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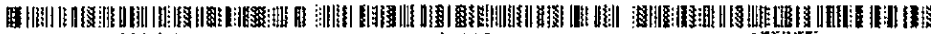
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COR AMND/RESTATE/CORRECT OR O/D RESIGN
OVERLOOK AT GRASSY LAKE HOMEOWNERS
ASSOCIATION, INC.

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| Certified Copy | 0 |
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Amended
Restated

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**AMENDED AND RESTATED
 ARTICLES OF INCORPORATION OF
 OVERLOOK AT GRASSY LAKE HOMEOWNERS ASSOCIATION, INC.,
 A FLORIDA NOT FOR PROFIT CORPORATION**

Pursuant to a resolution unanimously adopted by its Board of Directors and sole Member on January 22, 2019, with the number of votes cast for the amendment being sufficient for approval, Overlook at Grassy Lake Homeowners Association, Inc. hereby adopts the following Amended and Restated Articles of Incorporation which amends and restates the original Articles of Incorporation for Overlook at Grassy Lake Homeowners Association, Inc. originally filed with the Florida Department of State, Division of Corporations on January 11, 2019, and assigned document number N19000000494 (the "Original Articles").

In accordance with the relevant provisions of *Florida Statutes*, as amended, the following Amended and Restated Articles of Incorporation shall, effective upon filing with the Florida Department of State, Division of Corporations, amend and restate the Original Articles in their entirety to read as follows:

**ARTICLE I
NAME**

The name of this corporation shall be **OVERLOOK AT GRASSY LAKE HOMEOWNERS ASSOCIATION, INC.**, (the "Association").

**ARTICLE II
PURPOSE AND POWERS OF THE ASSOCIATION**

The Association is organized for the purpose of enforcing, and fulfilling the objectives and purposes stated in the "Governing Documents" (as that term is defined in that certain Declaration of Covenants, Conditions, Easements, and Restrictions for Overlook at Grassy Lake Homeowners Association, Inc., as same may from time to time be amended or supplemented (the "Declaration")) to be recorded in the Public Records of Lake County, Florida. Capitalized terms used above or herein without definition shall have the same meanings given or ascribed to such terms in the Governing Documents. The Association shall have all the powers of a not for profit corporation organized under Chapter 617 of the Florida Statutes, Florida Not For Profit Corporation Act (the "Act"), subject, however, only to such limitations upon the exercise of such powers as are expressly set forth in the Governing Documents. The Association shall have the power to do any and all lawful things which may be authorized, assigned, required, or permitted to be done by the Association pursuant to the Governing Documents and/or the Act, including, but in no way limited to: (i) ownership, operation, management, administration, maintenance, repair, replacement, and insurance of the Common Areas; (ii) the levy and collection of Assessments; and (iii) to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association as specified in the Governing Documents and/or under the Act. The Association shall operate, maintain and manage the Stormwater Management System in a manner consistent with District Permit Number ERP 134321-2, and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the Stormwater Management System. The assessments shall be used for the maintenance and repair of the Stormwater Management System and mitigation or preservation areas, including but not limited to work within retention areas, drainage structures and drainage easements.

**ARTICLE III
DURATION**

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Existence of the Association shall commence with the filing of these Amended and Restated Articles of Incorporation ("Articles") with the State of Florida Department of State. The Association shall have perpetual existence. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Stormwater Management System must be transferred to and accepted by an entity which complies with Rule 62-330.310, F.A.C., and Applicant's Handbook Volume I, Section 12.3, and be approved by the District prior to such termination, dissolution or liquidation.

ARTICLE IV
PRINCIPAL OFFICE

The street address of the initial principal office and mailing address of the Association is 210 S. Hoagland Blvd., Kissimmee, Florida 34741.

ARTICLE V
REGISTERED OFFICE AND AGENT

Artemis Lifestyle Services, Inc., whose address is 1631 E. Vine Street, Suite 300, Kissimmee, Florida 34744, is hereby appointed the initial registered agent of the Association and the registered office shall be at said address.

ARTICLE VI
MEMBERSHIP

Every person or entity which qualifies as a Member of the Association in accordance with the Declaration shall be a Member of the Association, and such membership shall carry all rights, restrictions, benefits, interests, and limitations granted pursuant to the Governing Documents, any Rules and Regulations, and the Act.

ARTICLE VII
VOTING RIGHTS

A Member's right to vote in Association matters shall vest as set forth in the Declaration. All voting rights of a Member shall be exercised in accordance with and subject to the terms, conditions, restrictions, and limitations provided in the Governing Documents.

ARTICLE VIII
BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors who shall be appointed or elected pursuant to the provisions of the Bylaws. The number of Directors constituting the initial Board of Directors shall be three (3). The names and addresses of the persons who are to act in the capacity of initial Directors until the election and qualification of their successors as provided in the Bylaws are:

Name:

Craig C. Harris

Address:

210 S. Hoagland Blvd.,

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Kimberly Buccellato

Kissimmee, FL 34741

210 S. Hoagland Blvd.,
Kissimmee, FL 34741

Ambar Crespo

210 S. Hoagland Blvd.,
Kissimmee, FL 34741

ARTICLE IX
AMENDMENT

These Articles may be amended, supplemented, and modified at any time and from time to time in the same manner that the Declaration may be amended, supplemented, and modified.

ARTICLE X
BYLAWS

The initial Bylaws shall be adopted by the Board and may be amended, supplemented, and modified at any time and from time to time in the same manner that the Declaration may be amended, supplemented, and modified.

ARTICLE XI
INCORPORATOR

The name and address of the Incorporator of this Corporation is:

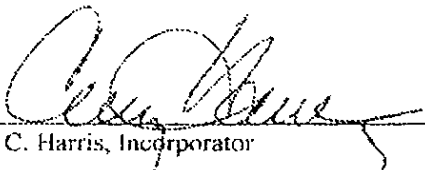
Name:

Address:

Craig C. Harris

210 S. Hoagland Blvd.,
Kissimmee, FL 34741

IN WITNESS WHEREOF, the undersigned Incorporator has signed these Amended and Restated Articles this 22nd day of January, 2019.



Craig C. Harris, Incorporator