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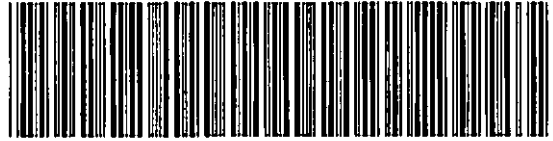
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*Amended & Restated  
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A RAMSEY

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& PLANNED DEVELOPMENT LAW

April 29, 2021

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

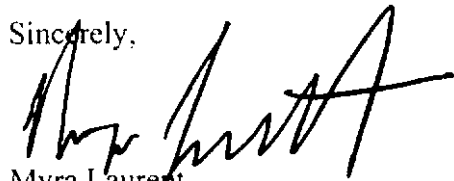
Re: Amended and Restated Articles of Incorporation of Treasure Coast Airpark Property  
Owners Association, Inc.

Dear Sir or Madam:

Enclosed for filing are the Amended and Restated Articles of Incorporation of Treasure Coast Airpark Owners Association, Inc., together with a photocopy to be date stamped and returned to this office in the self-addressed stamped envelope enclosed for your convenience. Also enclosed is a check in the amount of \$35.00 to cover the filing fee.

Thank you for your assistance in this matter and should you have any questions, please do not hesitate to contact our office.

Sincerely,



Myra Laurent  
Paralegal to Elizabeth P. Bonan, Esq.  
Enclosures

**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF**

**TREASURE COAST AIRPARK PROPERTY OWNERS ASSOCIATION, INC.**

The purpose of these Amended and Restated Articles of Incorporation is to continue the purposes of the Articles of Incorporation as originally filed with the Department of State on May 21, 1986 and amended on February 27, 1987.

**ARTICLE I – NAME**

The name of the corporation shall be: Treasure Coast Airpark Property Owners Association, Inc.

**ARTICLE II – DURATION**

This corporation shall exist perpetually.

**ARTICLE III – PURPOSE**

This corporation is organized for any lawful purposes not for pecuniary profit for which corporations may be incorporated in this jurisdiction under the Florida Not-For-Profit Corporation Act. In addition to the general purpose for which the corporation is organized, it is more specifically being organized to provide for the maintenance, preservation, and architectural control of the residential lots, dwellings constructed thereon, surface water management system and the common areas within the subdivision known as TREASURE COAST AIRPARK; and is further organized for the purpose of enforcing all easements, restrictions and covenants and conditions, which are now, have heretofore or may hereafter be imposed upon said subdivision. This corporation shall otherwise have all the general powers now or hereafter conferred by the laws of the State of Florida and which are necessary for the purposes for which the Association is organized, including but not limited to the power to own and convey property, to operate and maintain common property, specifically the surface water management system as permitted by the South Florida Water Management District including all lakes, retention areas, culverts and related appurtenances, to establish rules and regulations, to assess members and enforce said assessments, to sue and be sued, to contract for services to provide the services for operation and maintenance, and any and all powers enumerated in Florida Statutes, Section 617.0302(2019) as amended from time to time.

**ARTICLE IV – BENEFITS**

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the

corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III hereof.

#### ARTICLE V – REGISTERED OFFICE AND AGENT

The street address of the registered office of this corporation and the name of the registered agent shall be as designated by the Board of Directors from time to time.

#### ARTICLE VI – DIRECTORS

There shall be a Board of Directors numbering five (5), who must be members of the corporation. All Directors shall be elected in accordance with the Bylaws of the corporation. The Board of Directors is that group of persons vested with the business and affairs of the corporation.

#### ARTICLE VII – INDEMNIFICATION OF DIRECTORS

(a) The corporation shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action, suit or proceeding, whether civil or criminal, administrative or investigative, by reason of the fact that he is or was a director, officer, employee or agent of the corporation, or is or was serving at the request of the corporation as a director, officer, employee, or agent of another corporation, partnership, joint venture, trust or other enterprise, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement, actually and reasonably incurred by him in connection with such action, suit or proceeding, including any appeal thereof, if he acted in good faith or in a manner reasonably believed to be in or not opposed to the best interests of the corporation, and with respect to any criminal action or proceeding, if he has no reasonable cause to believe his conduct was unlawful.

(b) The corporation shall also indemnify any director, officer, employee or other agent who has been successful on the merits or otherwise, in defense of any action, suit or other proceeding, or in defense of any claim, issue or matter therein, against all expenses, including attorneys' fees, actually or reasonably incurred by him in connection therewith, without the necessity of an independent determination that such director, officer, employee or agent met any appropriate standard of conduct.

