

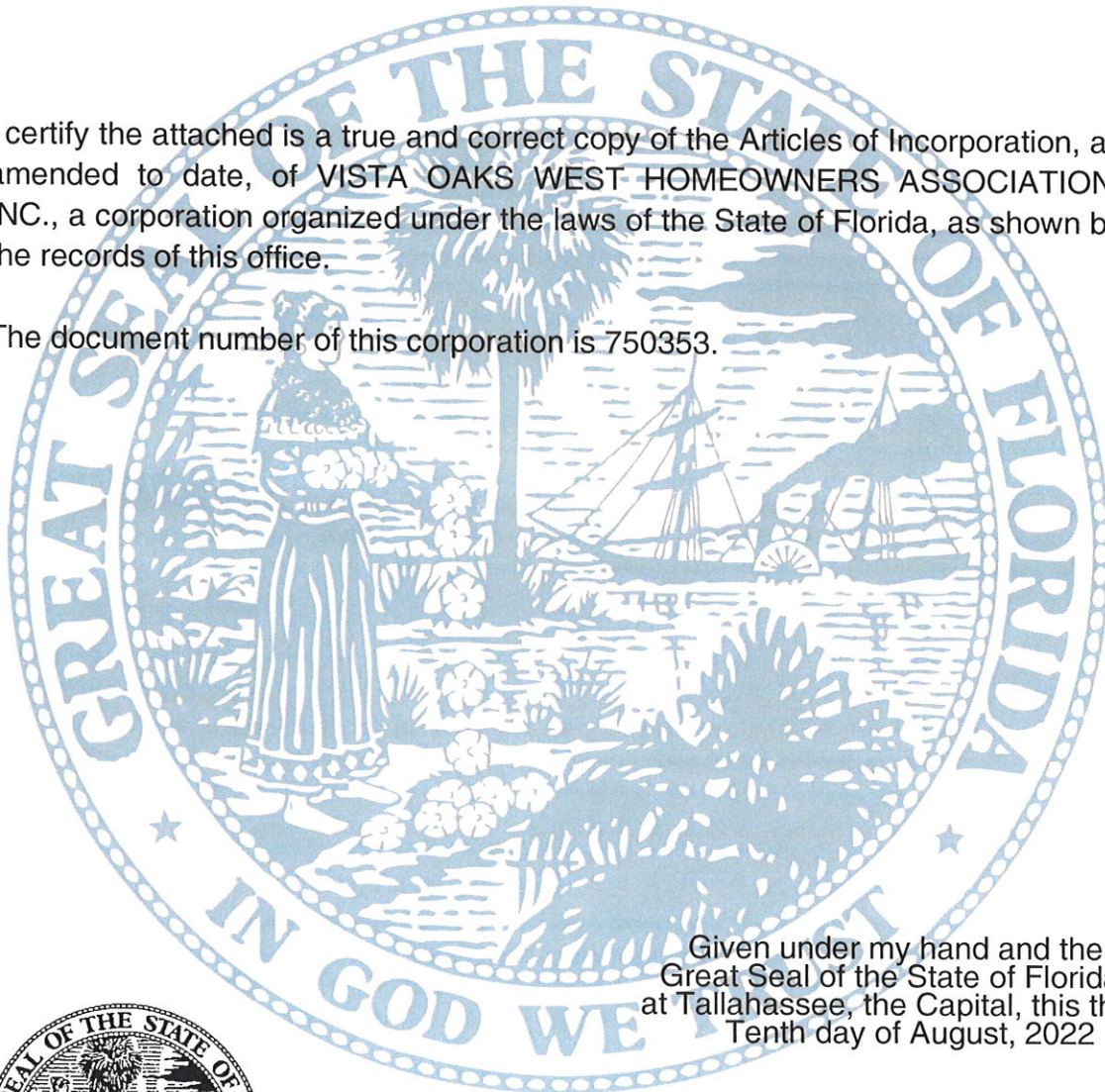
State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation, as amended to date, of VISTA OAKS WEST HOMEOWNERS ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, as shown by the records of this office.

The document number of this corporation is 750353.



Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Tenth day of August, 2022




Cord Byrd
Secretary of State

ARTICLES OF INCORPORATION

750353

OF

VISTA OAKS WEST HOMEOWNERS ASSOCIATION, INC.

