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November 18, 1998

Corporate Records Bureau
Division of Corporations
PO Box 6327
Tallahassee, Florida 32314

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-11/23/98-01115-016
*****87.50 *****43.75

Re: Dora Pines Association, Unit III, Inc.

Dear Sirs/Ladies:

With reference to the above corporation please find enclosed for filing Articles of Amendment and my check for \$87.50 representing the filing fee and cost of a certified copy.

Please forward the requested certified copy of Articles of Amendment to my office at the above address as your earliest convenience. Please feel free to contact my office with any questions.

Sincerely yours,

Michael A. Croak
Michael A. Croak *for*

/eaw
Enclosure

FILED
98 NOV 23 AM 10:22
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

OK to file per Susan Payne

*Amead
LFT 12-3-98*

**ARTICLES OF AMENDMENT TO THE ARTICLES OF
INCORPORATION OF DORA PINES ASSOCIATION, UNIT III, INC.**

TO: Department of State
Tallahassee, Florida 32304

FILED
98 NOV 23 AM 10:22
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Florida Statutes Chapter 617.1008, the undersigned corporation adopts the following Articles of Amendment to its Articles of Incorporation:

1. The name of the corporation is Dora Pines Association, Unit III, Inc.
2. The following amendments of the Articles of Incorporation were required and ordered by Final Judgment entered April 6, 1998, in the Circuit Court of the Fifth Judicial Circuit In and For Lake County, Florida; Case No. 97-2526-CA styled: In Re: The Petition of Department of Business and Professional Regulations Division of Florida Land Sales, Condominiums and Mobile Homes for Declaratory Judgment vs. Dora Pines Association, Unit III, Inc.

AMENDMENT TO ARTICLES

ARTICLE II. PURPOSE

- 2.1 The purpose for which the Association is organized is to provide an entity pursuant to Florida Statutes 61.301-617.312 as amended, for the operation of Dora Pines, a residential community which owns certain lands in Lake County, Florida.
- 2.2 The Association shall make no distributions 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:

3.1 The Association shall have all the common law and Statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles, and all those powers of an association provided in Florida Statutes 617.301-617.312.

3.2 The Association shall have all of the powers and duties reasonably necessary to operate a residential community, including but not limited to the following:

- (a) To make and collect assessments against members to defray the costs, expenses and losses of the Association.
- (b) To use the proceeds of assessments in the exercise of its powers and duties.
- (c) To maintain, repair, replace and operate the Association property.
- (d) To purchase insurance upon the Association property and insurance for the protection of the property.
- (e) To reconstruct improvements after casualty and the further improvement of the property.
- (f) To make and amend reasonable regulations respecting the use of the Association property.
- (g) To enforce by legal means the provisions of the Florida Corporations Not for Profit Act, the Declaration of Servitude, these Articles, the By-Laws of the Association and the Regulations for the use of the Association property.
- (h) To contract for the management of the Association property and to delegate to such contractor and manager all power and duties of the Association, except such as are specifically required by the Declaration to have approval of the Board of Directors or the membership of the Association.
- (i) To contract for the management or operation of portions to the Association Property susceptible to separate management or operation, and to lease such portions.
- (j) To employ personnel to perform the services required for proper operation of the Association.

3.3 The Association shall have the power to purchase a Lot (within the meaning of the Declaration of Servitude) and to hold, lease, mortgage and convey the same.

3.4 All funds and the titles to all properties acquired by the Association and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration of Servitude, these Articles of Incorporation, and the By-Laws.

ARTICLE IV. MEMBERS

4.1 The members of the Association shall consist of all Lot Owners (within the meaning of the Declaration of Servitude).

4.2 Change of membership in the Association shall be established by recording in the Public Records of Lake County, Florida, a deed or other instrument establishing a record title to a Lot (within the meaning of the Declaration of Servitude). 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 Lot.

4.4 The owner of each Lot shall be entitled to one vote per Lot owned as a member of the Association. The manner of exercising voting rights shall be determined by the By-Laws 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 fixed by the By-Laws, but not less than three directors. Directors must be members of the Association. The board shall be known as the Board of Directors.

5.2 The directors of the Association shall be elected at the annual meeting of the members in the manner specified in the By-Laws. Directors may be removed and vacancies on the board shall be filled in the manner provided by the By-Laws.

ARTICLE VII. BY-LAWS

The By-Laws of the Association shall be adopted by the Board of Directors, amended or rescinded in the manner provided by the By-Laws.

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 the members of the Association. Directors and members not present in person or by proxy at the meeting to consider the amendment may express their approval in writing, provided such approval is delivered to the Secretary at or prior to the meeting. Except as hereinafter provided, approval of a proposed amendment must be either by:

(a) Not less than two-thirds of the entire membership of the Board of Directors and not less than two-thirds of the votes of the entire membership of the Association, or

(b) Not less than three-fourths of the votes of the entire membership of the Association.

9.3 A copy of each amendment shall be certified by the Secretary of State, State of Florida, and be recorded in the Public Records of Lake County, Florida.

ARTICLE XII. I.R.C. MATTERS

Anything in the Articles, By-Laws of the Association or Declaration of Condominium to the contrary notwithstanding, this Association shall not have the power to engage in any activity not permitted to be carried on by a residential community association within the meaning of applicable provisions of the Internal Revenue Code, as amended.

3. The Court order requiring the foregoing Articles of Amendment was entered April 6, 1998, in the action titled: *The Petition of Business and Professional Regulations Division of Florida Land Sales, Condominiums and Mobile Homes for Declaratory Judgment vs. Dora Pines Association, Unit III, Inc.* The court had jurisdiction under State Law.

