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2016 DEC 13 P 4:28

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T. FOWEN

*Am Restated*

**COVER LETTER**

**TO:** Amendment Section  
Division of Corporations

**NAME OF CORPORATION:** Villaggio Reserve Master Property Owners Association, Inc.

**DOCUMENT NUMBER:** 113000010962

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Mitchell A. Sherman, Esq.

Name of Contact Person

Firm/ Company

7593 Boynton Beach Blvd., Suite 220

Address

Boynton Beach, Fl. 33437

City/ State and Zip Code

mas@mshermanesq.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Mitchell A. Sherman

at ( 561 )

738-1202

Name of Contact Person

Area Code & Daytime Telephone Number

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(Additional Copy  
is enclosed)

**Mailing Address**

Amendment Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address**

Amendment Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**AMENDED AND RESTATED ARTICLES OF INCORPORATION  
OF  
VILLAGGIO RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC.  
(A Florida Corporation Not For Profit)**

**FILED**

**2016 DEC 13 P 4: 29**

The undersigned Incorporator, being a natural person competent to contract for the purpose of forming a corporation not for profit under the laws of the State of Florida, pursuant to Article XIII B of the Constitution of the State of Florida, incorporation of the Villaggio Reserve Master Property Owners Association, Inc., filed with the Secretary of State on Dec. 9, 2013 and recorded in Official Records Book 26925 at Page 790 et. seq. of the Public Records of Palm Beach County, Florida, does hereby adopt, subscribe and acknowledge the following Amended and Restated Articles of Incorporation:

In order to form a corporation not for profit under and in accordance with the provisions of Chapter 617 of the Florida Statutes, the undersigned hereby incorporates the corporation not for profit for the purposes and with the powers hereinafter set forth and, to that end, the undersigned, by these Articles of Incorporation, certify as follows:

**ARTICLE I  
DEFINITIONS**

The following words and phrases when used in these Articles of Incorporation (unless the context clearly reflects another meaning) shall have the following meanings:

1. "Additional Plat" means the plat of any "Additional Property" (as defined in the Declaration), provided a Supplemental Declaration for such Additional Property is recorded amongst the Public Records of the County.
2. "Ancillary Plat" means the plat of any portion of the Property which has not been previously platted, and for which a Supplemental Declaration(s) has been recorded with respect to such property.
3. "Articles" means these Articles of Incorporation and any amendments hereto
4. "Assessments" means the assessments for which all Owner are obligated to the Association and includes "Individual Lot Assessments" (including Villa Assessments and Single Family Home Assessments as applicable) and "Special Assessments" (as such terms are defined in the Declaration) and any and all other assessments which are levied by the Association in accordance with the Villaggio Reserve Documents.
5. "Association" means the VILLAGGIO RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation not for profit.
6. "Association Property" means the property more particularly described in Article II of the Declaration.
7. "Board" means the Board of Directors of the Association.
8. "Bylaws" means the bylaws of the Association and any amendments thereto.
9. "County" means Palm Beach County, Florida.
10. "Declarant" shall mean and refer to Investors Asset Acquisition, L.L.C., a Florida limited liability company, and any successor or assign thereof to which the Declarant specifically assigns all or part of the rights of Declarant under the Declaration, by an express written assignment, whether recorded in the Public Records of the County or not and whether or not such right herein contains a specific statement that it is assignable. The written assignment may give notice as to which rights of Declarant are to be exercised and as to which portion of the Property. In any event, any subsequent declarant shall not be liable for any default or obligations incurred by any prior declarant, except as may be expressly assumed by the subsequent

declarant. In any event, any subsequent declarant shall not be liable for any default or obligations incurred by any prior declarant, except as may be expressly assumed by the subsequent declarant.