FILED
Dec 26 9 00 AM '79
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned by these Articles associate themselves for the purpose of forming a corporation not for profit, under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE 1

Name

The name of the corporation will be VISTA OAKS WEST HOMEOWNERS ASSOCIATION, INC. (hereinafter called the Association).

ARTICLE 2

Purpose

2.1. The purposes for which the Association is organized are as follows:

A. To hold title to certain portions of the following described parcel of land located in Brevard County, Florida, which VISTA PROPERTIES OF VERO BEACH, INC., a Florida corporation (hereinafter called the Developer), intends to develop as a community of individually owned apartment residences (hereinafter called Apartments):

A parcel of land lying in the Northeast One-Quarter of Section 22, Township 28 South, Range 37 East, Brevard County, Florida, being more particularly described as follows: From the Northwest corner of said Northeast One-Quarter of said Section 22, run South 0°38'39" East along the West line of said Northeast One-Quarter of Section 22 a distance of 390.0 feet to the Point of Beginning of the herein described parcel; thence continue South 0°38'39" East along said West line of the Northeast One-Quarter of Section 22 a distance of 524.09 feet; thence South 89°50'33" East a distance of 1252.91 feet; thence North 0°47'06" West a distance of 757.56 feet to the South line of a 160 feet Florida Power & Light Company easement as described in Official Records Book 456, page 73; thence West along said South easement line a distance of 985.0 feet; thence South 0°38'39" East a distance of 230.0 feet; thence West a distance of 266.0 feet to the Point of Beginning; Containing 20.32 acres, more or less.

The Association will hold title to all portions thereof which are not included within the boundaries of the Apartments.

B. To hold such easements as it may acquire from the Developer, or as a result of said easements being appurtenant to and running with the above described land.

C. To operate such community for the benefit of the owners of the Apartments, their mortgagees, lessees and guests, in accordance with these Articles, the Bylaws of the Association, such protective covenants as may be adopted by the Developer and recorded in the public records of Brevard County, Florida and such rules and regulations as may from time to time be adopted by the Board of Directors of the Association.

2.2. This community will be known as VISTA OAKS WEST. The Developer will offer its Apartments for sale.

2.3. However, the Developer is not required to develop all of such land as a community of individually owned Apartment residences that are subject to the operation of the Association. It may, at its option, develop only a part of the land in this manner, reserving unto itself the right to develop the remainder thereof in such manner as it alone shall determine.

2.4. The Association will make no distributions of income to its members, directors or officers.

ARTICLE 3

Powers

The powers of the Association will include and be governed by the following provisions:

3.1. The Association will have all the common law and statutory powers of a corporation not for profit that are not in conflict with the terms of these Articles.

3.2. The Association will have all of the powers and duties reasonably necessary to operate said community of Apartments, including but not limited to the following:

A. To make and collect charges against its members to pay the cost of maintaining the property to which it holds title, known as community property; and to make and collect charges to pay the cost of premiums for insurance covering the apartment buildings.

B. To use the proceeds of such charges in the exercise of its powers and duties.

C. To take such actions as it deems necessary to collect all charges due by Apartment owners, including the filing and enforcement of liens upon individual Apartments.

D. To maintain, repair and replace the community property.

E. To make, amend and enforce reasonable rules and regulations respecting the use of the community property.

F. To employ personnel to perform the services required of it by these Articles, the Bylaws of the Association, such protective covenants as may be adopted by the Developer and recorded in the public records of Brevard County, Florida and the rules and regulations which it may from time to time adopt.

3.3. The Association will also have all of the powers and duties set forth in its Bylaws and in such protective covenants as may be adopted by the Developer and recorded in the public records of Brevard County, Florida.

3.4. All funds, except such portions thereof as are expended in the operation of VISTA OAKS WEST, and the titles of all properties will be held in trust for the members of the Association.

ARTICLE 4

Members

4.1. The members of the Association will consist of all of the record owners of apartments of VISTA OAKS WEST.

4.2. Change of membership will be established by recording in the public records of Brevard County, Florida of a deed or other instrument establishing a record title to an Apartment; and by the delivery to the Association of a copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

4.3. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his Apartment.

4.4. The owner of each Apartment will be entitled to at least one (1) vote as a member of the Association. The exact number of votes to be cast by owners and the manner of exercising voting rights will be determined by the Bylaws of the Association.

ARTICLE 5

Directors

5.1. The affairs of the Association will be managed by a board consisting of five (5) directors, who need not be members of the Association.

