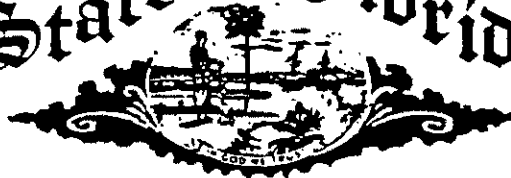


# State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of

BERMUDA WALK PROPERTY OWNERS' ASSOCIATION, INC.

a corporation organized under the Laws of the State of Florida,  
filed on May 18, 1987.

The document number of this corporation is N20698.  
A NON-PROFIT ORGANIZATION.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
18th day of May 1987.



CR2E022 (10-85)

George Firrstone  
Secretary of State

CR2E040 (4-84)



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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**AMENDED AND RESTATED ARTICLES OF INCORPORATION**

**OF**

**BERMUDA WALK PROPERTY OWNERS' ASSOCIATION, INC.**

Pursuant to Section 617.1007(4), Florida Statutes, the Articles of Incorporation of BERMUDA WALK PROPERTY OWNERS' ASSOCIATION, INC., a Florida corporation not for profit, which was originally incorporated under the same name on May 18, 1987 are hereby amended and restated in their entirety. All amendments included herein have been adopted pursuant to Section 617.1007(4), Florida Statutes, and there is no discrepancy between the corporation's Articles of Incorporation and the provisions of these Amended and Restated Articles other than the inclusion of amendments adopted pursuant to Section 617.1007(4) and the omission of matters of historical interest. The Amended and Restated Articles of Incorporation of Bermuda Walk Property Owners' Association, Inc. shall henceforth be as follows:

**ARTICLE I**

**NAME AND ADDRESS**

The name of the corporation is Bermuda Walk Property Owners' Association, Inc., and its mailing address is 980 Wateroak Drive, N.E., Palm Bay, Florida 32905.

**ARTICLE II**

**DEFINITIONS**

For convenience, the corporation shall be referred to in this instrument as the "Association"; the Amended and Restated Declaration of Covenants and Restrictions, as the "Declaration"; these Amended and Restated Articles of Incorporation as the "Articles"; and the Amended and Restated By-Laws of the Association as the "By-Laws". All other definitions contained in the Amended and Restated Declaration are incorporated by reference into these Articles.

THIS INSTRUMENT PREPARED BY:  
JAY STEVEN LEVINE, P.A.  
3300 PGA Boulevard, Suite 970  
Palm Beach Gardens, Florida 33410  
(561) 627-3585



CFN:2002294968

OR Book/Page: 4742 / 2290

### ARTICLE III

#### PURPOSE AND POWERS

Section 3.1. Purpose. The purpose for which the Association is organized is to provide an entity pursuant to the community and corporate statutes for the operation of Bermuda Walk, located in Brevard County, Florida. The Association is organized and shall exist on a non-stock basis as a corporation not for profit under the laws of the State of Florida. No portion of any earnings of the Association shall be distributed or inure to the private benefit of any Member, Director or officer.

#### Section 3.2 Powers.

- A. General. For the accomplishment of its purposes, the Association shall have all the common law and statutory powers of a corporation not for profit under the laws of the State of Florida, except as limited or modified by the Declaration, the By-Laws or any applicable statute and such powers as limited or modified by the provisions of Section 3.2.C below. The powers of the Association shall also be as set forth in the Declaration and By-Laws, which shall include the promulgation of rules and regulations with respect to the property in the Community, the Lots and Dwelling Structures included.
- B. Powers. The Association shall have all of the powers reasonably necessary to operate the Community pursuant to the Declaration and By-Laws as they may hereafter be amended, including, but not limited to:
1. To make and collect annual and special assessments against members of the Association to defray the costs, expenses and losses of the Community and the Association, and to use the funds in the exercise of its powers and duties.
  2. To protect, maintain, repair, replace and operate the Properties pursuant to the Governing Documents.
  3. To purchase insurance upon the Community for the protection of the Association and its members, as required by the Governing Documents.
  4. To make improvements of the Properties.
  5. To reconstruct improvements after casualty.
  6. To make, amend, and enforce reasonable rules and regulations governing the use of the Properties, inclusive of the Lots and Dwelling Structures, the operation of the Association, and including



CFN:2002294968

OR Book/Page: 4742 / 2291

the frequency, time, location, notice and manner of the inspection and copying of official records.

7. To contract for the management and maintenance of the Community, including access control personnel and services, and to delegate any powers and duties of the Association in connection therewith except such as are specifically required by the Declaration to be exercised by the Board of Directors or the membership of the Association.
8. To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the Community and Association property.
9. To participate in mergers and consolidations with other not-for-profit corporations organized for the same purposes.