11. "Declaration" means the Declaration of Covenants, Restrictions and Easements for Villaggio Reserve, which is intended to be recorded amongst the Public Records of the County, and any amendments and Supplemental Declarations thereto.
12. "Developer" means the developer of the Property, whether Declarant or some other person or entity, which shall be named as the "Developer" in any Supplemental Declaration submitting additional property to this Declaration.
13. "Director" means a member of the Board.
14. "Home" means a residential dwelling unit constructed within Villaggio Reserve, which is designed and intended for use and occupancy as a single-family residence. A Home may be an attached Villa, Patio Villa or single family home.
15. "Lot" means and refers to any parcel of land within Villaggio Reserve as shown on the Plat or any "additional Plat." (as such term is defined in the Declaration) upon which a Home is permitted to be constructed, together with the improvements thereon and any portion of the land within Villaggio Reserve that is declared to be a Lot by a supplemental Declaration and is not subsequently withdrawn from the provisions of the Declaration by a Supplemental Declaration.
16. "Member" means a member of the Association.
17. "Operating Expenses" means the expenses for which owners are liable to the Association as described in the Villaggio Reserve Documents and includes, but is not limited to the costs and expenses incurred by the Association in administering, operating, maintaining, financing or repairing, but not reconstructing, replacing or improving, the Association Property or any portion thereof and improvements thereon and all costs and expenses incurred by the Association in carrying out its powers and duties as set forth in the Villaggio Reserve Documents.
18. "Owner" means and refers to the record owner, whether one or more persons or entities, of the fee simple title to any Lot within Villaggio Reserve, and includes Declarant for so long as Declarant owns fee simple title to a Lot, but excluding therefrom those having such interest as security for the performance of an obligation.
19. "Plat" shall mean the plat or plat's of the Property (as defined in the Villaggio Reserve Documents) recorded or to be recorded in the Public Records of Palm Beach County, Florida. In the event an Additional Plat or Ancillary Plat is recorded in the Public Records of the County, then the term "Plat" as used herein shall also mean such Ancillary or Additional Plat and any Replat.
20. "Replat" means the replat, if any, of any portion of the Property for which a plat is recorded.
21. "Supplemental Declaration" means any instrument executed by Declarant with respect to the Additional Property, if any (provided Declarant is the owner thereof), which, when recorded in the Public Records of the County, shall commit such property to the provisions of the Declaration. A Supplemental Declaration may also add additional restrictions, declare certain properties to be or not to be Association Property, or withdraw properties from the Property and the provisions of the Declaration. A Supplemental Declaration may also withdraw portions of the Property from the provisions of the Declaration provided any such Supplemental Declaration is approved by the Palm Beach County Attorney's Office.

22. "Villaggio Reserve" means the planned residential development located in Palm Beach County, Florida, which encompasses the Property and is intended to comprise not more than five hundred sixteen (516) Homes, and the Association Property.
23. "Villaggio Reserve Documents" means, in the aggregate, the Declaration, these Articles, the Bylaws, the Plat and any Ancillary Plat, Replat or Additional Plat, and all of the instruments and documents referred to or incorporated therein including, but not limited to, any amendment(s) and Supplemental Declaration(s).

Unless otherwise defined herein, the terms defined in the Declaration are incorporated herein by reference and shall appear in initial capital letters each time such terms appear in these Articles.

## ARTICLE II NAME

The name of this corporation shall be VILLAGGIO RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation not for profit, whose principal address and mailing address is 7942 Via Lampone, Delray Beach, Florida 33446.

## ARTICLE III PURPOSES

The purpose for which the Association is organized is to take title to, operate, administer, manage, lease and maintain the Association Property in accordance with the terms of, and purposes set forth in, the Villaggio Reserve Documents and to carry out the covenants and enforce the provisions of the Villaggio Reserve Documents.

## ARTICLE IV POWERS

The Association shall have the following powers and shall 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 under the laws of the State of Florida.

B. The Association shall have all of the powers granted to the Association in the Villaggio Reserve Documents. All of the provisions of the Declaration and Bylaws which grant powers to the Association are incorporated into the Articles.

