

DANIEL J. LOBECK
MARK A. HANSON
2063 MAIN STREET
SARASOTA, FL 34237
(941) 955-5622
FAX 951-1469

N04178

THE LAW OFFICES OF
LOBECK & HANSON
PROFESSIONAL ASSOCIATION

December 18, 1996

CONDOMINIUM
COOPERATIVE AND
COMMUNITY
ASSOCIATIONS
PERSONAL INJURY
FAMILY LAW
CRIMINAL DEFENSE
CIVIL LITIGATION

Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

Re: Certificate of Amendment/The Hammocks Condominium Association, Section IV, Inc.

To whom it may concern:

Please find the enclosed Certificate of Amendment for the above-referenced corporation and a check in the amount of \$35.00 for the filing fee.

Thank you for your assistance in this matter.

600002034776--5
-12/20/96--01034--009
*****35.00 *****35.00

Very truly yours,


Daniel J. Lobbeck

DJL:ls
Encl.

Amend

VS JAN - 3 1997

FILED
96 DEC 20 PM 2:24
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE OF AMENDMENT

ARTICLES OF INCORPORATION

THE HAMMOCKS CONDOMINIUM ASSOCIATION, SECTION IV, INC.

We hereby certify that the attached amendments to the Articles of Incorporation of The Hammocks Condominium Association, Section IV, Inc. ("the Association"), a Florida corporation not-for-profit, were adopted by the affirmative vote of not less than seventy-five percent (75%) of the entire membership of the Association, upon proposal and approval by not less than seventy-five percent (75%) of the entire membership of the Association Board of Directors, at the Special Meeting of the Association held on December 9, 1996, which is a sufficient vote for adoption in accordance with Article IX of the Articles of Incorporation.

DATED this 18th day of December, 1996.

Witnesses:

sign Lindy Summerlin
print LINDY SUMMERLIN
sign Patricia Armstrong
print PATRICIA ARMSTRONG

THE HAMMOCKS CONDOMINIUM,
SECTION IV, INC.

Arthur Haas
Arthur Haas, President
7381 Oak Moss Drive
Sarasota, FL 34241

Witnesses:

sign Lindy Summerlin
print LINDY SUMMERLIN
sign Patricia Armstrong
print PATRICIA ARMSTRONG

Dr. Stanton Abram
Dr. Stanton Abram, Secretary
7229 Oak Moss Drive
Sarasota, FL 34241

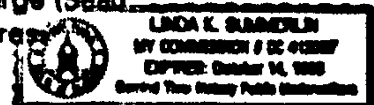
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 18th day of December, 1996, by Arthur Haas as President and Dr. Stanton Abram as Secretary of The Hammocks Condominium Association, Section IV, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification.

NOTARY PUBLIC
sign Linda K. Summerlin
print LINDA K. SUMMERLIN

State of Florida at Large (Seal)
My Commission Expires _____

Return to:
Daniel J. Lobeck, Esq.
2063 Main Street, Suite 101
Sarasota, FL 34237



PROPOSED AMENDMENTS

ARTICLES OF INCORPORATION THE HAMMOCKS CONDOMINIUM ASSOCIATION, SECTION IV, INC.

(Additions are indicated by underline, deletions by ~~strikethrough~~)

The unit owners of THE HAMMOCKS, A CONDOMINIUM, SECTION IV (herein, "the Condominium"), located in Sarasota County, Florida undersigned, by these Articles; associate themselves ~~as for the purpose of forming a corporation not for profit, under Chapter 617, Florida Statutes, , and certify as follows:~~

ARTICLE I.

Name

The name of the Corporation shall be THE HAMMOCKS CONDOMINIUM ASSOCIATION, SECTION IV, INC.; ~~and for convenience the corporation shall be referred to in this instrument as~~ (herein, "the Association").

ARTICLE II.

