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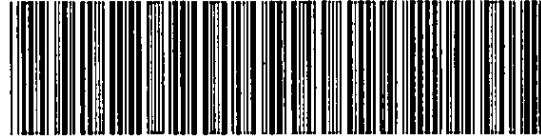
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

JAN 20 2022

D. COMPTON

KONYK & LEMME PLLC

ATTORNEYS AT LAW

CHELLE KONYK, ESQ.
THERESA M. LEMME, ESQ.
MICHAEL S. STEINER, ESQ.

October 25, 2021

Amendment Section
Division of Corporations
PO BOX 6327
Tallahassee, FL 32314

Articles of Amendment

HARBOUR OAKS AT PALM BEACH GARDENS HOMEOWNERS ASSOCIATION, INC.

DOCUMENT NUMBER: N04000000885

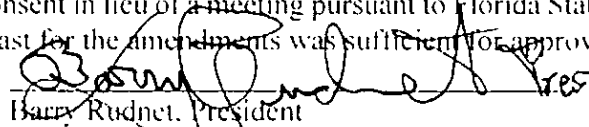
The attached Articles of Amendment are adopted as of September 27, 2021, and the filing fee of \$35.00 is submitted for filing.

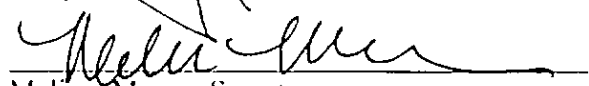
Please return all correspondence to:

CHELLE KONYK, ESQ.
KONYK & LEMME PLLC
140 INTRACOASTAL POINTE DR.
STE 310
JUPITER FL 33477

For further information contact: Chelle Konyk at 561.935.6244

Pursuant to the Articles of Incorporation, the vote of the membership is not required.
The amendments were adopted by written consent in lieu of a meeting pursuant to Florida Statutes, Section 617.0701 and the number of votes cast for the amendments was sufficient for approval.


Barry Rudnet, President


Melissa Mason, Secretary

Name of Registered Agent:
CHELLE KONYK, ESQ.
KONYK & LEMME PLLC
140 INTRACOASTAL POINTE DR.
STE 310
JUPITER FL 33477

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.


CHELLE KONYK, ESQ.,
REGISTERED AGENT

Phillips Point • 777 South Flagler Drive • Suite 800 • West Tower • West Palm Beach, Florida 33401

Tel. (561) 935.6244 • Fax (561) 935.5494

Jupiter Office • 140 Intracoastal Pointe Drive • Suite 310 • Jupiter, Florida 33477

This instrument prepared by:
Chelle Konyk, Esquire
Konyk & Lemme PLLC
777 S. Flagler Drive
Suite 800 - West Tower
West Palm Beach, Florida 33401
(561) 935.6244

**CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED
ARTICLES OF INCORPORATION FOR HARBOUR OAKS AT PALM BEACH
GARDENS HOMEOWNERS ASSOCIATION, INC.**

I HEREBY CERTIFY that the Amended and Restated Articles of Incorporation attached as Exhibit "B" this Certificate were duly adopted as the Amended and Restated Articles of Incorporation for Harbour Oaks at Palm Beach Gardens Homeowners Association, Inc., ("Articles"). These Amended and Restated Articles were approved by the Board of Directors pursuant to the Articles of Incorporation for Harbour Oaks at Palm Beach Gardens Homeowners Association, Inc. The vote of the members was not required. The original Articles of Incorporation for Harbour Oaks at Palm Beach Gardens Homeowners Association, Inc. are recorded in Official Record Book 16893, at Page 64, et seq., of the Public Records of Palm Beach County, Florida.

DATED this 29th day of September 2021

Signed in the presence of Witnesses as to Both

ASSOCIATION:

HARBOUR OAKS AT PALM BEACH
GARDENS HOMEOWNERS
ASSOCIATION, INC.

By: Amanda Brown

Signature of First Witness

By: Amanda Brown

Print Name of First Witness

By: Jill Marie Herbert

Signature of Second Witness

By: JILL MARIE HERBERT

Print Name of Second Witness

BY: Barry Rudnet Pres.
Barry Rudnet, President

BY: Melissa Mason
Melissa Mason, Secretary

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by ☒ means of physical presence or
☐ online notarization this 29 day of September 2021 by Barry Rudnet, President and Melissa Mason,
Secretary of Harbour Oaks at Palm Beach Gardens Homeowners Association, Inc., known to me to be
the individuals who executed the foregoing instrument. Both acknowledged to and before me that they
executed such instrument with due and regular corporate authority and that said instrument is the free act
and deed of the Association.

SEAL

Jill Marie Herbert
Notary Public, State of Florida at Large



AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF

HARBOUR OAKS AT PALM BEACH GARDENS HOMEOWNERS ASSOCIATION, INC.

