

Division of Corporations

Buchanan, Ingersoll + Rooney 4125621041

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# Florida Department of State

Division of Corporations  
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Account Number : 120030000049  
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## COR AMND/RESTATE/CORRECT OR O/D RESIGN SANCTUARY OF BRADENTON CONDOMINIUM ASSOCIATION, INC.

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SEP 11 2016  
TALLAHASSEE, FLORIDA

**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION**

**of**

**ARBOR OAKS OF BRADENTON CONDOMINIUM ASSOCIATION, INC.  
[Formerly SANCTUARY OF BRADENTON CONDOMINIUM ASSOCIATION,  
INC.]**

The undersigned hereby executed these Amended and Restated Articles of Incorporation for the purpose of forming a non-for-profit corporation under Chapter 617, *Florida Statutes*.

**PREAMBLE:  
CERTIFICATE OF ADOPTION**

The following Amended and Restated Articles of Incorporation were adopted by a simple majority vote of all voting rights of all members of the Association at a meeting of the members conducted on April 19, 2016.

**ARTICLE I  
NAME OF CORPORATION**

The name of this corporation shall be ARBOR OAKS OF BRADENTON CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as the Association. The principal office and mailing address shall be 5400 26<sup>th</sup> Street West, Bradenton, Florida 34207.

**ARTICLE II  
GENERAL NATURE OF BUSINESS**

The general nature of the business to be conducted by the Association shall be the operation and management of the affairs and property of the condominium known as ~~SANCTUARY~~ ARBOR OAKS OF BRADENTON located at 5400 26<sup>th</sup> Street West, Bradenton, Florida 34207 in Manatee County, Florida, and to perform all acts provided in the Declaration of Condominium of said condominium and in the Florida Condominium Act, Chapter 718, *Florida Statutes*.

**ARTICLE III  
POWERS**

The Association shall have all of the condominium law and statutory powers of a corporation not for profit and all of the powers and duties set forth in the Florida Condominium Act and the Declaration of Condominium of said condominium; provided, however, that it shall take a three-fourths vote of all non-Developer unit owner members to authorize the filing of any litigation brought on behalf of the Association other than suits to enforce collection or lien rights for assessments or payables. In the event property adjacent

to said condominium is developed as one or more condominiums whose respective declarations of condominium designate the Association as the entity responsible for their operation and maintenance, the Association may accept such responsibility for any or all of such condominiums by affirmative action of the board of directors, which shall be evidenced by a written joinder to each such declaration executed by the Association president. Upon the recording of such joinder, the Association shall assume all of the applicable powers and duties set forth in the declaration. The Association may enter into lease agreements and may acquire and enter into agreements acquiring leasehold, membership and other possessory or use interests for terms up to and including 99 years (whether or not such interests relate to property contiguous to the lands of a condominium operated by the Association) intended to provide for the enjoyment, recreation, or other use or benefit of the Association members, including but not limited to the lease of recreation areas and facilities. The Association shall be authorized to and charged with the responsibility to operate and maintain the common elements, including the stormwater management system and facilities, including detention and retention areas, littoral areas, flow control structures, culverts and related appurtenances.

#### ARTICLE IV. MEMBERS

All persons owning a vested present interest in the fee title to a condominium unit in SANCTUARYARBOR OAKS OF BRADENTON, a condominium, or in any other condominium operated by the Association, which interest is evidenced by a duly recorded proper instrument in the Public Records of Manatee County, Florida, shall be members. Membership shall terminate automatically and immediately as a member's vested interest in the fee title terminates, except that upon the termination of a condominium operated by the Association, the membership of a unit owner who conveys his unit to the trustee as provided in the applicable declaration of condominium shall continue until the trustee makes a final distribution of such unit's share of the funds collected and held by the trustee. In the event a unit is owned by a legal entity other than a natural person, the officer, director, or other official so designated by such legal entity shall exercise its membership rights.

After the Association approves of a conveyance of a condominium unit as provided in the applicable declaration of condominium, the change of membership in the Association shall be evidenced in the Association records by delivery to the Association of a copy of the recorded deed or other instrument of conveyance.

#### ARTICLE V. VOTING RIGHTS

Each condominium unit shall be entitled to one vote at Association meetings, notwithstanding that the same owner may own more than one unit or that units may be joined together and occupied by one owner.

ARTICLE VI.  
INCOME DISTRIBUTION

No part of the income of the Association shall be distributable to its members, except as compensation for services rendered.

ARTICLE VII.  
EXISTENCE

The Association shall exist perpetually unless dissolved according to law.

ARTICLE VIII.  
REGISTERED OFFICE AND REGISTERED AGENT

The registered office of the Association shall be at 5400 26<sup>th</sup> Street West, Bradenton, Florida 34207, and the registered agent at such address shall be RAM Partners LLC until such time as another registered agent is appointed by resolution of the board of directors.

ARTICLE IX.  
NUMBER OF DIRECTORS

The business of the Association shall be conducted by a board of directors. The initial board of directors shall consist of three (3) persons. Thereafter the number of directors shall be determined by resolution of the membership of the Association, but shall not be less than three (3) persons.

