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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2009 NOV -9 PM 4:08

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NOV 10 2009

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THE LAW OFFICES OF
LOBECK & HANSON

PROFESSIONAL ASSOCIATION

CONDOMINIUM
COOPERATIVE AND
COMMUNITY
ASSOCIATIONS
CIVIL LITIGATION
PERSONAL INJURY
FAMILY LAW
LAND USE LAW
ESTATES AND TRUSTS

*FLA. SUPR. CT. CERTIFIED MEDIATOR

**ALSO ADMITTED IN MASS., N.Y., D.C.

November 3, 2009

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

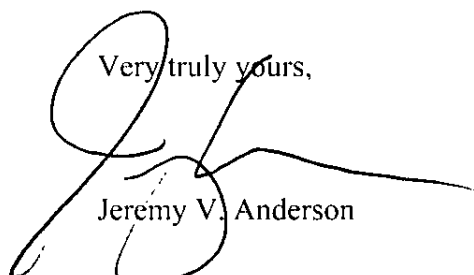
Re: Certificate of Amendment
Lakes TownVillas at Royal Palm

To whom it may concern:

Please find enclosed an original Certificate of Amendment and attached Amendment to the Articles of Incorporation 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.

Very truly yours,


Jeremy V. Anderson

JVA/pft
Enclosure

CERTIFICATE OF AMENDMENT

**ARTICLES OF INCORPORATION
FOR**

LAKES' TOWNVILLAS OWNERS' ASSOCIATION, INC.

FILED
2009 NOV -9 PM 4:08
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We hereby certify that the attached amendments to the Articles of Incorporation were duly adopted at the special membership meeting of Lakes' TownVillas Owners' Association, Inc. (herein, the "Association") held on October 28, 2009, by the affirmative vote of not less than sixty-six percent (66%) of the Association's voting interests, pursuant to Article 9 of the Articles of Incorporation.

DATED this 30 day of October, 2009.

Signed, sealed and delivered
in the presence of:

LAKES' TOWNVILLAS OWNERS'
ASSOCIATION, INC.

sign:

print:

sign:

print:

sign:

print:

sign:

print:

By:

Jim McKeever
Jim McKeever, President

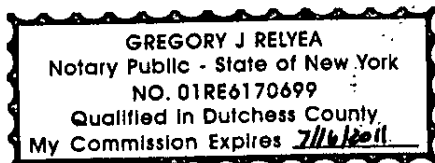
(Seal)

By:

Cheryl Phillips
Cheryl Phillips, Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 30 day of October, 2009 by Jim McKeever as President of Lakes' TownVillas Owners' Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced N.D.C. as identification.



(Seal)

NOTARY PUBLIC

sign

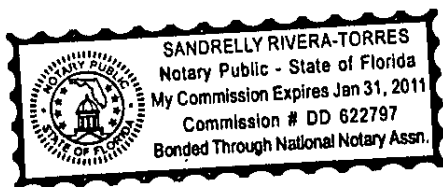
print

Gregory J. Relyea
Gregory J. Relyea

My Commission expires: 7/16/2011

STATE OF FLORIDA
COUNTY OF ~~SARASOTA~~

Orange
The foregoing instrument was acknowledged before me this 2 day of NOV,
2009 by Cheryl Phillips as Secretary of Lakes' Town Villas Owners' Association, Inc., a Florida
corporation, on behalf of the corporation. She is personally known to me or has produced
_____ as identification.



NOTARY PUBLIC

Sign

print

Sandrelly Rivera
State of Florida at Large (Seal)
My Commission expires:

Amendment

To the Articles of Incorporation of the Lakes' Town Villas Owners' Association, Inc.

[Underlined text indicates new text. Stricken text indicates deleted text.]

Articles of Incorporation Lakes' Town Villas Owners' Association, Inc. Sarasota, Florida A corporation not for profit Under the laws of the State of Florida

Article 4 Powers

Specific Powers. The Association shall have all of the powers and duties set forth in the Condominium Act of the State of Florida (Chapter 718, Florida Statutes), ~~the not for profit act (Chapter 617, Florida Statutes)~~, these Articles of Incorporation and by the Declaration of Condominium (hereinafter the "Declaration") and all of the powers and duties reasonably ~~reasonable~~ necessary to maintain, manage and operate the Condominium pursuant to such Declaration and as it may be amended from time to time, including but not limited to the following:

- To make and collect assessments against members as Unit owners to defray the costs, expenses and losses of operation.
- To use the proceeds of assessments in the exercise of its powers and duties.
- To maintain, repair, replace and operate the Condominium property.
- To purchase insurance upon the Condominium property and insurance for the protection of the Association and its members as Unit Owners.
- To make and amend reasonable rules and regulations respecting the use of the property in the Condominium.
- To approve or disapprove the transfer, mortgage and ownership of Units in the Condominium.

- To enforce by legal means the provisions of the Condominium Act of the State of Florida, the Declaration of Condominium, these Articles of Incorporation, Bylaws of the Association and the regulations for use of the property of the Condominium.
- To contract for the management of the Condominium and to delegate to such contractor all powers and duties of the Association, except such as are specifically required by the Declaration of condominium to have the approval of directors or the membership of the Association.
- To contract for the management or operation of portions of the common elements susceptible to separate management or operation.
- To employ personnel to perform the services required for proper operation of the Condominium.
- To purchase Units in the Condominium and to acquire and hold, lease, mortgage and convey the same, subject, however, to the provisions of the Declaration and Bylaws relative thereto.
- To Own and Convey property.
- To sue or be sued.
- To Contract for services to provide operation maintenance of the surface water management facilities (if the Association contemplates employing a maintenance company).
- To take any other action necessary for the purposes for which the Association is organized.

Article 10 Term

Term. The term of the Association shall be perpetual unless the condominium is terminated pursuant to the provisions of the Declaration and, in the event of such termination, the corporation shall be dissolved in accordance with the law and the control or right to access the property containing the 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 non-profit corporation to the Association.