

750333

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



800104647018

06/26/07--01005--002 **35.00

FILED
07 JUN 26 AM 8:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

*Amended
& Restated
Art.*

SP

**BECKER &
POLIAKOFF**

Becker & Poliakoff Building
14241 Metropolis Avenue, Suite 100
Ft. Myers, Florida 33912
Phone: (239) 433-7707 Fax: (239) 433-5933
Toll Free: (800) 462-7780

Bank of America Center
4501 Tamiami Trail North, Suite 214
Naples, Florida 34103
Phone: (239) 261-9555 Fax: (239) 261-9744
Toll Free: (800) 362-7537

ADMINISTRATIVE OFFICE
3111 STIRLING ROAD
FORT LAUDERDALE, FL 33312
800.432.7712 U.S. TOLL FREE

WWW.BECKER-POLIAKOFF.COM
BP@BECKER-POLIAKOFF.COM

June 22, 2007

Reply To:
Fort Myers
YGoin@becker-poliakoff.com

Amendment Section
Florida Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

**Re: Banyan Point Condominium Association, Inc.
Document No. 750333**


Dear Sir/Madam:

Enclosed please find Articles of Amended and Restated Articles of Incorporation for the above-referenced Corporation along with check number 1726 in the amount of \$35.00 to cover the cost of filing.

Please return a copy of the filed document to my attention. An extra copy of the document is enclosed herewith for your use.

Thank you for your attention to this matter.

Very truly yours,


Yelene Goin
For the Firm

Enclosures (as stated)

YG/sds
FTM_DB: 350874_1

FLORIDA OFFICES
BOCA RATON
FORT MYERS
FORT WALTON BEACH
HOLLYWOOD
HOMESTEAD
LARGO
MELBOURNE *
MIAMI
NAPLES
ORLANDO
SARASOTA
TALLAHASSEE
WEST PALM BEACH

AFFILIATED OFFICES
BEIJING
FRANKFURT
NEW YORK
PRAGUE
TEL AVIV

* by appointment only

ARTICLES OF AMENDED AND RESTATED
ARTICLES OF INCORPORATION

FILED

07 JUN 26 AM 8:09

Pursuant to the provision of Section 617, Florida Statutes, the undersigned corporation adopts the following Articles of Amended and Restated Articles of Incorporation.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FIRST: The name of the corporation is Banyan Point Condominium Association, Inc.

SECOND: The attached Amended and Restated Articles of Incorporation were adopted by the membership.

THIRD: The attached Amended and Restated Articles of Incorporation were adopted by the required vote of the members on the 6th day of June, 2007.

FOURTH: The number of votes cast were sufficient for approval.

WITNESSES:
(TWO)

BANYAN POINT CONDOMINIUM
ASSOCIATION, INC.

Julie M. Karnes
Signature

BY: Barbara McDaniel
Barbara McDaniel, President

Julie M. Karnes
Printed Name

Date: 6/18/07

Andrew Galick
Signature

ATTEST: Robert Vega
Robert Vega, Secretary

Andrew Galick
Printed Name

Date: 6/18/07

(CORPORATE SEAL)

STATE OF Florida
COUNTY OF Charlotte) SS:

The foregoing instrument was acknowledged before me this 18 day of JUNE, 2007, by Barbara McDaniel as President of Banyan Point Condominium Association, Inc., a Florida Corporation, on behalf of the corporation. She is personally known to me or has produced _____ (type of identification) as identification and did take an oath.

Paul A. Michalezka
Notary Public

Paul A. Michalezka
Printed Name

My commission expires: _____

FTM_DB: 349210_1



PAUL A. MICHALEZKA
MY COMMISSION # DD 367111
EXPIRES: October 28, 2008
Bonded Thru Budget Notary Services

AMENDED AND RESTATED ARTICLES OF INCORPORATION

OF

BANYAN POINT CONDOMINIUM ASSOCIATION, INC.