C. Limitation on Corporate Powers. The following limitations on the following powers of the Association as set forth in the corporate statute, shall apply:

1. No Directors, officers or committee members shall receive compensation for their services as Directors, officers and committee members. The foregoing shall not preclude Directors, officers and committee members from being (and who shall be) reimbursed for all actual and proper out-of-pocket expenses relating to the proper discharge of their respective duties.
2. All funds and the title to all property acquired by the Association and their proceeds shall be held for the benefit and use of the Owners in accordance with the provisions of the Governing Documents.
3. To the extent that the Association borrows money which exceeds a total of two years' assessments at the particular time, then two-thirds of the voting interests of those members who are voting in person or by proxy at a members meeting must be obtained.
4. Any merger or consolidation as referenced under subsection B.9 above shall be permitted only upon the consent of two-thirds of the voting interests of those members who are voting in person or by proxy at a members meeting.

All powers of the Association conferred by the Declaration and By-Laws are incorporated into these Articles by reference.



CFN:2002294968

OR Book/Page: 4742 / 2292

## ARTICLE IV

### MEMBERSHIP AND VOTING IN THE ASSOCIATION

Section 4.1. Membership. The members of the Association shall be as provided in Section 2.1 of the By-Laws.

Section 4.2. Voting. The Owners of each Unit, collectively, shall be entitled to that vote as set forth in the By-Laws. Fractional voting is absolutely prohibited. The manner of exercising voting rights shall be as set forth in the By-Laws.

## ARTICLE V

### DIRECTORS

Section 5.1. Number and Qualifications. The property, business and affairs of the Association shall be managed by a Board in the manner and accordance with the relevant provisions specified in the By-Laws. Qualifications of Directors are contained in the By-Laws.

Section 5.2. Duties and Powers. All of the duties and powers of the Association existing under Chapters 720 and 617, Florida Statutes and the Governing Documents shall be exercised exclusively by the Board of Directors, its agents, contractors, or employees, subject only to:

- A. approval by Owners, when such approval is specifically required in the law or Governing Documents; and/or
- B. action by the Executive Committee, if any.

Section 5.3. Election; Removal. Director(s) of the Association shall be elected in the manner determined by and subject to the terms and provisions set forth in the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

## ARTICLE VI

### OFFICERS

Section 6.1. Offices. The affairs of the Association shall be administered by the Officers holding the offices designated in the By-Laws.

Section 6.2. Duties and Powers. The powers and duties of the officers are as provided in the By-Laws.

Section 6.3. Election; Removal. The Officers shall be elected by the Board of Directors of the Association at its first meeting after the election meeting of the members of the Association and shall serve at the pleasure of the Board of Directors.

## ARTICLE VII

### BY-LAWS



CFN:2002294968

OR Book/Page: 4742 / 2293

The Amended and Restated By-Laws of the Association are as approved by the membership of the Association, and may be altered, amended or rescinded by the vote of both the Board of Directors and members of the Association in the manner provided in the By-Laws; with the vote of the Board alone permitted only if and as permitted in the By-Laws.

## ARTICLE VIII

### AMENDMENTS TO THE ARTICLES OF INCORPORATION

Amendments to these Articles shall be proposed and adopted in the following manner:

Section 8.1. Proposal. Amendments to these Articles may be proposed by a majority of the entire membership of the Board of Directors or by written petition signed by at least twenty percent (20%) of the voting interests of the members of the Association. Only one co-owner of a Unit need sign the petition for that Unit.

Section 8.2 Procedure; Notice and Format. In the event that any amendment is proposed by the Board of Directors, then the Board may propose the amendment to be considered at the annual or a special members' meeting. In the event that any amendment was proposed by written petition of the members, then the Board shall have forty (40) days from its receipt of the petition or ten (10) days after its next regular meeting, whichever time period is greater, to certify that the proper number of owners executed the petition. Once certified, the Board shall call a meeting of the members to vote on the amendments within sixty (60) days after certification of the signatures. An amendment may be considered at the annual or a special members' meeting. The full text of any amendment to the Articles shall be included in the notice of the members' meeting of which a proposed amendment is considered by the Owners members.

Section 8.3 Vote Required. Except as otherwise provided by Florida law, or by specific provision in these Articles, these Articles may be amended by concurrence of a majority of the entire membership of the Board of Directors then serving and a majority of the voting interests of all members of the Association. If the amendments were proposed by a written petition signed by the members pursuant to Section 8.1 above, then the concurrence of the Board of Directors shall not be required.



CFN:2002294968

OR Book/Page: 4742 / 2294

Section 8.4. Recording and Effective Date. A copy of each amendment shall be filed with the Department of State pursuant to the provisions of applicable Florida law, and a copy bearing the filing stamp of the Department of State shall be recorded in the public records of the County. The Certificate of Amendment shall, on the first page, state the book and page of the public records where the Declaration is recorded. The Certificate shall be executed by any officer with the formalities required for the recording of a deed. The amendment shall be effective upon recording in the public records of the County. Exception. As to any amendment to Article X of these Articles, this Section 8 shall not apply.