C. The Association shall have all of the powers reasonably necessary to implement the purposes of the Association, including, but not limited to, the following:

1. To perform any act required or contemplated by it under the Villaggio Reserve Documents.
2. To make, establish, amend and enforce reasonable rules and regulations governing the use of the Association Property.
3. To make, levy and collect "Assessments" (as defined in the Declaration) for the purpose of obtaining funds from the Owners to pay Operating Expenses and other costs defined in the Declaration and costs of collection, and to use and expend the proceeds of Assessments, if any in the exercise of the powers and duties of the Association.
4. To maintain, repair, replace and operate the Association Property in accordance with the Villaggio Reserve Documents.
5. To enforce by legal means the obligations of the Members and the provisions of the Villaggio Reserve Documents.

6. To employ personnel, retain independent contractors and professional personnel, and enter into service contracts to provide for the maintenance, operation, administration and management of the Association Property and to enter into any other agreements consistent with the purposes of the Association, including, but not limited to, agreements with respect to professional management of the Association Property and to delegate to such professional management certain powers and duties of the Association.

7. To enter into the Declaration and any amendments thereto and instruments referred to therein.

8. To provide, to the extent deemed necessary by the Board, any and all services and do any and all things which are incidental to or in furtherance of things listed above or to carry out the Association mandate to keep and maintain Villaggio Reserve in a proper and aesthetically pleasing condition and to provide the Owners with services, amenities, controls and enforcement which will enhance the quality of life at Villaggio Reserve.

9. Notwithstanding anything contained herein to the contrary, the Association shall be required to obtain the approval of three-fourths (¾) of all Members at a duly called meeting of the Members at which a quorum is present, prior to the engagement of legal counsel by the Association for the purpose of suing, or making, preparing or investigating any lawsuit, or commencing any lawsuit in the name of the Association other than for the following purposes:

- a. the collection of Assessments;
- b. the collection of other charges which Owners are obligated to pay pursuant to the Villaggio Reserve Documents;
- c. the enforcement of any applicable use and occupancy restrictions contained in the Villaggio Reserve Documents;
- d. Dealing with an emergency when waiting to obtain the approval of the Members creates a substantial risk of irreparable injury to the Association Property or to Member(s) (the imminent expiration of a statute of limitations shall not be deemed an emergency obviating the need for the requisite vote of the Voting Members representing three-fourths [¾] of the Members); or
- e. filing a compulsory counterclaim.

In addition to the foregoing, prior to the engagement of legal counsel and/or the filing of any legal action including, but not limited to, mediation, arbitration, litigation or appeal, the members must place in escrow one hundred twenty-five percent (125%) of the projected costs of such action including attorney's fees and costs in the event of the loss of such action by the association.

#### ARTICLE V MEMBERS AND VOTING

The qualification of Members of the Association, the manner of their admission to membership, the manner of the termination of such membership and the manner of the termination of such membership and the manner of voting by the Voting Members shall be as follows:

A. Until such time as the first deed of conveyance of a Lot from Declarant to an Owner is recorded amongst the Public Records of the County ("First Conveyance"), the membership of the Association shall be comprised solely of the incorporator of these Articles ("Incorporator"). The Incorporator shall be entitled to cast one (1) vote on all matters requiring a vote of the membership.

B. Upon the First Conveyance, membership of the Incorporator in the Association shall be automatically terminated and thereupon Declarant shall be a Member as to each of the remaining Lots until each such

Lot is conveyed to another Owner, and thereupon and thereafter each and every Owner, including Declarant as to Lots owned by Declarant, shall be a Member and exercise all of the rights and privileges of a Member.

C. Membership in the Association for Owners other than Declarant shall be established by the acquisition of ownership of fee simple title to a Lot as evidenced by the recording of an instrument of conveyance amongst the Public Records of the County. Where title to a Lot is acquired by conveyance from a party other than Declarant by means of sale, gift, inheritance, devise, judicial decree or otherwise, the person, persons, or entity thereby acquiring such Lot shall not be a Member unless or until such Owner shall deliver a true copy of a deed or other instrument of acquisition of title to the Association.

