. Also enclosed is a check # 24785 in the amount of \$35.00 to cover the filing fee, together with a postage-paid envelope for return of the filed copy. If you have any questions, please do not hesitate to contact our Stuart, Florida office (address above). Thank you.

FILED

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Amended and Restated
Articles of Incorporation
Of
The Village of 800 Place Condominium Association, Inc.
(A Corporation Not-for-Profit)

The purpose of this Amended and Restated Articles of Incorporation is to continue the purposes of the Articles of Incorporation as originally filed with the Department of State on July 17, 1975 and amended on December 29, 1976, January 3, 1977 and November 15, 2012 and recorded in the Martin County public records at Official Records Book 475, Page 536, et. seq., and amended at OR Book 412, Page 1846, et. seq. and OR Book 591, Page 1369, et. seq., and OR Book 2614, Page 521, et. seq.

Article I

The name of the corporation shall be: The Village of 800 Place Condominium Association, Inc., (hereinafter referred to as the "Corporation").

Article II

The purpose and objects of the Corporation shall be to administer the operations and management of the Condominiums established in accordance with the Condominium Act of the State of Florida, as amended, up and within the following described property situate, lying and being in Martin County, Florida, to-wit:

Begin at a concrete Monument located at the point where the Northerly Right-of-Way Line North Fork Road intersects the West Line of Government Lot 3, Section 32, Township 37 South, Range 41 East, and Point of beginning being the southeast corner of Lot 17, Block 28, Plat of North River Shores Subdivision, Section 6, Plat Book 3, Page 88, Public Records of Martin County, Florida, and said monument being 1631.97 feet south of the North line, of said Section 32; thence run S80°37'32" E, along the Northerly Right-of-Way Line of North Fork Road, a distance of 266.53 feet to a concrete monument; thence continuing along said Right-of-Way, run S35°19'32" E a distance 28.14 feet; thence, along the Northerly Right-of-Way Line of North Fork Road extension, run S80°37'32" E a distance of 404.03 feet; thence by curve to the left, on radius 1,116.28 feet; run a

distance of 107.75 feet, as measured along the arc, through central angle of 5°31'50"; thence run N0°02'03" E, a distance of 545.46 feet to a point on the South line of the North half of Government Lot 3, Section 32, Township 37 South, Range 41 East, that is 400 feet westerly of the Westerly Right-of-Way Line of U.S. Highway No. 1; thence, run N89°36'30" W, along said South Line, a distance of 786.56 feet to the Southwest corner of Lot 10 of said Block 28 of said subdivision; thence run S0°02'03" W, along the East lines of Lots 14 through 17 of said Block 28, a distance 406.01 feet to the Point of Beginning; containing 8.688 acres.

And to undertake the performance of the acts and duties incident to and administration of the operation and management of said Condominiums in accordance with the terms, provisions, conditions and authorizations contained in these Articles of Incorporation, and which may be contained in the formal Declarations of Condominium recorded in the public records of Martin County, Florida, at the time said property, and the improvements situate thereon, 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 Condominiums; and further to foster a fine residential community known as The Village of 800 Place Condominiums located in Martin County, Florida, and in this respect to cooperate and deal with other Condominium Associations, if any, and entities to accomplish this objective. The Corporation shall be conducted as a not-for-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 law pursuant to which this Corporation is chartered and pursuant to the Condominium Act as amended 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 and establish reasonable rules and regulations governing the use of Apartment Units, Common Elements and Limited Common Elements in said Condominiums as said terms may be defined in said Declarations of Condominium.
 - (b) To buy, sell, lease, mortgage, or otherwise deal with any and all property, whether real, or personal.

(c) To levy and collect assessments against members of the Corporation to defray the common expense of the Condominiums as may be provided in said Declarations of Condominium and in the By-Laws of this Corporation, including the right to levy and collect assessments for the purpose of acquiring, operating, leasing, managing, and otherwise trading and dealing with such property, whether real or personal, including Apartment Units in said Condominiums.