Section 8.5. Provisos. Notwithstanding any provision contained in these Articles to the contrary:

- A. An amendment to these Articles that adds, changes, or deletes a greater or lesser quorum or voting requirement must meet the same quorum requirement and be adopted by the same vote required to take action under the quorum and voting requirements then in effect or proposed to be adopted, whichever is greater.
- B. Article XI of these Articles may be amended by the vote of a majority of the entire Board of Directors, without the need for membership approval, if a statement of change of registered agent and/or office is on file with the Department of State.

#### ARTICLE IX

##### TERM

The term of the Association shall be perpetual.

#### ARTICLE X

##### DISSOLUTION OF THE ASSOCIATION

- A. The Association may be dissolved upon a resolution to that effect being recommended by a majority of the entire membership of the Board of Directors then serving, and approved by two-thirds (2/3) of the voting interests of all members of the Association.
- B. Upon dissolution of the Association, other than incident to a merger or consolidation, all of its assets remaining after provision for creditors and payment of all costs and expenses of such dissolution shall be distributed in the following manner:
  - 1. By dedication to any applicable municipal or other governmental



CFN:2002294968

OR Book/Page: 4742 / 2295

authority of any property determined by the Board of Directors of the Association to be appropriate for such dedication and which the applicable authority is willing to accept and shall be used for purposes similar to those for which the Association was formed. If same is not accepted, then to a similar, not-for-profit or nonprofit corporation and if same is not accepted by a not-for-profit or nonprofit corporation, then to all members as tenants in common, each member's share of the assets to be determined in accordance with each member's voting rights. By acceptance of a deed conveying title to any property subject to the Declaration, each Owner covenants to accept said conveyance.

ARTICLE XI

REGISTERED AGENT AND REGISTERED OFFICE

Prior to the filing of these Amended and Restated Articles, the Registered Agent for the Association is Jay Steven Levine, Esquire, and the Registered Office of the Registered Agent is 2500 N. Military Trail, Suite 490, Boca Raton, Florida 33431. The Registered Agent and Registered Office for the Association remain unchanged.

CERTIFICATE OF ADOPTION OF THE AMENDED AND RESTATED ARTICLES OF INCORPORATION

THE UNDERSIGNED, being the duly elected and acting president of BERMUDA WALK PROPERTY OWNERS' ASSOCIATION, INC., hereby certifies that the foregoing was approved by a majority of the entire membership of the Board of Directors then serving on September 5, 2002, at a special board meeting called for the purpose, with quorum present; and was approved by not less than a majority of the voting interests of those members of the Association present in person and by proxy at an Owners' meeting, held on October 3, 2002, called for the purpose, with quorum present. The number of votes was sufficient for approval.

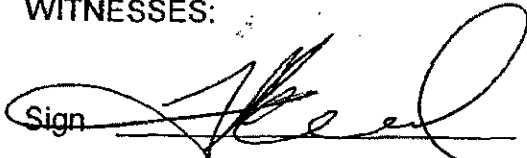
The foregoing both amend and restate the Articles of Incorporation in their entirety.

EXECUTED this 4<sup>th</sup> day of October, 2002.

WITNESSES:

Sign

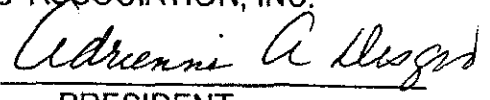
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Tammy C. Brady

BERMUDA WALK PROPERTY OWNERS' ASSOCIATION, INC.

BY: Sign

PRESIDENT

  
PRESIDENT



CFN:2002294968  
OR Book/Page: 4742 / 2296

Sign Harold P Rabine  
Print HAROLD P RABINE

Print ADRIENNE A. DESGRO  
Current Address 1229 GOLDENROD Cir NE  
PALM BAY FL 32905

STATE OF FLORIDA     )  
  ) ss  
COUNTY OF BREVARD    )

I HEREBY CERTIFY that on this 4<sup>th</sup> day of OCTOBER, 2002, before me personally appeared ADRIENNE A. DESGRO, President of BERMUDA WALK PROPERTY OWNERS' ASSOCIATION, INC., a Florida corporation, who is personally known to me or who has produced \_\_\_\_\_ (if left blank, personal knowledge existed) as identification and who did not take an oath and who executed the aforesaid as his/her free act and deed as such duly authorized officer; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal at PALM BAY in the County of Brevard, State of Florida, the day and year last aforesaid.

NOTARY PUBLIC:

Sign: Phyllis S. McDonald  
Print: PHYLLIS S. McDONALD