Purpose

The purpose for which the Association is organized, is to provide an entity pursuant to Chapter 718, Florida Statutes, the Condominium Act, ~~Section 718.111;~~ for the operation of the Condominium. ~~THE HAMMOCKS, A CONDOMINIUM, SECTION IV, located upon the following lands in Sarasota County, Florida, to-wit:~~

~~SEE ATTACHED EXHIBIT "A"~~

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

ARTICLE III.

Powers

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

(A) The Association shall have all of the common law and statutory powers of a corporation not for profit not in conflict with ~~the terms of these Articles or the~~ Condominium Act.

(B) The Association shall have all the powers and duties set forth in the Condominium Act and those set forth in the Declaration of Condominium and the

Bylaws of the Association, if not inconsistent with the Condominium Act, as it may be amended from time to time, including, but not limited to, the following:

(1) To make and collect assessments against members as unit owners to defray the costs, expenses and losses of the Association condominium.

(2) To use the proceeds of assessments in the exercise of its powers and duties.

(3) ~~To~~ The maintain maintenance, repair, ~~replace~~ replacement and operate operation of the condominium property.

(4) ~~To~~ The purchase of insurance upon the condominium property and insurance for the protection of the Association and its members as unit owners, as provided in the Declaration of Condominium.

(5) ~~To~~ The ~~reconstruct~~ reconstruction of improvements after casualty, and the further improve improvement of the property, as provided in the Declaration of Condominium.

(6) To make and amend reasonable rules regarding regulations respecting the use of the property in the Condominium; provided however, that ~~no~~ all such rule or amendment regulations and their amendments shall conflict in any regard with the rights of unit owners provided in the Declaration of Condominium ~~be approved by not less than sixty (60%) percent of the votes of the unit owners of a particular condominium before such shall become effective.~~

(7) To approve or disapprove the transfer, mortgage and ownership of units as may be provided by the Declaration of Condominium ~~and the Bylaws~~.

(8) To enforce by legal means; the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws of the Association, and the rules regulations for the use of the property of the Condominium.

(9) To contract for the management and maintenance of the condominium property and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules ~~and restrictions~~ limited to the making of assessments, promulgation of rules and execution of contracts on behalf of the association.

(10) ~~To contract for the management or operation of portions of the common elements susceptible to separate management or operation, and to lease such~~

portions:

(11) To employ personnel to perform the services required for proper operation of the Condominium.

~~(12) To purchase any land or recreation lease upon the approval of two-thirds (2/3) of the unit owners of each condominium.~~

(C) 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.

(D) 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 Bylaws.

(E) The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium, these Articles and the Bylaws.

ARTICLE IV. Members

The members of the Association shall consist of all of the record owners of units in the Condominium ~~and the record owners of units in such other condominiums managed by the Association;~~ and after termination of the Condominium shall consist of those who are members at the time of such termination, their successors and assigns.

After receiving approval of the Association required by the Declaration of Condominium, change of membership in the Association shall be established by recording in the Public Records of Sarasota County, Florida, a Deed or other instrument establishing a title to a unit in the Condominium, and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the Association, and the membership of the prior owner is terminated.

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 his unit.

The owner of each unit shall be entitled to at least one (1) vote, as a member of the Association. The exact number of votes to be cast by owners of a unit, and the

manner of exercising voting rights; shall be determined by the Bylaws of the Association.

ARTICLE V. Directors

The affairs of the Association shall be managed by a Board consisting of the number of Directors determined by the Bylaws, but not less than three Directors, and in the absence of such determination, shall consist of ~~five~~ three Directors. ~~Each Director shall be a unit owner in the Condominium, a spouse of such unit owner, a trustee who is a unit owner in the Condominium or a beneficiary of a trust served by such a trustee, or the person authorized to vote for a corporation or partnership which is a unit owner in the Condominium.~~ Directors need not be members of the Association.

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.