ARTICLE X.  
BOARD OF DIRECTORS AND OFFICERS

The names and post office addresses of the members of the first board of directors and officers are as follows:

Name	Address
Robert Blau President and Director	5400 26 <sup>th</sup> Street West Bradenton, Florida 34207
Simone Ron Vice President and Director	5400 26 <sup>th</sup> Street West Bradenton, Florida 34207
Adam Jacobson Treasurer, Secretary, and Director	5400 26 <sup>th</sup> Street West Bradenton, Florida 34207

The method of election of directors of the Association shall be in a manner as set forth in the Bylaws and subsequent officers shall be elected at the annual meeting by the board of directors.

ARTICLE XI  
INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and directors shall be indemnified by the Association against all expenses, liabilities, and attorney's fees (including attorney's fees for appellate proceedings) reasonably incurred in connection with any proceeding or settlement thereof in which they may become involved by reason of holding such office. In no event, however, shall any officer or director be indemnified for his own willful misconduct or knowing violation of the provisions of the Florida Condominium Act. The Association may purchase and maintain insurance on behalf of all officers and directors against any liability asserted against them or incurred by them in their capacity as officers and directors or arising out of their status as such.

ARTICLE XII

INTENTIONALLY DELETED

ARTICLE XIII  
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 in such bylaws by majority vote of the voting rights of the members.

ARTICLE XIV  
SUBSCRIBERS

INTENTIONALLY DELETED

ARTICLE XV  
AMENDMENTS

The Association reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Incorporation by a simple majority vote of all voting rights of all members of the Association; provided, however, as long as the Developer holds for sale in the ordinary course of business units in any condominium operated by the Association, no amendment which might adversely affect the sale of units shall be effective without the written consent of the Developer.

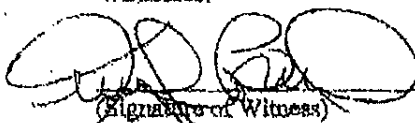
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ARTICLE XVI  
THE FLORIDA CONDOMINIUM ACT

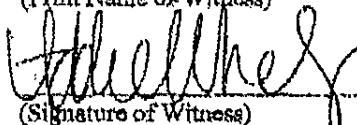
In the event of a conflict between the provisions of these Articles of Incorporation and the Florida Condominium Act, the terms and provisions of the Florida Condominium Act shall control and, to that extent, are incorporated by reference herein. As used in this Article, the "Florida Condominium Act" shall mean the provisions of Chapter 718, *Florida Statutes*, in effect as of the date on which the original Articles of Incorporation of Sanctuary of Bradenton Condominium Association, Inc., were filed by the Florida Secretary of State.

IN WITNESS WHEREOF, the President and Secretary of the Association have executed these Amended and Restated Articles of Incorporation this 15<sup>th</sup> day of September, 2016.

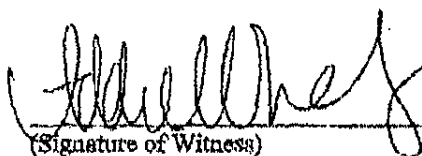
Witnesses:

  
(Signature of Witness)

Jenni Ann Bosceri  
(Print Name of Witness)

  
(Signature of Witness)

Addie Winkley  
(Print Name of Witness)

  
(Signature of Witness)

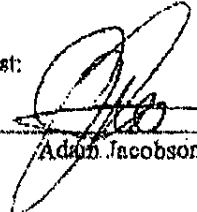
Addie Winkley  
(Print Name of Witness)

\_\_\_\_\_  
(Signature of Witness)

ARBOR OAKS OF BRADENTON  
CONDOMINIUM ASSOCIATION, INC.

  
Robert Blas, President

Attest:

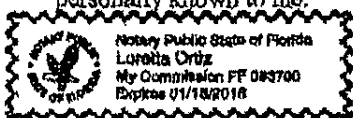
By:   
Adam Jacobson, Secretary

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(Print Name of Witness)

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of September, 2016, by Robert Blau, as President of ARBOR OAKS OF BRADENTON CONDOMINIUM ASSOCIATION, INC. He is ✓ personally known to me or        has produced        as identification and did not take an oath. If no type of identification is indicated, the above-named person is personally known to me.



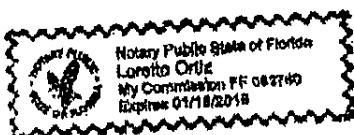
(Notary Seal)

[Signature]  
Signature of Notary Public  
Loretta Ortiz  
Print Name of Notary Public

My commission expires on 1.15.2018

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of September, 2016, by Adam Jacobson, as Secretary of ARBOR OAKS OF BRADENTON CONDOMINIUM ASSOCIATION, INC. He is ✓ personally known to me or        has produced        as identification and did not take an oath. If no type of identification is indicated, the above-named person is personally known to me.



(Notary Seal)

[Signature]  
Signature of Notary Public  
Loretta Ortiz  
Print Name of Notary Public

My commission expires on 1.15.2018

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ACCEPTANCE BY REGISTERED AGENT


The undersigned hereby accepts the designation as registered agent of the foregoing corporation.

RAM Partners LLC

By

Name:

Title:

  
Michelle Downey  
RAM Partners LLC

4912653541

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