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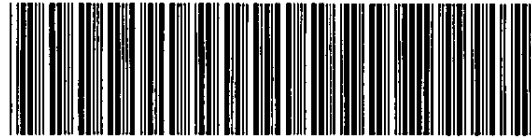
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*Amended &
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TALLAHASSEE, FLORIDA

DR

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December 23, 2014

Secretary of State
Division of Corporations
Department of State
Post Office Box 6327
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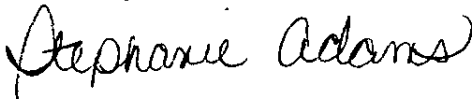
RE: South River Village One Condominium Association, Inc.

Dear Sir or Madam:

Enclosed for filing are Articles of Incorporation for the above referenced Association, along with a photocopy to be date stamped and returned to this office in the self-addressed stamped envelope enclosed for your convenience. A check in the amount of \$35.00 for your fee is also enclosed.

Thank you for your assistance in this matter and should you have any questions, please do not hesitate to call.

Sincerely,



Stephanie Adams
Legal Assistant
/sa
Enclosures

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
SOUTH RIVER VILLAGE ONE CONDOMINIUM ASSOCIATION, INC.**

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 August 18, 1981, and amended on November 5, 1981 and January 27, 1989.

**ARTICLE I
NAME AND DEFINITIONS**

The name of the corporation shall be SOUTH RIVER VILLAGE ONE CONDOMINIUM ASSOCIATION, INC. For convenience the corporation shall be referred to in this instrument as the Association, these Articles of Incorporation as Articles, and the By-Laws of the Association as By-Laws.

**ARTICLE II
PURPOSE**

The purpose for which the Association is organized is to provide an entity pursuant to Florida Statutes §718.111 for the operation of SOUTH RIVER VILLAGE ONE CONDOMINIUM, a condominium, located upon the following lands in Martin County, Florida:

A parcel of land lying in Lot 6 of the Commissioners Subdivision of the Miles or Hanson Grant as recorded in Plat Book 1, Page 11, Palm Beach County, now Martin County, Florida, public records, more particularly described as follows:

From the southwesterly corner of said lot 6 proceed northerly along the line between said Lot 6 and Lot 7, a distance of 2,809.45 feet; Thence easterly, parallel to the south line of said Lot 6 a distance of 1,756.77 feet to a point on the arc of a curve on the westerly RW of State Road 76, said curve having a radius of 5,679.65 feet, thence proceed northerly along said curve for an arc distance of 230.00 feet through a central angle of 2°19'13" to a Point of Beginning of the following described parcel:

Thence continue along said curve for an arc distance of 635.39 feet through a central angle of 6°24'35" to a point; Thence run South 66°37'10" West for a distance of 874.34 feet to a point; Thence run South 23°22'50" East for a distance of 387.30 feet; Thence run North 66°37'10" West for a distance of 370.34 feet; Thence run South 81°00'00" East for 434.77 feet to the Point of Beginning.

ARTICLE III
POWERS

The powers of the Association shall include and shall be governed by the following provisions:

3.1 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 terms of these Articles.

3.2 Enumeration. The Association shall have all of the powers and duties set forth in the Condominium Act, and all of the powers and duties reasonably 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:

a. To make and collect assessments against members as unit owners to defray the costs, expenses and losses of the condominium and to assess reasonable late charges against unit owners delinquent in the payment of assessments and maintenance payments.

b. To use the proceeds of assessments and charges in the exercise of its powers and duties.

c. To buy or lease both real and personal property for condominium use, and to sell or otherwise dispose of property so acquired.

d. To maintain, repair, replace and operate the condominium property and property acquired or leased by the Association for use by unit owners.

e. To purchase insurance upon the condominium property and insurance for the protection of the Association and its members as unit owners.

f. To reconstruct and repair improvements after casualty and to construct additional improvements of the condominium property.

g. To make and amend reasonable regulations concerning the appearance and use of condominium property in the manner provided by the Village One Declaration of Condominium, Articles of Incorporation and By-Laws.

h. To approve or disapprove the leasing of units as may be provided by the Declaration of Condominium and the By-Laws.

i. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the By-Laws of the Association and the Declaration of Covenants, Conditions and Restrictions for the use of the property in the condominium.

j. To contract with any person, firm or entity for the operation, maintenance or repair of the condominium property; provided however, that any such contract shall not be in conflict with the powers and duties of the Association or the rights of the unit owners as provided in the Florida Condominium Act and the Declaration of Condominium of SOUTH RIVER VILLAGE ONE CONDOMINIUM, a Condominium.

k. To contract for the management or operation of portions of the common elements susceptible to separate management or operation.

l. To employ personnel to perform the services required for proper operation of the condominiums.

3.3 Purchase of Units. The Association shall not have the power to purchase a unit 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 (including fees and costs). This provision shall not be changed without unanimous approval of the members and the joinder of all record owners of mortgages upon the condominium.