(d) To maintain, repair, replace, operate and manage the Condominiums and the property comprising same, including the right to reconstruct improvements after casualty and to make further improvement of the Condominium property.

(e) To contract for the management of the Condominiums and to delegate to such contractor all of the powers and duties of the Corporation except those which may be required by the Declarations of Condominium to have approval of the Board of Directors or Membership of the Corporation.

(f) To enforce the provisions of said Declarations of Condominium, these Articles of Incorporation, the By-Laws of the Corporation, and the Rules and Regulations governing the use of said Condominiums as may be hereafter established.

(g) To approve or disapprove the transfer, lease, mortgage and ownership of Apartment Units as may be provided by the Declarations of Condominium and By-Laws.

(h) To deal with other condominium associations or representatives thereof on matters of mutual interest and to levy, collect and disburse funds from time to time as may be provided in the Declarations of Condominium and By-Laws for the maintenance, repair and replacement of property located within the lands herein described or elsewhere notwithstanding the fact that such property lies outside of the subject property.

(i) To execute, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Corporation pursuant to the Declarations of Condominium aforementioned.

Article IV

The qualifications 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 Apartment Units in said Condominiums shall be members of the Corporation and no other persons or entities shall be entitled to membership.

2) Membership shall be established by the acquisition of fee title to an Apartment Unit, whether by conveyance, judicial decree or otherwise provided that such acquisition shall be approved in accordance with, and conformed to the provisions of, these Articles, and the Declaration of Condominiums and the By-Laws and the membership of any party shall be automatically terminated upon his being divested of all title to his entire fee ownership interest in any Apartment Unit, except nothing herein contained shall be construed as terminating the membership of any party who may own two or more Apartment Units, or who may own a fee ownership interest in Apartment Units, so long as such party shall retain title to or a fee ownership interest in any Apartment Unit.

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 Apartment Unit. 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 which may be hereafter adopted.

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

Article V

The Corporation shall have perpetual existence.

Article VI

The principal office of the Corporation shall be located at 800 North West Fork Road, Stuart, Florida 34994, but the Corporation may maintain offices and transact business in such places within or without the State of Florida as may from time to time be designated by the Board of Directors. Furthermore, the Board of Directors may from time to time relocate the aforesaid principal office.

Article VII

1) The Board of Directors shall consist of five (5) Directors. All Directors shall be members of the Corporation.

2) Directors of the Corporation shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and

vacancies on the Board of Directors shall be filled in the manner provided in the By-Laws.

Article VIII

The affairs of the Corporation shall be managed by the officers in accordance with the By-Laws. The officers shall be appointed from time to time by the Board of Directors; appointment of the officers shall take place at the first Board meeting following the annual meeting of the Members of the Corporation, which officers shall serve at the pleasure of the Board of Directors.

Article IX

Every Director and every officer of the Corporation shall be indemnified by the Corporation against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceedings to which he may be a party, or in which he may become involved, by reason of his being or having been an Director or officer of the Corporation whether or not he is an Director or officer at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the Director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Administration approves such settlement and reimbursement as being in the best interest of the Corporation. 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 X

The By-Laws of the Corporation may be altered, amended or rescinded in the manner provided by the By-Laws.

Article XI

An Amendment or Amendments to these Articles of Incorporation may be proposed by the Board of Directors of the Corporation acting upon vote of the majority of the Directors or by the members of the Corporation owning a majority of the Apartment Units in the Condominium administered hereby whether meeting as members or by instrument in writing signed by them. Upon any Amendment or Amendments to these Articles of Incorporation being proposed by said Board of Directors or members, such proposed Amendment or Amendments shall be transmitted to the President of the Corporation or other officer of the Corporation in the absence of the President, who shall thereupon call a special meeting of the members of the Corporation for a date not sooner than twenty (20) days nor later than sixty (60) days from the receipt by him of the proposed Amendment or Amendments, and it shall be the duty of the Secretary to give each member written or printed notice of such Meeting stating the time and place of the Meeting and reciting the proposed Amendment or