Pursuant to chapter 617, Florida Statutes, the Articles of Incorporation of HARBOUR OAKS AT PALM BEACH GARDENS HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, are hereby certified as follows:

We, the undersigned, hereby associate ourselves together for the purpose of becoming a corporation not for profit under the laws of the State of Florida, by and under the provisions of the statutes of the State of Florida, providing for the formation, liability, rights, privileges, and immunities of a corporation not for profit.

ARTICLE I

NAME OF CORPORATION

The name of this corporation shall be HARBOUR OAKS AT PALM BEACH GARDENS HOMEOWNERS ASSOCIATION, INC. (the "Association").

ARTICLE II

PRINCIPAL OFFICE

The principal office of the Association shall be located at 2500 San Pietro Circle, Palm Beach Gardens Florida 33410.

ARTICLE III

PURPOSE

The purpose of the business to be conducted by the Association shall be the operation and management of the affairs and property of the Association, and to perform all acts provided in the Declaration of Covenants, Conditions and Restrictions for Harbour Oaks At Palm Beach Gardens Homeowners ("Declaration") and applicable Florida Statutes.

ARTICLE IV

POWERS

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

Section 1. Common Law and Statutory Powers. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles and the Declaration.

Section 2. Necessary Powers. The Association shall have all of the powers reasonably necessary to exercise its rights and powers and implement its purpose, including, without limitation, the following:

- A. The power to fix, levy and collect Assessments against Units, as provided for in the Declaration.
- B. The power to expend monies collected for the purpose of paying the expenses of the Association.
- C. The power to manage, control, operate, maintain, repair, and improve the Common Area and maintain the roofs, lawns, driveways, and exteriors of the Units.

- D. The power to purchase supplies, material and lease equipment required for the maintenance, repair, replacement, operation and management of the Common Area and the maintenance of the roofs, lawns, driveways, and exteriors of the Units.
- E. The power to insure and keep insured the Common Area and the improvements constructed thereon, as provided in the Declaration.
- F. The power to employ the personnel required for the operation and management of the Association, the Common Area and the maintenance of the roofs, lawns, driveways, and exteriors of the Units.
- G. The power to pay utility bills for utilities serving the Common Area.
- H. The power to pay all taxes and assessments which are liens against the Common Area.
- I. The power to establish and maintain a reserve fund for capital improvements, repairs, and replacements.
- J. The power to improve the Common Area and the roof, lawns, driveways, and exteriors of the Units, subject to limitations of the Declaration.
- K. The power to control and regulate the use of the Common Area by the Owners, and to promote and assist adequate and proper maintenance of the Property.
- L. The power to make reasonable rules and regulations and to amend the same from time to time.
- M. The power to enforce by any legal means the provisions of these Articles of Incorporation, the By-Laws, the Declaration and the rules and regulations promulgated by the Association from time to time.
- N. The power to borrow money, mortgage the Common Area, and to select depositories for the Association funds, and to determine the manner of receiving, depositing, and disbursing those funds and the form of checks and the person or persons by whom the same shall be signed.
- O. The power to enter into a long-term contract with any person, firm, corporation or management agent of any nature or kind to provide for the maintenance, operation, repair and upkeep of the Common Area and the maintenance of the roofs, lawns, driveway, and exteriors of the Units. The contract may provide that the total operation of the managing agent, firm or corporation shall be at the cost of Association. The contract may further provide that the managing agent shall be paid from time to time a reasonable fee.
- P. The power to contract for the management of the Association and to delegate to the manager, all of the powers, and duties of the Association, except those matters which must be approved by Owners.
- Q. The power to establish additional officers and/or directors of the Association and to appoint all officers provided in the By-Laws, except as otherwise provided in the By-Laws.
- R. The power to appoint committees as the Board of Directors may deem appropriate.
- S. The power to collect delinquent assessments by suit or otherwise, to abate nuisances and to fine, enjoin or seek damages from Owners for violations of the provisions of the Declaration, these Articles of Incorporation, the By-Laws or the rules and regulations.

- T. The power to bring suit and to litigate on behalf of the Association and the Owners.
- U. The power to adopt, alter and amend or repeal the By-Laws of the Association as may be desirable or necessary for the proper management of the Association.
- V. The power to possess, employ and exercise all powers necessary to implement, enforce and carry into effect the powers above described.
- W. The foregoing enumeration of powers shall not limit or restrict the exercise of others and further powers which may now or hereafter be permitted by law.

Section 3. Funds and Title to Properties. All funds and title to all properties acquired by Association and the proceeds thereof shall be held for the benefit of the Owners in accordance with the provisions of the Declaration. No part of the income, if any, of the Association shall be distributed to the Owners, directors, or officers of the Association.

Section 4. Limitations. The powers of the Association shall be subject to and be exercised in accordance with the provisions of the Declaration.

ARTICLE V

ELECTION OF DIRECTORS

The directors shall be elected in the manner provided in the Bylaws.

ARTICLE VI

MEMBERSHIP

All persons owning a vested percent interest in the fee title to any of the Units within the Harbour Oaks At Palm Beach Gardens Project, as evidenced by a duly recorded proper instrument in the Public Records of Palm Beach County, Florida, shall be Members. Membership qualifications and other matters relating to membership are set forth in the Declaration and incorporated herein by reference.

