

Mr 2000011787

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H16000167254 3)))



H160001872543ABC%

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
 Fax Number : (850) 617-6380

From: Account Name : CARLTON FIELDS
 Account Number : 076077000355
 Phone : (813) 223-7000
 Fax Number : (813) 229-4133

FILED
16 JUL 12 AM 10:37
TALLAHASSEE, FLORIDA

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: gnwcelotex@hotmail.com

**COR AMND/RESTATE/CORRECT OR O/D RESIGN
IBIS WALK MAINTENANCE ASSOCIATION, INC.**

Certificate of Status	1
Certified Copy	1
Page Count	05
Estimated Charge	\$52.50

RECEIVED
16 JUL 12 PM 2:11
TALLAHASSEE, FLORIDA

*Amdl
Restate*

JUL 13 2016

R. WHITE

FILED H16000167254 3

16 JUL 12 AM 10:37
 AMENDED AND RESTATED ARTICLES OF INCORPORATION
 OF
 IBIS WALK MAINTENANCE ASSOCIATION, INC.
 (A Corporation Not for Profit)

Document No. N1200011787

These Amended and Restated Articles of Incorporation of IBIS WALK Maintenance Association, Inc., a Florida not for profit corporation, dated as of July 12, 2016, are being duly executed and filed by George N. Wood, its President, to amend and restate the Association's original articles of incorporation, which were filed on December 19, 2012 (thereby rendering the original articles of incorporation null and void and of no further effect). These Amended and Restated Articles of Incorporation were duly executed and are being filed in accordance with Section 617.1007 of the Florida Not For Profit Corporation Act.

ARTICLE I: NAME AND LOCATION

The name of this corporation is IBIS WALK Maintenance Association, Inc. (hereinafter referred to as the "Association"), and its office for the transaction of its affairs is 780 94th Avenue, North, Suite 107, St. Petersburg, FL 33702.

ARTICLE II: PURPOSES

This Association does not contemplate pecuniary gain or profit to the Members thereof, and no distribution of income to its Members, directors or officers shall be made, except that nothing herein shall prevent the Association from compensating persons who may be Members, directors or officers in exchange for services actually rendered to, or costs actually incurred for the benefit of, the Association in furtherance of one or more of its purposes. The general purpose of this Association is to promote the common interests of the property owners in IBIS WALK (hereinafter referred to as the "Community"), and the specific purpose is to perform the functions of the Association contemplated in the Declaration for the Community recorded in the public records of Pinellas County, Florida (hereinafter referred to as the "Declaration"), as the same may in the future be amended, which purposes shall include but not be limited to:

- (a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Subdivision Association as set forth in the Declaration;
- (b) Fix, levy, collect and enforce payment, by any lawful means, all charges or assessments pursuant to the terms of the Declaration;
- (c) Own and convey property;
- (d) Establish rules and regulations;
- (e) Sue and be sued;
- (f) To pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association;
- (g) Maintain, repair and replace Common Properties as contemplated by the Declaration, and to enter into contracts for the provision of services to maintain and operate the Common Properties;
- (h) Have and exercise any and all other powers, rights and privileges of a not-for-profit corporation organized under the law of the State of Florida;
- (i) Operate and maintain the Surface Water Management System Facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplains, and compensation areas, as applicable; and

H16000167254 3

(j) Contract for services to provide for operation and maintenance of the Surface Water Management System Facilities if the association contemplates employing a maintenance company.

The Association shall comply, as applicable, with Florida law, including, but not limited to, Chapter 617, Florida Statutes.

ARTICLE III: MEMBERSHIP AND VOTING RIGHTS

A. Eligibility. Every person, whether an individual, corporation or other entity, who is the record owner of a Parcel that is subject to Assessment pursuant to the Declaration shall become a Member of the Association upon the recording of the instrument of conveyance. If title to a Parcel is held by more than one person, each such person shall be a Member. An Owner of more than one Parcel is entitled to membership for each Parcel owned. No person other than an Owner may be a Member of the Association, and a membership in the Association may not be transferred except by the transfer of title to a Parcel; provided, however, the foregoing does not prohibit the assignment of membership and voting rights by an Owner who is a contract seller to such Owner's vendee in possession.

If more than one person owns a fee interest in any Parcel, all such persons are Members, but there may be only one vote cast with respect to such Parcel. Such vote may be exercised as the co-owners determine among themselves, but no split vote is permitted. Prior to any meeting at which a vote is to be taken, each co-owner must file a certificate with the secretary of the Association naming the voting co-owner entitled to vote at such meeting, unless such co-owners have filed a general voting certificate with the Secretary applicable to all votes until rescinded. Notwithstanding the foregoing, no separate certificate shall be necessary if title to any Parcel is held in a tenancy by the entireties, and in such event either tenant is entitled to cast the vote for such Parcel unless and until the Association is notified otherwise in writing by such co-tenants by the entireties.

B. Voting Rights. Voting in the Association will be in accordance with the terms and provisions of the Declaration and its exhibits.