Amendments in reasonably detailed form, which notice shall be mailed, electronically transmitted or presented personally to each member not less than ten (10) nor more than thirty (30) days before the date set for such meeting. If mailed, such notice shall be deemed to be properly given when deposited in the United States mail, addressed to the member at his post office address as it appears in the records of the Corporation and the postage thereon prepaid. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the Corporation whether before or after the holding of the Meeting shall be deemed equivalent to the giving of such notice to such member. At such Meeting the Amendment or Amendments proposed must be approved by an affirmative vote of a majority of those members of the Association, present and voting, at a duly convened meeting of the members in order for such Amendment or Amendments to become effective. Thereupon, such Amendments or Amendments of these Articles of Incorporation shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of the State of Florida, and upon the registration of such Amendment or Amendments with said Secretary of State a certified copy thereof shall be recorded in the public records of Martin County, Florida, within ten (10) days from the date on which the same are also registered. At any Meeting held to consider such Amendment or Amendments of these Articles of Incorporation, the written vote of any member of the Corporation shall be recognized, if such member is not in attendance at such Meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of the Corporation at or prior to such Meeting.

These Amended and Restated Articles of Incorporation for The Village of 800 Place Condominium Association, Inc. were approved by a majority of the Members present and voting, at a duly convened meeting on June 24, 2019.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name, by its President and Secretary, and its corporate seal affixed on this 22nd day of **July 2019**.

WITNESSES AS TO PRESIDENT:

Stephanie Adams
Printed Name: Stephanie Adams

Madeline M. Jones
Printed Name: Madeline M. Jones

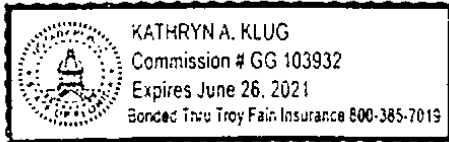
**THE VILLAGE OF 800 PLACE
CONDOMINIUM ASSOCIATION, INC.**

By: David Young
DAVID YOUNG, President

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me on July 22, 2019, by David Young, as President of The Village of 800 Place Condominium Association, Inc. [] who is personally known to me, or [X] who has produced identification [Type of Identification: FLDL].

Notarial Seal



Kathryn A. Klug
Notary Public

WITNESSES AS TO SECRETARY:

THE VILLAGE OF 800 PLACE
CONDOMINIUM ASSOCIATION, INC.

Stephanie Adams
Printed Name: Stephanie Adams

By: Kathleen Johns
KATHLEEN JOHNS, Secretary

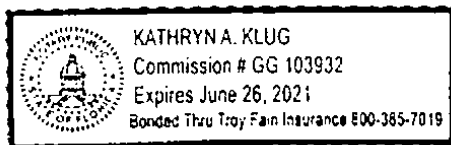
Madeline M Jones
Printed Name: Madeline M Jones

CORPORATE
SEAL

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me on July 22, 2019, by Kathleen Johns, as Secretary of The Village of 800 Place Condominium Association, Inc. [] who is personally known to me, or [X] who has produced identification [Type of Identification: FLDL].

Notarial Seal



Kathryn A. Klug
Notary Public

Amended and Restated
Articles of Incorporation
Of
The Village of 800 Place Condominium Association, Inc.
(A Corporation Not-for-Profit)

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distance of 107.75 feet, as measured along the arc, through central angle of 5°31'50"; thence run N0°02'03" E, a distance of 545.46 feet to a point on the South line of the North half of Government Lot 3, Section 32, Township 37 South, Range 41 East, that is 400 feet westerly of the Westerly Right-of-Way Line of U.S. Highway No. 1; thence, run N89°36'30" W, along said South Line, a distance of 786.56 feet to the Southwest corner of Lot 10 of said Block 28 of said subdivision; thence run S0°02'03" W, along the East lines of Lots 14 through 17 of said Block 28, a distance 406.01 feet to the Point of Beginning; containing 8.688 acres.