ARTICLE VII

VOTING RIGHTS

Each Unit shall be entitled to one vote at Association meetings. The term "Unit" shall have the same meaning as provided in the Declaration.

ARTICLE VIII

EXISTENCE

The Association shall exist perpetually unless dissolved according to law.

ARTICLE IX

REGISTERED OFFICE AND REGISTERED AGENT

The registered office of the Association shall be as determined by the Board of Directors.

ARTICLE X

NUMBER OF DIRECTORS

The business of the Association shall be conducted by a Board of Directors which shall consist of five (5) members.

ARTICLE XI
BOARD OF DIRECTORS AND OFFICERS

The names post office address of the members of the Board of Directors and officers, all of whom shall hold office until their successors are duly elected and qualified, are as follows:

NAME – OFFICE – ADDRESS

Barry Rudnet; President	2480 SAN PIETRO CR.;	Palm Beach Gardens FL 33410
Steve Lacativa, V. President	2309 Amalfi Way;	Palm Beach Gardens FL 33410
Melissa Mason, Secretary	11818 Valencia Gardens Ave	Palm Beach Gardens FL 33410
Ted Hyde, Treasurer	11754 Valencia Gardens Ave	Palm Beach Gardens FL 33410
Brent Weingarten, Director	2632 Ravella Lane	Palm Beach Gardens FL 33410

ARTICLE XII
INDEMNIFICATION OF OFFICERS AND DIRECTORS

- A. Indemnity. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, employee, officer or agent of the Association, against expenses (including attorneys' fees and appellate attorneys' fees), judgements, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceedings, unless (i) a court of competent jurisdiction determines, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith, nor in a manner reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (ii) such court further specifically determines that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.
- B. Expenses. To the extent that a director, officer, employee, or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Paragraph (A) above, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorney's fees and appellate attorneys' fees) actually and reasonably incurred by him in connection therewith.
- C. Advances. Expenses incurred to defending a civil or criminal action, suit or proceeding shall be paid by the Association in advance of the final disposition of such action, suit, or proceedings upon receipt of an undertaking by or on behalf of the affected director, officer, employee, or agent to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Association as authorized in this Article XII.
- D. Miscellaneous. The indemnification provided by this Article XII shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement, vote of members or otherwise, and shall continue as to person who has

ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs and personal representatives of such person.

E. Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officers, employee or agent of the Association, or is or was serving, at the request of the Association, is it director, officer, employee or agent of another corporation, partnership, joint ventures, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article XII.

F. Amendment. Anything to the contrary herein notwithstanding the provision of this Article XII may not be amended without the prior written consent of all persons whose interest would be adversely affected by such amendment.

ARTICLE XIII AMENDMENTS

Amendments to these ARTICLES shall be proposed and adopted in the following manner:

The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of the Board of Directors. Upon the approval of an amendment to these Articles, the articles of amendment shall be executed and delivered to the Department of State as provided by law, and a copy certified by the Department of State shall be recorded in the public records of Palm Beach County, Florida.

ARTICLE XIV BYLAWS

The Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended, or rescinded in the manner provided by the Bylaws.

ARTICLE XV INCORPORATOR

The name and address of the incorporator of the Association was:

Name Address

John Caspo - 1601 Forum Place, Ste. 805, West Palm Beach, Florida 33401

ARTICLE XVI CONSTRUCTION

These Articles of Incorporation and the Bylaws of the Association shall be construed, in case of any ambiguity or lack of clarity, to be consistent with the provisions of the Declaration. In the event of any conflict between the terms of the Declaration, these Articles of Incorporation or the Bylaws, the following order of priority shall apply: the Declaration, the Articles of Incorporation, and the Bylaws.

IN WITNESS WHEREOF, We, being the President and the Secretary of HARBOUR OAKS AT PALM BEACH GARDENS HOMEOWNERS ASSOCIATION, INC., have hereunto set our hands this 29 day of September 2021

BY: Barry Rudnet Pres.
Barry Rudnet, President

BY: Melissa Mason
Melissa Mason, Secretary

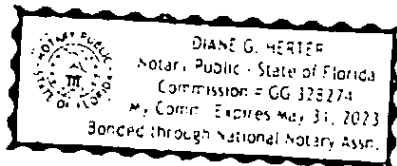
STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by [☒] means of physical presence or [] online notarization by Barry Rudnet, President and Melissa Mason, Secretary, who after being sworn, acknowledged that they executed the foregoing Articles of Incorporation for the purpose therein expressed the 29 day of September 2021.

Witness my hand and official seal in Palm Beach County, Florida this 29 day of September 2021

SEAL



Diane G. Herter
Notary Signature

WITH CHELLE KONYK, ESQ. KONYK & LEMME PLLC AS REGISTERED AGENT.

I HEREBY ACCEPT MY DESIGNATION AS REGISTERED AGENT

Chelle Konyk
CHELLE KONYK, ESQ.