**SUBSTANTIAL REWORDING OF ARTICLES OF INCORPORATION –
SEE CURRENT ARTICLES OF INCORPORATION FOR CURRENT TEXT**

These are the Amended and Restated Articles of Incorporation for the Banyan Point Condominium Association, Inc. originally filed with the Florida Department of State the 21st day of December, 1979, under Charter Number 750333. Matters of only historical interest have been omitted. Amendments included have been added pursuant to Chapter 617, Florida Statutes (2006).

1. NAME. The name of the corporation shall be BANYAN POINT CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association," the Declaration of Condominium as "Declaration," these Articles of Incorporation as the "Articles," and the Bylaws of the Association as the "Bylaws."

2. PURPOSE. The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act (the "Act") for the operation of that certain condominium located in Charlotte County, Florida, and known as Banyan Point Condominium (the "Condominium").

3. DEFINITIONS. The terms used in these Articles shall have the same definitions and meaning as those set forth in the Declaration of the Condominium recorded in the Public Records of Charlotte County, Florida, unless herein provided to the contrary, or unless the context otherwise requires.

4. POWERS. The powers of the Association shall include and be governed by the following powers:

4.1 General. The Association shall have all of the common-law and statutory powers of a corporation not for profit under the Laws of Florida that are not in conflict with the provisions of these Articles or of the Act.

4.2 Enumeration. The Association shall have all the powers and duties set forth in the Act except as limited by these Articles (as they may be amended from time to time), the Bylaws (as they may be amended from time to time), and all of the powers and duties reasonably

Exhibit "B" to the Amended and Restated Declaration of Condominium
(Amended and Restated Articles of Incorporation)

Page 1 of 5

necessary to operate the Condominium pursuant to the Declaration and as it may be amended from time to time including but not limited to the following:

4.2.1 To make and collect Assessments and other Charges against members as Unit Owners, and to use the proceeds thereof in the exercise of its powers and duties.

4.2.2 To buy, own, operate, lease, sell, and trade both real and personal property as may be necessary or convenient in the administration of the Condominium. Provided, however, that 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.

4.2.3 To maintain, repair, replace, reconstruct, add to, and operate the Condominium Property and other property acquired or leased by the Association for use by Unit Owners.

4.2.4 To purchase insurance upon the Condominium Property and insurance for the protection of the Association, its officers, Directors, and members as Unit Owners.

4.2.5 To make and amend reasonable rules and regulations for the maintenance, conservation and use of the Condominium Property and for the health, comfort, safety, and welfare of the Unit Owners.

4.2.6 To approve or disapprove the leasing, transfer, mortgaging, ownership, and possession of Units as may be provided by the Declaration.

4.2.7 To enforce by legal means the provisions of the Act, the Declaration, these Articles, the Bylaws, and the Rules and Regulations for the use of the Condominium Property.

4.2.8 To contract for the management of the Condominium and any facilities used by the Unit Owners, and to delegate to the party with whom such contract has been entered into all of the powers and duties of the Association except those which require specific approval of the Board of Directors or the membership of the Association.

4.2.9 To employ personnel to perform the services required for proper operation of the Condominium.

4.2.10 Make contracts and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds, and other obligations, and secure any of its obligations by mortgage and pledge of all or any of its property, franchises, or income.

Exhibit "B" to the Amended and Restated Declaration of Condominium
(Amended and Restated Articles of Incorporation)

Page 2 of 5

4.3 Condominium Property. All funds and the titles of all properties acquired by the Association and their proceeds shall be held for the benefit and use of the members in accordance with the provisions of the Declaration, these Articles and the Bylaws.

4.4 Distribution of Income. The Association shall make no distribution of income to its members, Directors or officers.

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

5. MEMBERS. The members of the Association shall consist of all of the record Owners of Units in the Condominium, and after termination of the Condominium shall consist of those who were members at the time of the termination and their successors and assigns.

5.1 Assignment. 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 the Unit for which that share is held.

5.2 Voting. On all matters upon which the membership shall be entitled to vote, there shall be only one vote for each Unit, which vote shall be exercised or cast in the manner provided by the Declaration and Bylaws. Any person or entity owning more than one Unit shall be entitled to one vote for each Unit owned.

5.3 Meetings. The Bylaws shall provide for an annual meeting of members, and may make provision for regular and special meetings of members other than the annual meeting.