And to undertake the performance of the acts and duties incident to and administration of the operation and management of said Condominiums in accordance with the terms, provisions, conditions and authorizations contained in these Articles of Incorporation, and which may be contained in the formal Declarations of Condominium recorded in the public records of Martin County, Florida, at the time said property, and the improvements situate thereon, 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 Condominiums; and further to foster a fine residential community known as The Village of 800 Place Condominiums located in Martin County, Florida, and in this respect to cooperate and deal with other Condominium Associations, if any, and entities to accomplish this objective. The Corporation shall be conducted as a not-for-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 law pursuant to which this Corporation is chartered and pursuant to the Condominium Act as amended 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 and establish reasonable rules and regulations governing the use of Apartment Units, Common Elements and Limited Common Elements in said Condominiums as said terms may be defined in said Declarations of Condominium.

(b) To buy, sell, lease, mortgage, or otherwise deal with any and all property, whether real, or personal.

(c) To levy and collect assessments against members of the Corporation to defray the common expense of the Condominiums as may be provided in said Declarations of Condominium and in the By-Laws of this Corporation, including the right to levy and collect assessments for the purpose of acquiring, operating, leasing, managing, and otherwise trading and dealing with such property, whether real or personal, including Apartment Units in said Condominiums.

(d) To maintain, repair, replace, operate and manage the Condominiums and the property comprising same, including the right to reconstruct improvements after casualty and to make further improvement of the Condominium property.

(e) To contract for the management of the Condominiums and to delegate to such contractor all of the powers and duties of the Corporation except those which may be required by the Declarations of Condominium to have approval of the Board of Directors or Membership of the Corporation.

(f) To enforce the provisions of said Declarations of Condominium, these Articles of Incorporation, the By-Laws of the Corporation, and the Rules and Regulations governing the use of said Condominiums as may be hereafter established.

(g) To approve or disapprove the transfer, lease, mortgage and ownership of Apartment Units as may be provided by the Declarations of Condominium and By-Laws.

(h) To deal with other condominium associations or representatives thereof on matters of mutual interest and to levy, collect and disburse funds from time to time as may be provided in the Declarations of Condominium and By-Laws for the maintenance, repair and replacement of property located within the lands herein described or elsewhere notwithstanding the fact that such property lies outside of the subject property.

(i) To execute, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Corporation pursuant to the Declarations of Condominium aforementioned.

Article IV

The qualifications 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 Apartment Units in said Condominiums shall be members of the Corporation and no other persons or entities shall be entitled to membership.

2) Membership shall be established by the acquisition of fee title to an Apartment Unit, whether by conveyance, judicial decree or otherwise provided that such acquisition shall be approved in accordance with, and conformed to the provisions of, these Articles, and the Declaration of Condominiums and the By-Laws and the membership of any party shall be automatically terminated upon his being divested of all title to his entire fee ownership interest in any Apartment Unit, except nothing herein contained shall be construed as terminating the membership of any party who may own two or more Apartment Units, or who may own a fee ownership interest in Apartment Units, so long as such party shall retain title to or a fee ownership interest in any Apartment Unit.

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 Apartment Unit. 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 which may be hereafter adopted.

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

Article V

The Corporation shall have perpetual existence.

Article VI

The principal office of the Corporation shall be located at 800 North West Fork Road, Stuart, Florida 34994, but the Corporation may maintain offices and transact business in such places within or without the State of Florida as may from time to time be designated by the Board of Directors. Furthermore, the Board of Directors may from time to time relocate the aforesaid principal office.

Article VII

1) The Board of Directors shall consist of five (5) Directors. All Directors shall be members of the Corporation.

2) Directors of the Corporation shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and

vacancies on the Board of Directors shall be filled in the manner provided in the By-Laws.

Article VIII

The affairs of the Corporation shall be managed by the officers in accordance with the By-Laws. The officers shall be appointed from time to time by the Board of Directors; appointment of the officers shall take place at the first Board meeting following the annual meeting of the Members of the Corporation, which officers shall serve at the pleasure of the Board of Directors.