D. The Association shall have three (3) classes of voting membership:

1. "Class A Members" shall be all Owners of Villa Lots (i.e. including Patio Villa Lots), with the exception of Declarant while Declarant is a Class C Member, each of whom shall be entitled to one vote for Villa owned.

2. "Class B Members" shall be all Owners of Single Family Lots, with the exception of Declarant while Declarant is a Class C Member, each of whom shall be entitled to one vote for each single family lot owned.

3. "Class C Member" shall be Declarant, who shall be entitled to three times the total number of votes of the Class A Members and Class B Members, plus one. Class C membership shall cease and be converted to Class A, or Class B membership upon the earlier to occur of the following events ("Turnover Date"):

(i) Three (3) months after the conveyance of ninety percent (90%) "Total Developed Lots" (as defined in Article X. C hereof) by Declarant, as evidenced by the recording of instruments of conveyance of such Lots amongst the public Records of the County; or

(ii) At such time as Declarant shall designate in writing to the Association.

On the Turnover Date, Class A Members and Class B Members, including Declarant, shall assume control of the Association and elect not less than a majority of the Board; provided, however that Declarant shall be: (i) a Class "A" Member entitled to one (1) Class "A" vote for each Single Family Lot Declarant owns, and (ii) a Class "B" Member entitled to one (1) Class "B" vote for each Villa Declarant owns.

E. The designation of different classes of membership are for purposes of establishing the number of votes applicable to certain Lots, and nothing herein shall be deemed to require voting solely by an individual class on any matter which requires the vote of Members, unless otherwise specifically set forth in the Villaggio Reserve Documents.

F. No Member may assign, hypothecate or transfer in any manner his membership in the Association except as an appurtenance to his Lot.

G. Any Member who conveys or loses title to a Lot by sale, gift, devise, bequest, judicial decree or otherwise shall, immediately upon such conveyance or loss of title, no longer be a Member with respect to each such Lot and shall lose all rights and privileges of a Member resulting from ownership of such Lot.

H. There shall be only one (1) vote for each Lot, except for the Class C Members as set forth herein. If there is more than one Member with respect to a Lot as a result of the fee interest in such Lot being held by more than one person, such Members collectively shall be entitled to only one (1) vote. The vote of the Owners of a Lot owned by more than one natural person or by a corporation or other legal entity shall be cast by the person named in a certificate signed by all of the Owners of the Lot, or if appropriate, by properly designated officers, partners or principals of the respective legal entity ("Voting Member"), and filed with the Secretary of the Association, and such certificate shall be valid until revoked by a subsequent certificate. If such a certificate is not filed with the Secretary of the Association, the vote of such Lot shall not be considered for a quorum or for any other purpose.

Notwithstanding the foregoing provisions, whenever any Lot is owned jointly by two persons or more (e.g. by a husband and wife, or by two individual unmarried owners as joint tenants or tenants in common), or by an approved entity (e.g. a Trust or other artificial person) they or it may, but shall not be required to, designate a voting Member. In the event a certificate designating a Voting Member is not filed by the husband and wife, joint owner's or entity, the following provisions shall govern their right to vote:

1. When both are present at a meeting, each shall be regarded as the agent and proxy of the other for purposes of casting the vote for each Lot owned by them. In the event they are unable to concur in their decision upon any topic requiring a vote, they shall lose their right to vote on that topic at that meeting, but shall count for purposes of establishing a quorum.

2. When only one (1) spouse is present at a meeting, the person present may cast the Lot vote without establishing the concurrence of the other spouse absent any prior written notice to the contrary by the other spouse. In the event of prior written notice to the contrary to the Association by the other spouse, the vote of said Lot shall not be considered, but shall count for purposes of establishing a quorum.