3.4 Condominium Property. All funds and the title of 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 Condominium, these Articles of Incorporation and the By-Laws.

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

3.6 Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium and the By-Laws.

ARTICLE IV MEMBERS

4.1 Membership. 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 are members at the time of the termination and their successors and assigns.

4.2 Evidence. The change of membership in the Association shall be established by the recording in the Public Records of Martin County, Florida, of a deed or other instrument transferring ownership of the unit.

4.3 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.

4.4 Voting. A member of the Association shall be entitled to one vote for each unit owned by him. In the event that more than one person owns a particular unit, the owners thereof shall be entitled to cast one singular vote appurtenant to said unit.

ARTICLE V DIRECTORS

5.1 Number and Qualification. The affairs of the Association shall be managed by a board consisting of five (5) directors.

5.2 Duties and Powers. All of the duties and powers of the Association existing under the Condominium Act, Declaration of Condominium, these Articles and By-Laws shall be exercised exclusively by the board of directors, its agents, contractors or employees, subject only to approval by unit owners when that is specifically required.

5.3 Election; Removal. Directors of the Association 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 by the By-Laws.

ARTICLE VI OFFICERS

The affairs of the Association shall be administered by the officers designated in the By-Laws. The officers shall be elected by the board of directors 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.

ARTICLE VII INDEMNIFICATION

Every director and officer of the Association, and every member of the Association serving the Association at its request, shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of the proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association or by reason of his serving or having served the Association at its request, whether or not he is a director or officer or is serving at the time the expenses or liabilities are incurred; provided that in the event of a settlement before entry of judgment, and also when the person concerned is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, the indemnification shall apply only when the board of directors approves the settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which that person may be entitled.

ARTICLE VIII
AMENDMENTS

Amendments to these Articles of Incorporation shall be proposed and adopted in the following manner:

8.1 Notice. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered.

8.2 Adoption. Amendments may be proposed by either two-thirds (2/3) of the Board of Directors of the Association or by thirty per cent (30%) of the membership of the Association. A resolution for the adoption of a proposed Amendment shall be approved by the Board of Directors of the Association and/or the members of the Association at a meeting called for this purpose or by written agreement in lieu of a meeting. Except as elsewhere provided, the approvals must be by:

Not less than two-thirds (2/3) of the entire membership of the Board of Directors and by not less than fifty-five per cent (55%) of the votes of the entire membership of the Association.

8.3 Limitation. Provided, however, that no amendment shall make any changes in the qualifications for membership nor in the voting rights or property rights of members, nor any change in §§3.3 to 3.6 of Article III, entitled "Powers," without approval in writing by all members and the joinder of all record owners of mortgages upon units. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

8.4 Recording. A copy of each amendment shall be accepted and certified by the Secretary of State and be recorded in the Public Records of Martin County, Florida.

ARTICLE IX
TERM

The term of the Association shall be perpetual.

ARTICLE X
REGISTERED OFFICE AND AGENT

The street address of the registered office of this corporation is as determined by the Board of Directors from time to time., and the name of the initial registered agent of this corporation will be as determined by the Board of Directors from time to time.

These Amended and Restated Articles of Incorporation for South River Village One Condominium Association, Inc. were approved by two-thirds (2/3) of the Board of Directors and fifty-five percent (55%) of the Members at the meeting held on December 1, 2014, which vote was sufficient for approval.

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 19th day of DECEMBER 2014.

WITNESSES AS TO PRESIDENT:

SOUTH RIVER VILLAGE ONE
CONDOMINIUM ASSOCIATION, INC.

Cristine Christensen
Printed Name: CRISTINE CHRISTENSEN

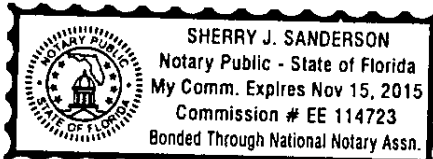
By: Paul Welling
PAUL WELLING, President

Pauline R. Welch
Printed Name: PAULINE R. WELCH

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me on Dec. 19, 2014, by Paul Welling, as President of South River Village One Condominium Association, Inc. [] who is personally known to me, or [] who has produced identification [Type of Identification: _____].

Notarial Seal



Sherry J. Sanderson
Notary Public

WITNESSES AS TO SECRETARY:

SOUTH RIVER VILLAGE ONE
CONDOMINIUM ASSOCIATION, INC.

Cristine Christensen
Printed Name: CRISTINE CHRISTENSEN

By: Jennifer Richards
JENNIFER RICHARDS Secretary

Pauline R. Welch
Printed Name: PAULINE R. WELCH

CORPORATE
SEAL

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me on Dec. 19, 2014, by Jennifer Richards, as Secretary of South River Village One Condominium Association, Inc. [] who is personally known to me, or [] who has produced identification [Type of Identification: _____].

Notarial Seal

Sherry J. Sanderson
Notary Public

Record and Return to:
Ross Earle & Bonan, P.A.
P.O. Box 2401, Stuart, FL 34995