5.2. Directors of the Association will be elected at the annual meeting of the members in the manner determined by the Bylaws of the Association. Directors may be removed and vacancies on the Board of Directors will be filled in the manner provided by the Bylaws of the Association.

5.3. The first election of directors by the members of the Association will not be held until after the Developer has closed the sales of all Apartments at VISTA OAKS WEST, until the Developer elects to terminate its control of the Association, or until December 31, 1985, whichever first occurs. Prior to such first election of directors by members, directors will be appointed by the Developer.

5.4. The names and addresses of the members of the first Board of Directors, who shall hold office until their successors are elected and have qualified, are as follows:

RONALD E. EWING	22 Forest Park Drive Vero Beach, Florida 32960
JOHN C. KURTZ	2265 - 47th Terrace Vero Beach, Florida 32960
ROBERT L. GASKILL	28 Forest Park Drive Vero Beach, Florida 32960

by the Board of Directors and may be altered, amended or rescinded by the members of the Association and its directors, in the manner provided by said Bylaws.

ARTICLE 9

Amendments

Amendments to these Articles of Incorporation will be proposed and adopted in the following manner:

9.1. Notice of the subject matter of a proposed amendment will be included in the notice of any meeting at which a proposed amendment is considered.

9.2. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided such is delivered to the secretary at or prior to the meeting. Except as elsewhere provided:

A. Such approvals must be by not less than seventy-five percent (75%) of the entire membership of the Board of Directors and by not less than sixty-six and two-thirds percent (66 2/3%) of the votes of the entire membership of the Association; or

B. by not less than seventy-five percent (75%) of the votes of the entire membership of the Association; or

C. until the first election of directors by the members of the Association, only by all of the directors.

9.3. Provided, however, that no amendment will make any changes in the qualifications for membership nor the voting rights of members, without approval in writing by all members and the joinder of all record owners of mortgages upon the apartment and no amendment will make any changes in Section 5.3. of Article 5 hereof, without the approval of the Developer.

9.4. A copy of each amendment will be certified by the Secretary of State, State of Florida.

ARTICLE 10

Term

The term of the Association will be perpetual.

ARTICLE 11

The names and residence addresses of the subscribers of these Articles of Incorporation are as follows:

BERNARD A. HEEKE
124 Seabreeze Avenue
Palm Beach, Florida 33480

PHILIP H. REID, JR.
300 Indian Road
Palm Beach, Florida 33480

JEAN GONINAN
7111 Washington Avenue
Hypoluxo, Florida 33462

IN WITNESS WHEREOF, the subscribers have affixed their signatures this 14th day of December, 1979.

Bernard A. Heeke
Bernard A. Heeke

Philip H. Reid, Jr.
Philip H. Reid, Jr.

Jean Goninan
Jean Goninan

STATE OF FLORIDA)
) SS.
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, BERNARD A. HEEKE, PHILIP H. REID, JR. and JEAN GONINAN. and they acknowledged to and before me that they executed the foregoing Articles of Incorporation for the uses and purposes therein expressed.

WITNESS my hand and official seal this 14th day of December, 1979.

Mary L. Gould
Notary Public
State of Florida at Large
My commission expires: Feb 6, 1982

DEPARTMENT OF STATE

Certificate Designating Place of Business or Domicile for the Service of Process Within This State, Naming Agent Upon Whom Process May Be Served and Names and Addresses of the Officers and Directors.

The following is submitted, in compliance with Chapter 48.091, Florida Statutes:

VISTA OAKS WEST HOMEOWNERS ASSOCIATION, INC.

a corporation organized (or organizing) under the laws of the State of Florida with its principal office at 742 Colorado Avenue in the city of Stuart, County of Martin State of Florida

has named PHILIP H. REID, JR. located at 250 Royal Palm Way, Suite 300, Palm Beach, Florida 33480 (Street address & Number of Bldg., P. O. Box address not acceptable) City of Palm Beach, County of Palm Beach

State of Florida, as its agent to accept service of process in this state.