(c) The indemnification provided for herein shall continue as to any person who has ceased to be a director, officer, employee, or agent, and shall inure to the benefit of the heirs, executors, and administrators of such person.

(d) In addition to the indemnification provided for herein, the corporation shall have power to make other or further indemnification, except an indemnification against gross negligence or willful misconduct, under any resolution or agreement duly adopted by a majority of disinterested directors.

#### ARTICLE VIII – OFFICERS

The affairs of the corporation are to be managed by a President, Vice-President, Secretary, Treasurer, and such other officers and committees as may be deemed necessary and proper by the Board of Directors. Such officers shall be appointed by the Board of Directors in accordance with the Bylaws of the corporation.

#### ARTICLE IX – COMMITTEES

This corporation may have certain committees, each of which shall consist of two (2) or more Directors and such other persons as the Board of Directors may, in its sole discretion, include. Such committees will have and exercise the authority that is delegated to it by the Board of Directors. Such authority shall be granted specifically and shall be circumscribed as the Board of Directors shall, in its sole discretion, deem proper and appropriate. The Board of Directors may terminate any such committee so created by resolution at any time.

#### ARTICLE X – MEMBERSHIP

Every owner of a lot in the subdivision shall become a member of the corporation. Membership in the corporation shall be available without regard to race, color, creed or national origin.

#### ARTICLE XI – BYLAWS

The Bylaws of the corporation are to be made, altered or rescinded by the Board of Directors.

#### ARTICLE XII – AMENDMENTS

These Articles of Incorporation may be amended by the act of the Board of Directors of the corporation. Such amendments may be proposed and adopted by the manner provided in the Bylaws of the corporation and amendment of these Articles shall require the assent of two-thirds (2/3) of the Board of Directors of the corporation.

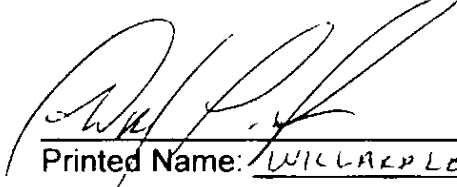
#### ARTICLE XIII – DISSOLUTION


Upon the dissolution of the corporation, the property consisting of the surface water management system shall be conveyed to an appropriate agency of local government. If it is not accepted by said agency, then the surface water management system shall be dedicated to a similar non-profit corporation. Additionally, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the corporation, dispose of all of the remaining assets of the corporation exclusively for the purposes of the corporation in such manner as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the Circuit Court of the county in which the principal office of the corporation is then located in accordance with Chapter 617, Florida Statutes, as amended from time to time.

These Amended and Restated Articles of Incorporation for Treasure Coast Airpark Property Owners Association, Inc. were approved by 2/3rds of the Board of Directors which vote was sufficient for approval on March 17, 2020. The amended and restated articles do not contain amendment requiring member approval

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name, by its President and Secretary, and its corporate seal affixed on this 6 day of April, 2020.


**WITNESSES AS TO PRESIDENT:**

  
Printed Name: WILLARD LESTER

  
Printed Name: Phil D. Maria

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_


**TREASURE COAST AIRPARK  
PROPERTY OWNERS ASSOCIATION,  
INC.**

By:   
Sandra L. Lester, President

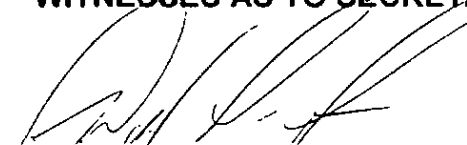
The foregoing instrument was subscribed, sworn, and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Sandra L. Lester, as President of Treasure Coast Airpark Property Owners Association, Inc., ☒ who is personally known to me, or ☐ who has produced \_\_\_\_\_ as identification on April 6, 2020.


**Notarial Seal**



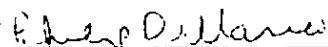
  
Notary Public  
Print Name: CAROLINE M. KNUDSEN  
My Commission Expires: 6/24/2023

**WITNESSES AS TO SECRETARY:**

  
Printed Name: WILLARD LESTER

  
Printed Name: Sandra L. Lester

**TREASURE COAST AIRPARK  
PROPERTY OWNERS ASSOCIATION,  
INC.**

By:   
Phil D. Maria, Secretary



STATE OF FLORIDA  
COUNTY OF St. Lucie

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Philip DiMaria, as Secretary of Treasure Coast Airpark Property Owners Association, Inc., ☒ who is personally known to me, or ☐ who has produced \_\_\_\_\_ as identification on \_\_\_\_\_, 2020.

Notarial Seal



Caroline M Knudsen

Notary Public

Print Name: CAROLINE M KNUDSEN

My Commission Expires: 6/24/2023