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SAXON, GILMORE

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RENAISSANCE AT WASHINGTON RIDGE MASTER ASSOCIATION,

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**ARTICLES OF AMENDMENT
TO
ARTICLES OF INCORPORATION
FOR
RENAISSANCE AT WASHINGTON RIDGE MASTER ASSOCIATION, INC.**

The undersigned, being the President of RENAISSANCE AT WASHINGTON RIDGE MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, hereby executes these Articles of Amendment which shall be filed in the Office of the Florida Department of State.

**ARTICLE I
Amendments**

A copy of the text of the amendment adopted is attached hereto as Exhibit "A".

**ARTICLE II
Approval**

There are no members entitled to vote on the amendment. A majority of the Board of Directors are entitled to amend the Articles of Incorporation at a regular or special meeting of the Board. A majority of the Board of Directors adopted the amendments, attached as Exhibit "A."

**ARTICLE III
Effective Date**

The attached amendment shall be effective upon the recording of these Articles of Amendment in the Public Records of Polk County, Florida.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Amendment on September 20, 2006.

RENAISSANCE AT WASHINGTON RIDGE
MASTER ASSOCIATION, INC.

By: 
James Driskell, President

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EXHIBIT "A"
ARTICLES OF AMENDMENT
TO
ARTICLES OF INCORPORATION
FOR
RENAISSANCE AT WASHINGTON RIDGE MASTER ASSOCIATION, INC.

1. Article 1 is amended as follows:

ARTICLE I
NAME AND ADDRESS

The name of the corporation shall be RENAISSANCE AT WASHINGTON RIDGE MASTER ASSOCIATION, INC. The principal address of the corporation is ~~4012 N Street, NW, Washington, DC 20004~~ 430 South Hartwell Avenue, Lakeland, Florida 33815. For convenience, the corporation shall be referred to in this instrument as the "Association," the Declaration of Covenants and Restrictions for Renaissance at Washington Ridge as the "Declaration," these Articles of Incorporation as the "Articles," and the Bylaws of the Association as the "Bylaws."

2. Article 4, Section 4.2 is amended by adding subsection (r) and (s) as follows:

ARTICLE 4
POWERS

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

...

- 4.2 Enumeration. The Board shall have all of the powers and duties necessary and appropriate for the governance of the Association's affairs and for performing all responsibilities and exercising all rights of the Association as set forth in the Declaration, the Bylaws, these Articles, and as provided by law. The Board may do or cause to be done all acts and things not required by the Declaration, these Articles, the Bylaws, or Florida law to be done and exercised exclusively by the members. The Board may delegate powers to committees, officers, a management agent or agents, or employees of the Association. The duties of the Board shall include, without limitation:

...

- (f) adopting Rules and Regulations governing the use of the Common Areas and the facilities thereon, the Surface Water Management System Facilities, and the use of the Committed Property, including the Lots, Rental Tracts, Community Center, and Parking Area and establishing sanctions for infractions thereof;

Additions to text are indicated by bold underlining; deletions by ~~strikeout~~.

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...

(r) owning and conveying property; and

(s) suing and being sued.

3. Article 6 is amended as follows:

**ARTICLE 6
TERM OF EXISTENCE**

The Association shall have perpetual existence. If the Association is dissolved, the Surface Water Management System Facilities, property containing the Surface Water Management System Facilities and water management portions of common areas shall be conveyed to an agency of local government determined to be acceptable by the South Florida Water Management District. If the local government declines to accept the conveyance, then the Surface Water Management System Facilities, property containing the Surface Water Management System Facilities and water management portions of common areas shall be dedicated to a similar non-profit corporation.

4. The Articles of Incorporation are also amended by adding a new Article 15.

**ARTICLE 15
SURFACE WATER MANAGEMENT SYSTEM FACILITIES**

15.1 Maintenance. The Association shall operate and maintain the Surface Water Management System Facilities permitted by the Southwest Florida Water Management District under Environmental Resource Permit No. 4409875.001, and any modifications thereto. The Surface Water Management System Facilities include all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.

15.2 Term of Maintenance. The requirements of this Article shall exist in perpetuity; however, if the Association is dissolved, the control and right of access to the property containing the above Surface Water Management System Facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the Surface Water Management System Facilities shall be conveyed to a not-for-profit corporation similar to the Association.

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