Article IX

Every Director and every officer of the Corporation shall be indemnified by the Corporation against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceedings to which he may be a party, or in which he may become involved, by reason of his being or having been an Director or officer of the Corporation whether or not he is an Director or officer at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the Director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Administration approves such settlement and reimbursement as being in the best interest of the Corporation. 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 X

The By-Laws of the Corporation may be altered, amended or rescinded in the manner provided by the By-Laws.

Article XI

An Amendment or Amendments to these Articles of Incorporation may be proposed by the Board of Directors of the Corporation acting upon vote of the majority of the Directors or by the members of the Corporation owning a majority of the Apartment Units in the Condominium administered hereby whether meeting as members or by instrument in writing signed by them. Upon any Amendment or Amendments to these Articles of Incorporation being proposed by said Board of Directors or members, such proposed Amendment or Amendments shall be transmitted to the President of the Corporation or other officer of the Corporation in the absence of the President, who shall thereupon call a special meeting of the members of the Corporation for a date not sooner than twenty (20) days nor later than sixty (60) days from the receipt by him of the proposed Amendment or Amendments, and it shall be the duty of the Secretary to give each member written or printed notice of such Meeting stating the time and place of the Meeting and reciting the proposed Amendment or

Amendments in reasonably detailed form, which notice shall be mailed, electronically transmitted or presented personally to each member not less than ten (10) nor more than thirty (30) days before the date set for such meeting. If mailed, such notice shall be deemed to be properly given when deposited in the United States mail, addressed to the member at his post office address as it appears in the records of the Corporation and the postage thereon prepaid. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the Corporation whether before or after the holding of the Meeting shall be deemed equivalent to the giving of such notice to such member. At such Meeting the Amendment or Amendments proposed must be approved by an affirmative vote of a majority of those members of the Association, present and voting, at a duly convened meeting of the members in order for such Amendment or Amendments to become effective. Thereupon, such Amendments or Amendments of these Articles of Incorporation shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of the State of Florida, and upon the registration of such Amendment or Amendments with said Secretary of State a certified copy thereof shall be recorded in the public records of Martin County, Florida, within ten (10) days from the date on which the same are also registered. At any Meeting held to consider such Amendment or Amendments of these Articles of Incorporation, the written vote of any member of the Corporation shall be recognized, if such member is not in attendance at such Meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of the Corporation at or prior to such Meeting.

These Amended and Restated Articles of Incorporation for The Village of 800 Place Condominium Association, Inc. were approved by a majority of the Members present and voting, at a duly convened meeting on June 24, 2019.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name, by its President and Secretary, and its corporate seal affixed on this 22nd day of July 2019.

WITNESSES AS TO PRESIDENT:

Stephanie Adams
Printed Name: Stephanie Adams

Madeleine M. Jones
Printed Name: Madeleine M. Jones

THE VILLAGE OF 800 PLACE
CONDOMINIUM ASSOCIATION, INC.

By: David Young
DAVID YOUNG, President

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me on July 22, 2019, by David Young, as President of The Village of 800 Place Condominium Association, Inc. [] who is personally known to me, or [X] who has produced identification [Type of Identification: FLDL].

Notarial Seal



Kathryn A. Klug
Notary Public

WITNESSES AS TO SECRETARY:

THE VILLAGE OF 800 PLACE
CONDOMINIUM ASSOCIATION, INC.

Stephanie Adams
Printed Name: Stephanie Adams

By: Kathleen Johns
KATHLEEN JOHNS, Secretary

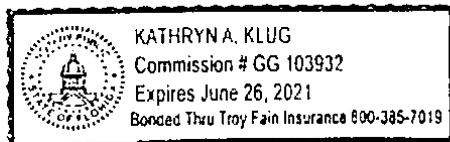
Madeline M. Jones
Printed Name: Madeline M. Jones

CORPORATE
SEAL

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