3. When neither spouse is present, the person designated in a "Proxy" (as defined in the Bylaws) signed by either spouse may cast the Lot vote, when voting by Proxy is allowed, absent any prior written notice to the contrary to the Association by the other spouse or the designation of a different Proxy by the other spouse. In the event of prior written notice to the contrary to the Association or the designation of a different Proxy by the other spouse, the vote of said Lot shall not be considered, but shall count for purposes of establishing a quorum.

1. Unless some greater number is provided for in the Villaggio Reserve Documents, a quorum shall consist of persons entitled to cast at least thirty percent (30%) of the total number of votes of the Members.

#### ARTICLE VI TERM

The term for which the Association is to exist shall be perpetual. In the event of dissolution of the Association (unless same is reinstated), other than incident to a merger or consolidation, all of the assets of the Association, including any surface water management system, shall be conveyed to a similar homeowners association or a public agency having a similar purpose, or any Member may petition the appropriate circuit court of the State of Florida for the appointment of a receiver to manage the affairs of the dissolved Association and its properties in the place and stead of the dissolved Association and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and its properties. In the event of dissolution of the Association and conveyance of the Drainage System to an appropriate agency of local government having jurisdiction thereof as aforesaid, such agency shall have reasonable rights of access to the Property consisting of the Drainage System to operate, maintain, repair and replace the Drainage System.

#### ARTICLE VII INCORPORATOR

The name and address of the Incorporator of these Articles are:

Mitchell A. Sherman, Esq.  
7593 Boynton Beach Blvd., Suite 220  
Boynton Beach, Florida 33437

#### ARTICLE VIII OFFICERS

The affairs of the Association shall be managed by the President of the Association, assisted by the Vice President(s), Secretary and Treasurer, and, if any, by the Assistant Secretary(ies) and Assistant Treasurer(s), subject to the directions of the Board. Except for officers elected prior to the Turnover Date, officers must be Members, or the parents, children or spouses of Members.



The Board shall elect the President, Secretary and Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall, from time to time, determine. The President shall be elected from amongst the membership of the Board, but no other officer need be a Director. The same person may hold two offices, the duties of which are not incompatible; provided, however, the office of President and a Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person.

**ARTICLE IX**  
**FIRST OFFICERS**

The names of the officers who are to serve until the next election of officers by the Board are as follows:

President	-	<u>Ronald L. Yuter</u>
Vice President	-	<u>Charles M. Scardina, Sr.</u>
Secretary/Treasurer	-	<u>Elizabeth Nero</u>

**ARTICLE X**  
**BOARD OF DIRECTORS**

A. The number of Directors on the first Board of Directors of the Association ("First Board") shall be three (3). The number of Directors on the Initial Elected Board (as hereinafter defined) shall be five (5), and shall include one member who is the Owner of a Villa, one member who is an Owner of a Patio Villa and one member who is an Owner of a Single Family Home. The number of Directors constituting the Board which is elected by the Members subsequent to the "Declarant's Resignation Event" (as hereinafter defined) shall be not less than 5 or as otherwise determined by the Board from time to time; one of which shall be representative of and elected by the Owners of Villas, one of which shall be representative of and elected by the Owners of the Patio Villas, one of which representative of and shall be elected by the Owners of the Single Family Homes and the remaining shall be from the members at large without regard to unit type. Director positions shall be elected by a plurality of votes cast by the applicable Owners entitled to vote for such opening at a meeting at which a quorum is present. Except for Declarant-appointed and Developer-appointed Directors, Directors must be Members or the parents, children or spouses of Members. There shall be only one (1) vote for each Director.