C. Transferability. Each membership is appurtenant to the Parcel upon which it is based and is transferred automatically by conveyance of title to that Parcel whether or not mention thereof is made in such conveyance of title.

ARTICLE IV: TERM OF EXISTENCE

The Association shall have perpetual existence. In the event the Association is dissolved, the Association shall ensure that the maintenance of the Surface Water Management System Facilities, is delegated, transferred or assigned to an appropriate governmental unit or public utility and, if not accepted, then the Surface Water Management System Facilities shall be conveyed to a similar not-for-profit corporation.

ARTICLE V: MANAGEMENT; ANNUAL MEETING

The affairs of the Association shall be managed by its Board of Directors, which shall consist of 3 directors. The directors named in Article VII hereof shall serve until the next annual meeting of the Association membership, at which time, and thereafter, three (3) directors shall be elected - one (1) director shall be elected solely by the Apartment Complex Owner, one (1) director shall be elected solely by the collective Owners of the IW Property and the IWN Property, and one (1) director shall be an at-large director elected by a majority of the votes cast at an Association meeting designated for such purpose. No other directors shall be elected. Directors elected by (a) the collective Owners of the IW Property and the IWN Property, and (b) the Apartment Complex Owner shall be elected solely by the written action of the applicable Owners, and can be replaced from time to time by the applicable Owners.

The Board shall elect a President, a Vice President, and a Secretary-Treasurer, and such other officers as may, in the opinion of the Board, from time to time be necessary to adequately administer the affairs of the Association. Such officers are to hold office at the pleasure of the Board or until their successors are duly elected and qualified. Officers shall be Directors. Any individual may hold 2 or more corporate offices, except that the offices of President and Secretary-Treasurer may not be held by the

H16000167254 3

same person. The officers shall have such duties as may be specified by the Board or the Bylaws of the Association.

The annual Members' meeting, as scheduled by the Board of Directors, shall be held in the last quarter of each fiscal year in the manner prescribed in the Bylaws.

ARTICLE VI: OFFICERS

The names of the officers who are currently serving until their successors are elected under the provisions of these Articles of Incorporation and the By-Laws are the following:

George N. Wood	President/Secretary
Gerri Clemons	Treasurer

ARTICLE VII: BOARD OF DIRECTORS

The three (3) persons constituting the current Board of Directors of the Association are as follows:

George N. Wood	780 94th Avenue, North, Suite 107 St. Petersburg, FL 33702
Gerri Clemons	780 94th Avenue, North, Suite 107 St. Petersburg, FL 33702
Grady C. Pridgen, III	780 94th Avenue, North, Suite 107 St. Petersburg, FL 33702

ARTICLE VIII: BYLAWS

The Amended and Restated By-Laws of the Association have been adopted by the current Board of Directors, as named in Article VII above. Hereinafter, the By-Laws may be altered, amended, or rescinded only in the manner provided in the By-Laws.

ARTICLE IX: AMENDMENTS

Any amendments to these Articles of Incorporation shall be effective only upon Approval. Notwithstanding the foregoing, no amendment which will affect any aspect of the Surface Water Management System Facilities located on the Property shall be effective without the prior written approval of the Southwest Florida Water Management District.

ARTICLE X: REGISTERED OFFICE AND AGENT

Pursuant to Section 48.091 and Section 607.0501, Florida Statutes, the name and address of the current Registered Agent for service of process upon the Association is:

CF Registered Agent, Inc.
100 S. Ashley Drive, Suite 400
Tampa, Florida 33602

The preceding address is also the address of the registered office of the Association.

H16000167254 3

CERTIFICATE OF AMENDMENT

Pursuant to Section 817.1007, Florida Statutes, the undersigned certifies that these Amended and Restated Articles of Incorporation of IBIS WALK Maintenance Association, Inc. (1) were approved by the directors on July 12, 2016, and (2) 100% of the members of the Association, all in accordance with the requirements of the original Articles of Incorporation of IBIS WALK Maintenance Association, Inc.

Dated this 12th day of July, 2016.

WITNESSES:

IBIS WALK Maintenance Association, Inc., a Florida not-for-profit corporation

Name: [Signature]
Print Name: Robert S. Frasier

By: [Signature]
George N. Wood, President

Name: [Signature]
Print Name: MELISA RIVERA ZAMBRANA

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 12th day of July, 2016, by George N. Wood, as President of IBIS WALK Maintenance Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or has provided _____ as identification.

My Commission Expires:
(AFFIX NOTARY SEAL)

[Signature]
(Signature)

Name: MELISA RIVERA ZAMBRANA
(Legibly Printed or Typed)
Notary Public, State of Florida

(Commission Number, if any)



H16000167254 3

ACKNOWLEDGEMENT OF DESIGNATION AS REGISTERED AGENT

The undersigned, having been named as registered agent and to accept service of process for IBIS WALK Maintenance Association, Inc., hereby accepts and confirms the appointment as registered agent and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of her duties and is familiar with and accepts the obligations of her position as registered agent.

CF Registered Agent, Inc.



A handwritten signature in cursive script, appearing to read "Robert L. Frank", is written over a solid horizontal line.

H16000167254 3