~~The first election of Directors shall not occur except in accordance with the following provisions:~~

~~(1) When unit owners other than the Developer own fifteen percent (15%) or more of the units in a condominium that will be operated ultimately by an association, the unit owners other than the Developer shall be entitled to elect no less than one-third (1/3) of the members of the Board of Directors of the Association. Unit owners other than the Developer are entitled to elect not less than a majority of the members of the Board of Directors of the Association. Unit owners other than the Developer are entitled to elect not less than a majority of the members of the Board of Directors of the Association:~~

~~(a) Three years after fifty percent (50%) of the units that will be operated ultimately by the Association have been conveyed to purchasers;~~

~~(b) Three months after ninety percent (90%) of the units that will be operated ultimately by the Association have been conveyed to purchasers;~~

~~(c) When all the units that will be operated ultimately by the Association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the Developer in the ordinary course of business; or~~

~~(d) When some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business, whichever occurs first. The Developer is entitled to elect at least one member of the Board of Directors of the Association as long as the Developer holds for sale in the ordinary course of business at least five percent (5%) of the units to be operated by the Association.~~

~~The Directors named in these Articles shall serve until the first election of Directors, in accordance with the foregoing, and any vacancies in their number occurring before the first election shall be filled by the remaining Directors.~~

~~The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:~~

NAME	POST-OFFICE ADDRESS
ROBERT H. ELLIOTT	5647 Beneva Road Sarasota, Florida 33583
WILLIAM A. ROSS, JR.	5647 Beneva Road Sarasota, Florida 33583
WILLIAM B. HAGER	5647 Beneva Road Sarasota, Florida 33583

ARTICLE VI. 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 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 names and addresses of the officers who shall serve until their successors are designated by the Board of Directors, are as follows:~~

NAME	OFFICE	POST-OFFICE ADDRESS
ROBERT H. ELLIOTT	President	5647 Beneva Road Sarasota, Florida 33583

~~WILLIAM A. ROSS, JR.~~ Vice President 5647 Beneva Road
Sarasota, Florida 33583

~~WILLIAM B. HAGER~~ Secretary/
Treasurer 5647 Beneva Road
Sarasota, Florida 33583

ARTICLE VII. Indemnification

Every Director and every officer of the Association shall be indemnified by the Association against all expenses and all liabilities, including counsel fees reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any 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, whether or not he is a Director or officer at the time such expenses are incurred, except when the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that a settlement of the indemnification shall apply only when the Board of Directors approves such 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 such Director or officer may be entitled.

ARTICLE VIII. Bylaws

The first 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; which requires a 2/3 vote of the membership.

ARTICLE IX. Amendments

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

Notice of the ~~text~~ subject matter of a proposed amendment shall be included in or with the notice of any meeting at which a proposed amendment is considered.

A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members who call a special meeting of the

~~Association in the manner provided in the Bylaws. Directors and members not present in person or by proxy at the meeting considering the amendment, may express their approval in writing, providing such approval is delivered to the Secretary at, or prior to the meeting, except as elsewhere provided.~~

~~Approval of a proposed amendment (a) such approvals must be by not less than seventy-five percent (75%) of the entire membership of the Board of Directors and by not less than two-thirds (2/3) seventy-five percent (75%) of the votes of the entire membership of the Association, or~~

~~(b) by not less than eighty percent (80%) of the votes of the entire membership of the Association:~~

Provided, however, that no amendment shall make any changes in the qualifications for membership, nor the voting rights of members, nor any change in Section (c) of Article III, without approval in writing of all members and the joinder of all record owners of mortgages upon the condominium. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

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

ARTICLE X.

Term

The term of the Association shall be perpetual.

ARTICLE XI.

Subscribers

The names and addresses of the subscribers of these Articles of Incorporation, are as follows:

NAME	POST OFFICE ADDRESS
ROBERT H. ELLIOTT	5647 Beneva Road Sarasota, Florida 33583

WILLIAM A. ROSS, JR.

5647 Beneva Road
Sarasota, Florida 33583

WILLIAM B. HAGER

5647 Beneva Road
Sarasota, Florida 33583

ARTICLE XII.

Registered Office and Agent

The registered office of the Association, until otherwise determined by the Board of Directors, shall be 16 Church Street, Osprey, Florida 34229 and the registered agent of the Association at that office, until otherwise determined by the Board of Directors, shall be J. Lloyd Keith.