B. The names and addresses of the persons who are to serve as Directors on the First Board are as follows:

<u>NAMES</u>	<u>ADDRESSES</u>
<u>Ronald L. Yuter</u>	7593 Boynton Beach Blvd., Suite 220 Boynton Beach, Florida 33437
<u>Charles M. Scardina, Jr.</u>	7593 Boynton Beach Blvd., Suite 220 Boynton Beach, Florida 33437
<u>Elizabeth Nero</u>	7593 Boynton Beach Blvd., Suite 220 Boynton Beach, Florida 33437

Declarant reserve the right to replace and/or designate and select successor Directors to serve on the First Board for so long as the First Board is to serve, as hereinafter provided.

C. Declarant intends that Villaggio Reserve, when ultimately developed, will contain not more than a total of five hundred sixteen (516) Lots (including single family homes, villas and patio homes or units) with a Home constructed on each Lot ("Developed Lots"). Notwithstanding the foregoing, Declarant has reserved the right in the

Declaration to modify its plan of development for Villaggio Reserve and to withdraw land from Villaggio Reserve and, therefore, the total number of Lots and Homes within Villaggio Reserve, and thus the term "Total Developed Lots," may refer to a number less than five hundred sixteen (516). The number of Lots added to or withdrawn from Villaggio Reserve and the revised number of "Total Developed Lots" will be set forth in a Supplemental Declaration recorded in the County if additional land is withdrawn from Villaggio Reserve.

D. Upon the Turnover Date, the Members other than Declarant ("Purchaser Members") shall be entitled to elect not less than a majority of the Board. The election of not less than a majority of the Board by the Purchaser Members shall occur at a special meeting of the membership to be called by the Board for such purpose ("Initial Election Meeting"). The First Board shall serve until the Initial Election Meeting.

E. The Initial Election Meeting shall be called by the Association, through the Board, within sixty (60) days after the Purchaser Members are entitled to elect a majority of Directors as provided in Paragraph D hereof. A notice of meeting shall be forwarded to all Members in accordance with the Bylaws; provided, however, that the Members shall be given at least fourteen (14) days prior notice of such meeting. The notice shall also specify the number of Directors which shall be elected by the Purchaser Members and the remaining number of Directors designated by Declarant.

F. At the Initial Election Meeting, Purchaser Members, who shall include all Members other than Declarant, the number of which may change from time to time, shall elect Directors (one a Villa Elected Director, one a Patio Villa Elected Director and one a Single Family Elected Director (each as defined below) and the remaining from the membership at large), (same constituting the "Initial Elected Board"). Declarant reserves and shall have the right, until the Declarant's Resignation Event, to name the successor, if any, to any Director it has so designated.

G. The Board shall continue to be so designated and elected, as described in Paragraph E above, at each subsequent "Annual Members' Meeting" (as defined in the Bylaws), until the Annual Members' Meeting following the Declarant's Resignation Event or until a Purchaser Member-elected Director is removed in the manner hereinafter provided.

A Director elected by the Villa (including the Patio Villa) Owners may be removed from office upon the affirmative vote or agreement in writing of a majority of the voting interests of Villa Owners for any reason deemed to be in the best interests of the Villa Owners. A Director elected by the Single Family Owners may be removed from office upon the affirmative vote or agreement in writing of a majority of the voting interests of Single Family Owners for any reason deemed to be in the best interest of the Single Family Owners. A meeting of the Purchaser Members to so remove its respective Director (other than a Declarant-appointed Director) shall be held upon the written request of ten percent (10%) of the Purchaser Members entitled to vote for such Director. Any such recall shall be effected and a recall election shall be held, if applicable, as provided in the Florida Statutes 720. Villa Owners shall have the right to elect the successor, if any, to any Villa Elected Director who is removed or resigns prior to the end of such Director's term. Similarly, Single Family Owners shall have the right to elect the successor, if any, to any Single Family Elected Director who is removed or resigns prior to the end of such Director's term.