6. TERM OF EXISTENCE. The Association shall have perpetual existence.

7. 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 of the Association 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. The Bylaws may provide for the removal from office of officers, for filling vacancies, and for the duties of the officers.

8. DIRECTORS.

8.1 Number and Qualification. The property, business and affairs of the Association shall be managed by a Board consisting of the number of Directors determined by the Bylaws, but which shall consist of not less than three (3) Directors. Directors must be members or the spouse of a member of the Association.

8.2 Duties and Powers. All of the duties and powers of the Association existing under the Act, the Declaration, these Articles, and the Bylaws shall be exercised exclusively by

Exhibit "B" to the Amended and Restated Declaration of Condominium
(Amended and Restated Articles of Incorporation)

Page 3 of 5

the Board of Directors, its agents, contractors, or employees, subject only to approval by Unit Owners when such approval is specifically required.

8.3 Election; Removal. 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.

9. BYLAWS. The Bylaws of this Corporation may be altered, amended, or repealed in the manner provided in the Bylaws.

10. AMENDMENTS. These Articles may be amended in the following manner:

10.1 Proposal of Amendments. An amendment may be proposed by the President of the Association, a majority of the Directors, or by twenty-five percent (25%) of the entire voting interests.

10.2 Proposed Amendment Format. Proposals to amend existing Articles of Incorporation shall contain the full text of the Article to be amended. New words shall be underlined and words to be deleted shall be ~~lined through~~ with hyphens. If the proposed change is so extensive that this procedure would hinder rather than assist understanding, a notation must be inserted immediately preceding the proposed amendment saying, "SUBSTANTIAL REWORDING OF ARTICLE. SEE ARTICLE NUMBER ___ FOR PRESENT TEXT."

10.3. Notice. Copies of proposed amendments shall be included in the notice of any meeting at which a proposed amendment is to be considered or in connection with documentation for action without a meeting.

10.4 Adoption of Amendments. A resolution for the adoption of a proposed amendment may be adopted by not less than two-thirds (2/3) of the entire membership of the Board of Directors and by not less than 2/3 of the votes of the entire membership of the Association or by not less than seventy percent (70%) of the votes of the entire membership of the Association. Amendments correcting errors, omissions or scrivener's errors may be executed by the officers of the Association, upon Board approval, without need for Association membership vote.

10.5 Effective Date. An amendment when adopted shall become effective after being recorded in the Charlotte County Public Records according to law and filed with the Secretary of State according to law.

10.6 Automatic Amendment. These Articles shall be deemed amended, if necessary, so as to make the same consistent with the provisions of the Declaration of Condominium. Whenever Chapter 718, Florida Statutes (2006) Chapter 617, Florida Statutes (2006) or other applicable statutes or administrative regulations, as are amended from time to time, are amended to impose procedural requirements less stringent than set forth in these Articles, the Board may operate the

Exhibit "B" to the Amended and Restated Declaration of Condominium
(Amended and Restated Articles of Incorporation)

Page 4 of 5

Association pursuant to the less stringent requirements. The Board of Directors without a vote of the Owners, may adopt by majority vote, amendments to these Articles of Incorporation as the Board deems necessary to comply with such operational changes as may be enacted by future amendments to Chapters 607, 617, and 718 of the Florida Statutes (2006), or such other statutes or administrative regulations as required for the operation of the Association, all as amended from time to time.

10.7. Proviso. Provided, however, that no amendment shall change the configuration of any Unit or the share in the Common Elements appurtenant to it, or increase the Owner's share of the Common Expenses, unless the record Owner of the Unit concerned and all record Owners of the mortgages on such apartment shall join in the execution of the amendment, and all other Unit Owners approve the amendment.

11. REGISTERED OFFICE ADDRESS AND NAME OF REGISTERED AGENT. The registered office address and the name of the registered agent of the corporation shall be as determined by the Board of Directors from time to time.

FTM_DB: 349191_1

Exhibit "B" to the Amended and Restated Declaration of Condominium
(Amended and Restated Articles of Incorporation)

Page 5 of 5