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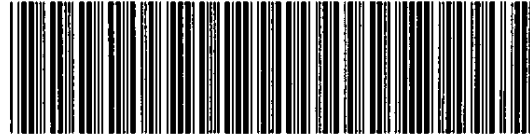
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*Amended &
Restated
Articles*

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2015 JUL 31 PM 12:05
TALLAHASSEE, FLORIDA
DEPARTMENT OF STATE

AUG 05 2015
A RAMSEY

Law Offices of James M. Costello, P.L.

a Florida Professional Limited Liability Company

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Cape Coral, Florida 33909

Court filings: *pleadings.jmcclaw@gmail.com*

May 6, 2015

Department of State
Division of Corporations
Corporate Filings
P.O. Box 6327
Tallahassee, FL 32314

Re: MEADOWLARK COVE HOMEOWNERS ASSOCIATION, INC.:
Document #755426; Amendment Filing; Filing Fees.

Dear Section Clerk:

Please find enclosed:

1. An original executed Amended/Restated Articles of Incorporation for the above-named Florida corporation;
2. Our firm's Check #6087 in the amount of \$43.75 to cover the Filing Fee and the return of a certified copy of the document.

Please file the Articles and return a conformed copy of them to me at the above address. If you have any questions, please call collect. I will accept the charges.

Thanks for your help and cooperation.

Sincerely,

/s/James Michael Costello
James Michael Costello

JMC/blsp
Encl.

FILED

Exhibit "C"

2015 JUL 31 PM 12:05

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF**

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

MEADOWLARK COVE HOMEOWNERS ASSOCIATION, INC.
a Florida corporation, not-for-profit

(Note: The following Amended and Restated Articles are a complete restatement of the Articles of Incorporation of Meadowlark Cove Homeowners Association, Inc. as the same are found in Official Records Book 2754, at Page 3817 of the Public Records of Lee County, Florida. Please see that document's Articles I through XV for the present text.)

The undersigned Corporation, by an affirmative vote of its Members, hereby adopts the following Amended and Restated Articles of Incorporation for such corporation pursuant to Fla. Stat. Ch. 617:

**ARTICLE I
(Name)**

The name of the corporation (hereinafter called the "Association") is MEADOWLARK COVE HOMEOWNERS ASSOCIATION, INC.

**ARTICLE II
(Not-for-Profit Status)**

The Association is a corporation not for profit.

**ARTICLE III
(Duration)**

The period of its duration is perpetual.

**ARTICLE IV
(Purposes and Powers)**

The specific purposes for which the Association is formed are to provide for:

(a) maintenance, preservation, and architectural control of the residence Lots and Common Areas; and enforcement of the Declaration of Covenants, Conditions and Restrictions for MEADOWLARK COVE, a subdivision of land lying in Lee County, Florida; and

(b) to maintain and preserve the Surface Water Management Systems, including conservation easements, within the subdivision as specified and permitted by the South Florida Water Management District; all within a certain subdivided tract of real property described as MEADOWLARK COVE, a Subdivision located in Lee County, Florida, and as more particularly described in Official Records Book 1474, at Page 874 of the Public Records of Lee County, Florida, and generally, to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose.

In furtherance of such purposes, the Association shall have power to:

(a) Perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions, as amended (the "Declaration") applicable to the Subdivision and to be recorded in the public records of Lee County, Florida, which includes the power to enforce the terms and provisions of the Declaration;

(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration and the Association's Bylaws, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the Association including all licenses, taxes, or governmental charges levied or imposed on the property of the Association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

(d) Dedicate, sell, convey or transfer all or any part of the Common Areas to any government or municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the Members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3rds) of the Members, agreeing to such dedication, sale, or transfer;

(e) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and Common Areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of two-thirds (2/3rds) of the Members;

(f) Have and exercise any and all powers, rights, and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise under that Act or Chapter 720, Florida Statutes. The Association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the Association shall be financed by

assessments on Members as provided in the Declaration and/or Bylaws, and no part of any net earnings shall inure to the benefit of any Member.

(g) Enforce all properly promulgated rules, ordinances, or regulations of any governmental entity relating to the Common Areas and particularly the easements, covenants and restrictions over the Lots for surface water management

(h) Make and enforce reasonable Rules and Regulations regarding the use of land within the Subdivision.

ARTICLE V **(Street Address, Mailing Address, Registered Office and Agent)**

The street address of the principal office and the registered office of the Association is 1136 NE Pine Island Road, Cape Coral, FL 33909, and the name of its registered agent at such address is James M. Costello; the mailing address of the Corporation is: c/o Braid Association Management, 9100 Greenleaf Court, Fort Myers, FL 33919.

ARTICLE VI **(Members)**

Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot or unit which is subject by covenants of record to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot which is subject to assessment by the Association.

ARTICLE VII **(Classes of Membership)**

The Association shall have one class of voting Members.

ARTICLE VIII **(Directors)**

The number of directors constituting the board of directors of the Association is five (5). The terms and method for electing directors shall be stated in the Association's Bylaws. The names and addresses of the persons who serve as the directors are:

ANTHONY RAGONESE

10943 MEADOWLARK COVE DR
FORT MYERS, FL 33908

MARGARET LANCIONI

11916 QUAIL RUN DRIVE
FORT MYERS, FL 33908

PENNYLYNN TREALOUT

10877 MEADOW LARK COVE DRIVE
FORT MYERS, FL 33908

ARTICLE IX
(Disposition of Assets)

On dissolution, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

The foregoing Amended and Restated Articles of Incorporation were enacted by the Members of the Corporation at a meeting duly noticed and called for the purpose on the 31st day of March, 2015 by a vote of 66 and 2/3% for approval/enactment. The vote was sufficient for enactment of this Amendment.

Executed this 16 day of July, 2015.



Anthony Ragonese, President