H. Upon the earlier to occur of the following events ("Declarant's Resignation Event"), Declarant shall cause all of its designated Directors to resign:

When Declarant no longer holds at least five percent (5%) of the Total Developed Lots for sale in the ordinary course of business and all Lots sold by Declarant have been conveyed as evidenced by the recording of instruments of conveyance of such Lots amongst the Public Records of the County; or when the Declarant causes the voluntary resignation of all of the Directors designated by Declarant and does not designate replacement Directors.

Upon Declarant's Resignation Event, the Directors elected by Purchaser Members shall elect a successor Director to fill the vacancy caused by the resignation or removal of Declarant's designated Director. This successor Director shall serve until the next Annual Members' Meeting and until his successor is elected and qualified. In the event Declarant's Resignation Event occurs prior to the Initial Election Meeting, the Initial Election Meeting shall be called in the manner set forth in Paragraph G of this Article X, and all of the Directors shall be elected by the Purchaser Members at such meeting.

I. At each Annual Members' Meeting held subsequent to Declarant's Resignation Event, all of the Directors shall be elected by the Members, as more fully set forth herein. The Villa Owners shall elect one (1) of the Directors (the "Villa Elected Directors"), the Patio Villa Owners shall elect one (1) of the Directors (the "Patio Villa Elected Directors"), the Single Family Owners shall elect one (1) Directors (the "Single Family Elected Directors") and the members at large shall elect the remaining two (2) Directors. Each Director shall serve for a term of one year each. There shall be no limit on the number of times a Director may be re-elected.

J. Upon the resignation of a Director who has been designated by Declarant or the resignation of an officer of the Association who has been elected by the First Board, the Association on behalf of its owner members shall be deemed to remise, release, acquit, satisfy and forever discharge such Director or officer of and from any and all manner of action(s), cause(s) of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, executions, claims and demands whatsoever, in law or in equity, which the Association or Purchaser Members had, now have or will have or which any personal representative, successor, heir or assign of the Association or Purchaser Members hereafter can, shall or may have against said Director or officer for, upon or by reason of any matter, cause or thing whatsoever from the beginning of the world to the day of such resignation, except for such Director's or officer's willful misconduct or gross negligence.

#### ARTICLE XI INDEMNIFICATION

Each and every Director and officer of the Association shall be indemnified by the Association against all costs, expenses and liabilities, including attorney and paralegal fees at all trial and appellate levels and post judgment proceedings, reasonably incurred by or imposed upon him in connection with any negotiation, proceeding, arbitration, litigation or settlement in which he becomes involved by reason of his being or having been a Director or officer of the Association, and the foregoing provision for indemnification shall apply whether or not such person is a Director or officer at the time such cost, expense or liability is incurred. Notwithstanding the above, in the event of any such settlement, the indemnification provisions provided in this Article XI shall not be automatic and shall apply only when the Board approves such settlement and reimbursement for the costs and expenses of such settlement as in the best interest of the Association. In the event a Director or officer admits or is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, the indemnification provisions of this Article XI shall not apply. The foregoing right of indemnification provided in this Article XI shall be in addition to and not exclusive of any and all rights of indemnification to which a Director or officer of the Association may be entitled under statute or common law.

#### ARTICLE XII BYLAWS

The Bylaws shall be adopted by the First Board, and thereafter may be altered, amended or rescinded in the manner provided for in the Bylaws. In the event of any conflict between the provisions of these Articles and the provisions of the Bylaws, the provisions of these Articles shall control.

#### ARTICLE XIII AMENDMENTS

A. Prior to the First Conveyance, these Articles may be amended only by an instrument in writing signed by the Declarant and filed in the Office of the Secretary of State of the State of Florida.

B. After the First Conveyance, and prior to the Turnover Date, these Articles may be amended by the Declarant or by a majority vote of the Board, without the prior written consent of the Members, at a duly called meeting of the Board or upon execution of a Written Consent to Action by the Board.

C. After the Turnover Date, these Articles may be amended in the following manner:

1. (a) The Board shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote by the Members at a meeting of the Members, which may be at either the Annual Members' Meeting or a special meeting. Any number of proposed amendments may be submitted to the Members and voted upon by the Members at one meeting.