FILED
DEC 26 9 00 AM '79
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

OFFICERS:

NAME	TITLE	SPECIFIC ADDRESS
RONALD E. EWING	(P)	22 Forest Park Drive Vero Beach, Florida 32960
ROBERT L. GASKILL	(S)	28 Forest Park Drive Vero Beach, Florida 32960
ROBERT L. GASKILL	(T)	28 Forest Park Drive Vero Beach, Florida 32960
JOHN C. KURTZ	(V)	2265 47th Terrace Vero Beach, Florida 32960
BERNARD A. HECKE	(Ass't. S)	124 Seabreeze Avenue Palm Beach, Florida 33480

DIRECTORS:

NAME	SPECIFIC ADDRESS
RONALD E. EWING	22 Forest Park Drive Vero Beach, Florida 32960
ROBERT L. GASKILL	28 Forest Park Drive Vero Beach, Florida 32960
JOHN C. KURTZ	2265 - 47th Terrace Vero Beach, Florida 32960
JOHN EWING	921 Styupann Boulevard Stuart, Florida 33494
ROBERT THOMPSON	315 130th Avenue Southwest Vero Beach, Florida 32960

By: Bernard A. Hecke (Corporate Officer)

ACCEPTANCE:

I agree as Resident Agent to accept Service of Process: to keep office open during prescribed hours; to post my name (and any other officers of said corporation authorized to accept service of process at the above Florida designated address) in some conspicuous place in office as required by Law.

Filing fee: \$3.00

Philip H. Reid (Resident Agent)

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JUN 6 11 49 AM '86
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF AMENDMENT TO THE ARTICLES
OF INCORPORATION OF
VISTA OAKS WEST HOMEOWNERS ASSOCIATION, INC.

Pursuant to the provisions of Ch. 617, Florida Statutes, the undersigned corporation adopts the following Articles of Amendments to its Articles of Incorporation:

1. The name of this corporation is VISTA OAKS WEST HOMEOWNERS ASSOCIATION, INC.
2. The following amendment to Section 3.2.A. of the Articles of Incorporation was unanimously adopted by the Board of Directors of the corporation on August 5, 1985.
3. The following amendment to Section 3.2.A. of the Articles of Incorporation was adopted by the members of the corporation on September 11, 1985:
 - A. To make and collect charges against its members to pay the cost of maintaining the property to which it holds title, known as community property, and making any improvements to such property approved by 51% of the membership and to make and collect charges to pay the cost of premiums for insurance covering the apartment buildings.
4. The number of members of the corporation at the time of adoption was 188, and the number of members entitled to vote thereon was 188.
5. The number of members who voted in favor of such amendment was 128, and the number of members who voted against such amendment was 3.

Dated: December 16, 1985.

VISTA OAKS WEST HOMEOWNERS
ASSOCIATION, INC.

By F. W. Seyboth
Its President

and _____
Its Secretary

STATE OF FLORIDA

COUNTY OF BREVARD

Before me, the undersigned authority, personally appeared F. W. Seyboth and Stephen Mathe, who are to me well known to be the persons described in and who subscribed the above articles of amendment to the articles of incorporation, and they did freely and voluntarily acknowledge before me according to law that they made and subscribed the same for the use and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and my official seal, at Palm Bay in said County and State this 16th day of December, 1985.

Kay Van der Kooft
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES AUG 6 1986
BONDED THROUGH GENERAL INSURANCE WRITERS

FILED

STATEMENT OF CHANGE OF REGISTERED OFFICE OR REGISTERED AGENT OR BOTH FOR CORPORATIONS.

Pursuant to the provisions of sections 607.3562, 607.3563, 607.1506, or 607.1508, Florida Statutes, the undersigned corporation organized under the laws of the state of Florida submits the following statement in order to change its registered office or registered agent, or both, in the State of Florida.

- 1. The name of the corporation is: Vista Oaks West Homeowner's Association, Inc.
- 1a. Date of incorporation is December 26, 1979
Document number 750353.
- 2. The name and address of the current registered agent and office:

Bruce W. Jacobus
47 West New Haven Avenue, Suite 200
Melbourne, FL 32901
- 3. The name and address of the new registered agent and office:

Patrick F. Healy, Esq.
700 S. Babcock St., Suite 400
Melbourne, FL 32901

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The street address of its registered agent and the street address of the business office of its registered agent as changed, will be identical.

Such change was authorized by resolution duly adopted by its board of directors or by an officer so authorized by the board.

Signature [Handwritten Signature]
Name and Title

Date 9/26/95

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE FORMER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATION OF MY POSITION AS REGISTERED AGENT.

Signature [Handwritten Signature]
Name and Title

Date _____