(b) Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member within the time and in the manner provided in the Bylaws for the giving of notice of meetings ("Required Notice").

(c) At such meeting, a vote of the Members shall be taken on the proposed amendment(s). The proposed amendment(s) shall be adopted upon receiving the affirmative vote of the Members representing a majority of the voting interests.

2. Amendment may be adopted by a written statement (in lieu of a meeting) signed by all Members and all members of the Board setting forth their intention that an amendment to the Articles be adopted.

D. After the First Conveyance, these Articles may not be amended without the written consent of a majority of the members of the Board.

E. Notwithstanding any provisions of this Article XIII to the contrary, these Articles shall not be amended in any manner which shall prejudice the rights of: (i) Declarant, without the prior written consent thereto by Declarant, for so long as Declarant holds either a leasehold interest in or title to at least one (1) Lot; and (ii) any "Institutional Mortgagee" (as such term is defined in the Declaration) without the prior written consent of such Institutional Mortgagee.

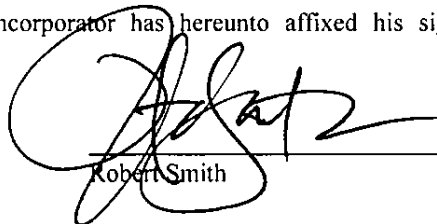
F. Notwithstanding the foregoing provisions of this Article XIII, no amendment to these Articles shall be adopted which shall abridge, amend or alter the rights of Declarant hereunder, including, but not limited to, Declarant's right to designate and select members of the First Board or otherwise designate and select Directors as provided in Article X hereof, nor shall any amendment be adopted or become effective without the prior written consent of Declarant, so long as Declarant owns any Lot within the Property.

G. Any instrument amending these Articles shall identify the particular article or articles being amended and shall provide a reasonable method to identify the amendment being made. A certified copy of each such amendment shall be attached to any certified copy of these Articles, and a copy of each amendment certified by the Secretary of State shall be recorded amongst the Public Records of the County.

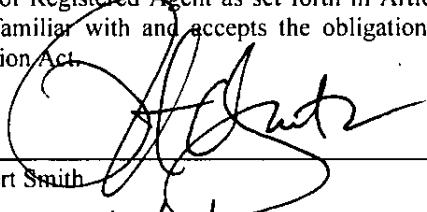
#### ARTICLE XIV REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Association is GRS Management, 3900 Woodlake Blvd., Suite 309, Lake Worth, Florida 33463, and the initial registered agent of the Association at that address shall be Robert Smith.

IN WITNESS WHEREOF, the Incorporator has hereunto affixed his signature, this 8<sup>th</sup> day of December, 2016.

  
Robert Smith

The undersigned hereby accepts the designation of Registered Agent as set forth in Article XIV of these Articles of Incorporation, and acknowledges that he is familiar with and accepts the obligations imposed upon registered agents under the Florida Not For Profit Corporation Act.

  
Robert Smith

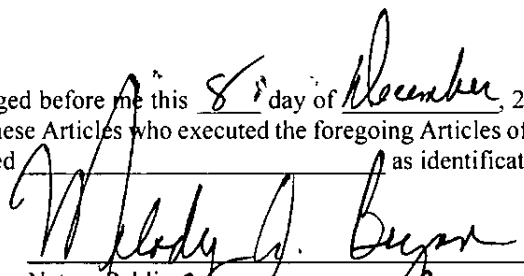
Dated: 12/8/2016

STATE OF FLORIDA )

) §

COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 2016, by Robert Smith, the person described as the Incorporator of these Articles who executed the foregoing Articles of Incorporation, who is personally known to me or who has produced \_\_\_\_\_ as identification.

  
Notary Public

(SEAL)



Melody A. Bryan  
Printed, Typed or Stamped Notary Name

My Commission Expires: