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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
FOR
HARBORSIDE TERRACE OWNERS ASSOCIATION, INC.
a non-profit corporation

We, the undersigned, being natural persons competent to contract, hereby associate ourselves together for the purposes of forming a non-profit corporation under the laws of the State of Florida, pursuant to the provisions of Chapter 617 of the Florida Statutes, and do certify as follows:

ARTICLE I

The name and address of this Corporation shall be:

HARBORSIDE TERRACE OWNERS ASSOCIATION, INC.
848 First Avenue North, Suite A,
Naples, Florida 33940

ARTICLE II

The purposes for which this Corporation is organized are:

- (a) To operate a condominium housing complex upon a portion of the following described real estate, situated in Collier County, Florida, to-wit:
 - Lots 8, 9 and 10, Block 23, PARK SHORE, Unit 4, per Plat in Plat Book 10, Pages 101-103, Public Records of Collier County, Florida.
- (b) in such operation, to exercise complete and exclusive control and management of any leased property, the

Family Units (also known as apartments) and common areas located on said real estate, including the ownership, use, occupancy and transfer of such Family Units;

- (c) in such operation, to make payment of taxes, insurance, repairs, managment expenses, land rents, and all other necessary and/or proper operating expenses of the condominium complex;
- (d) in such operation, to make and collect charges, and/or assessments against each Family Unit for its pro-rata share of such operating expenses (including reasonable reserves), land rents, insurance and ad valorem taxes.
- (e) to adopt By-Laws and House Rules not inconsistent with these Articles; and
- (f) to do any other thing not inconsistent with these Articles for the proper operation of such condominium housing complex.

ARTICLE III

The owner of any Family Unit located in and forming a part of the condominium housing complex, shall be a member of this Corporation; if such Family Unit is owned by more than one person, then the persons so owning such apartment shall collectively be considered as a single member, and any one of such co-owners shall have the right

to vote as the agent for all of such co-owners; in the event title to a Family Unit is held in other than a natural persons's name, the owner shall designate in writing a natural person as agent, which agent shall exercise the voting rights incident to such membership; every member must first be approved by the Board of Directors; the By-Laws shall make further provisions relative to the approval of prospective members and the exercise of voting rights; and such By-Laws shall control, to the extent not inconsistent with these Articles.

ARTICLE IV

The Corporation shall have perpetual existence.

ARTICLE V

The principal office of the Corporation shall be located at

848 First Avenue North, Suite A,
Naples, Florida 33940

ARTICLE VI

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

CHARLES H. HASHAGEN
2800 Crayton Road
Naples, Florida 33940

JACQUELYN WILSON
72 - 7th Street South,
Naples, Florida 33940

JAMES W. ELKINS
666 Wedge Drive
Naples, Florida 33940

ARTICLE VII

The Corporation shall have the following officers:

- President,
- Vice-President
- Secretary,
- Treasurer.

and such other officers as may be provided for in the By-Laws, all to serve from time of appointment or election, until their respective successors are elected.

ARTICLE VIII

The names and addresses of the officers who are to serve until the first election of officers, pursuant to the provisions of the By-Laws, are as follows:

- | | |
|--|----------------------------------|
| CHARLES H. HASHAGEN, 2800 Crayton Road Naples, Florida 33940 | President and Treasurer |
| JAMES W. ELKINS 666 Wedge Drive Naples, Florida 33940 | Vice President and Secretary. |

ARTICLE IX

The business of the Corporation shall be conducted by a Board of Directors of not less than three nor more than seven members, all as more fully set forth in the By-Laws; the initial Board of Directors shall be composed of three members and shall remain at this number until changed by the membership; the names and addresses of the first Board of Directors as set forth in the By-Laws of the corporation,

are as follows;

CHARLES H. HASHAGEN
2800 Crayton Road
Naples, Florida 33940

JAMES W. ELKINS
666 Wedge Drive
Naples, Florida 33940

JACQUELYN WILSON
72 - 7th Street South
Naples, Florida 33940

The Directors named in these Articles shall serve until the first election of Directors, and any vacancies in their number occurring before the first election shall be filled by the remaining Directors.

ARTICLE X

By-Laws for the Corporation shall be initially adopted by the Board of Directors of the Corporation; the first Board of Directors shall have the power and authority to alter and amend the By-Laws by a majority vote of such Board; thereafter, the power and authority to alter and amend the By-Laws shall vest in the membership of the Corporation, on such terms and with such delegated rights in the Board of Directors as shall be expressly set forth in the By-Laws.

ARTICLE XI

These Articles of Incorporation may be amended by a majority vote of the members of the Corporation; an amendment may be proposed by either at least two members of the Board of Directors or by at least one-fourth of the membership; action on any proposed amendment

may be taken at a Special Meeting called for that purpose or at any Annual Meeting of the members, and in accordance with the provisions contained in the By-Laws as to such meeting.

ARTICLE XII

The Corporation shall have all of the powers as set forth in Section 617.021 of the Florida Statutes.

ARTICLE XIII

There shall be no dividends paid to any of the members, nor shall any part of the income of the Corporation be distributed to its Board of Directors or Officers. The Corporation may pay compensation in a reasonable amount to its members, Directors and Officers for services rendered, may confer benefits upon its members in conformity with its purposes, and, upon dissolution or final liquidation, may make distributions to its members as permitted by the Court having jurisdiction thereof; and no such payment, benefit or distribution shall be deemed to be a dividend or a distribution of income.

IN WITNESS WHEREOF, the subscribers have affixed hereto their hands and seals, this 24th day of June, 1974.

Charles H. Hashagen (SEAL)
CHARLES H. HASHAGEN

Jacquelyn Wilson (SEAL)
JACQUELYN WILSON

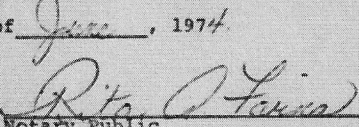
James W. Elkins (SEAL)
JAMES W. ELKINS

STATE OF FLORIDA
COUNTY OF COLLIER

BEFORE ME, a Notary Public in and for the State and County aforesaid, personally appeared CHARLES H. HASHAGEN, JACQUELYN WILSON and JAMES W. ELKINS, to me known and known to me to be the persons described in and who executed the foregoing Articles of Incorporation for HARBORSIDE TERRACE OWNERS ASSOCIATION, INC., a non-profit corporation, and they acknowledged before me that they executed such Articles of Incorporation for the uses and purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, at Naples, Florida, this 24th day of June, 1974.

(Notary Seal


Notary Public
My Commission Expires: 1-4-76

HARBORSIDE TERRACE PHASE TWO

2. CONSTRUCTION
ON LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PHASE ONE

PHASE TWO

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EXHIBIT A1

CONSTRUCTION SCHEDULE

| ACTIVITY | START DATE | END DATE | STATUS |
|---------------------------|------------|------------|-------------|
| Site Preparation | 01/15/2020 | 02/15/2020 | Completed |
| Foundation Work | 02/15/2020 | 03/15/2020 | In Progress |
| Structural Steel Erection | 03/15/2020 | 04/15/2020 | Planned |
| Roofing | 04/15/2020 | 05/15/2020 | Planned |
| Interior Finishes | 05/15/2020 | 06/15/2020 | Planned |
| Exterior Finishes | 06/15/2020 | 07/15/2020 | Planned |
| Final Inspection | 07/15/2020 | 08/15/2020 | Planned |

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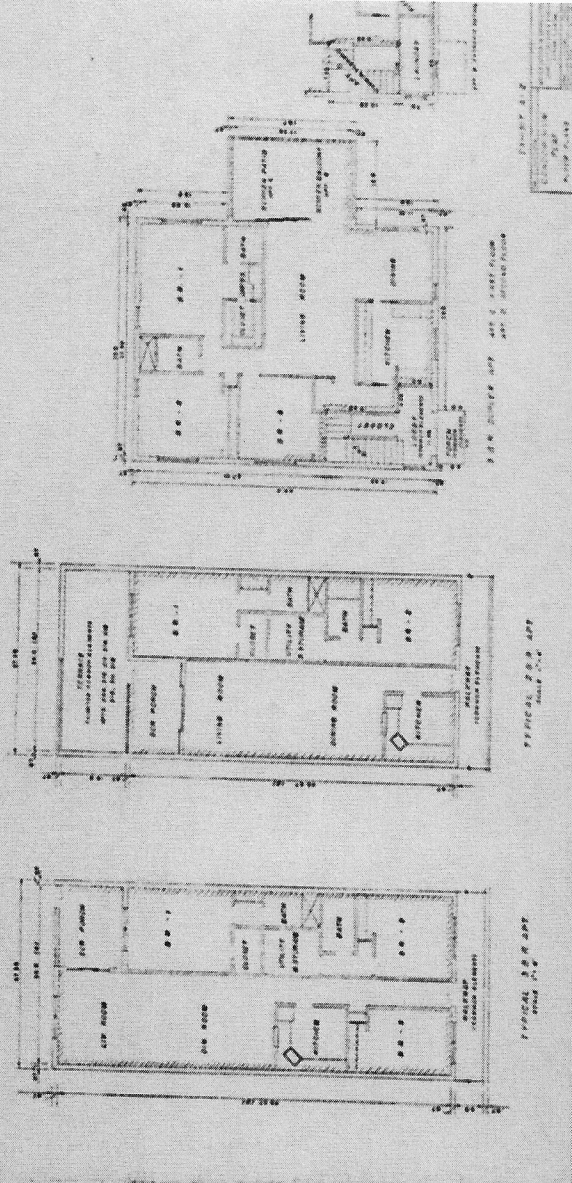


EXHIBIT A2

BRUCE GREEN & ASSOCIATES, INC.

ENGINEERING, LAND SURVEYING, PLANNING
 600 FIFTH AVENUE SOUTH
 NAPLES, FLORIDA 33940
 TELEPHONE (813) 649-7525

DESCRIPTION OF
 HARBORSIDE TERRACE CONDOMINIUM
 "C" AREA
HARBORSIDE DEVELOPMENT CORPORATION

Commencing at the Northwest corner of Lot 10, Block 23, Park Shore, Unit 4, as recorded in Plat Book 10, pages 101-103 of the Public Records of Collier County, Florida; Thence along the North line of said Lot 10, N 89° 30' 00" E 86.0 feet; Thence S 0° 30' 00" E 47.0 feet for a PLACE OF BEGINNING:

| | |
|-----------------------------------|---|
| Thence N 89° 28' 30" E 62.7 feet; | Thence S 0° 31' 30" E 20.1 feet; |
| Thence N 89° 28' 30" E 14.7 feet; | Thence S 0° 31' 30" E 8.7 feet; |
| Thence S 89° 28' 30" W 14.7 feet; | Thence S 0° 31' 30" E 184.8 feet; |
| Thence S 89° 28' 30" W 62.7 feet; | Thence N 0° 31' 30" W 213.6 feet to the |

Place of Beginning; ALSO

Commencing at said Northwest corner of Lot 10; Thence along the Easterly Right-of-Way line of Belair Lane S 0° 30' 00" E 67.0 feet; Thence N 89° 30' 00" E 25.6 feet for a PLACE OF BEGINNING:

| | |
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| Thence N 89° 30' 00" E 12.0 feet; | Thence S 0° 30' 00" E 12.0 feet; |
| Thence N 89° 30' 00" E 18.7 feet; | Thence N 0° 30' 00" W 12.0 feet; |
| Thence N 89° 30' 00" E 13.3 feet; | Thence N 0° 30' 00" W 35.0 feet; |
| Thence S 89° 30' 00" W 44.0 feet; | Thence S 0° 30' 00" E 1.0 feet; |
| Thence S 89° 30' 00" W 4.0 feet; | Thence S 0° 30' 00" E 7.7 feet; |
| Thence N 89° 30' 00" E 4.0 feet; | Thence S 0° 30' 00" E 26.3 feet to the |

Place of Beginning, and all Being in Lot 10, and a part of Lot 9, Block 23 of said Park Shore Unit 4.

BRUCE GREEN & ASSOCIATES, INC.

Bruce D. Green
 Bruce D. Green, PE
 Fla. Reg. #1270 PLS, #11393 PE

Naples, Florida

EXHIBIT "B"

EXHIBIT "D"
HARBORSIDE TERRACE

| Unit Number | Common Expenses & Common Surplus & Common Elements & Operating Assessment % | | Guaranteed * Operating Assessment Until 1 Jan. 1977 | Type Apartment | Rent Assessment (Monthly Rate) |
|----------------|---|------------------------------|---|--------------------|--------------------------------|
| | PHASE TWO ALONE | PHASE TWO (w/Ph. I @ 51.42%) | | | |
| Duplex Apt. C. | 4.695% | 2.28% | \$ 45.60 | 3 BR Garden Duplex | \$ 64.40 |
| Duplex | 4.695% | 2.28% | 45.60 | 3 BR Garden Duplex | 64.40 |
| Apt. 109 | 4.138% | 2.01% | 40.20 | 3 BR | 58.80 |
| 110 | 4.138% | 2.01% | 40.20 | 3 BR | 58.80 |
| 111 | 4.138% | 2.01% | 40.20 | 3 BR | 58.80 |
| 112 | 4.138% | 2.01% | 40.20 | 3 BR | 58.80 |
| 113 | 4.138% | 2.01% | 40.20 | 3 BR | 58.80 |
| 114 | 4.138% | 2.01% | 40.20 | 3 BR | 58.80 |
| 115 | 4.138% | 2.01% | 40.20 | 3 BR | 58.80 |
| 116 | 4.138% | 2.01% | 40.20 | 3 BR | 58.80 |
| 209 | 3.684% | 1.79% | 35.80 | 2 BR Terrace | 52.20 |
| 210 | 3.684% | 1.79% | 35.80 | 2 BR Terrace | 52.20 |
| 211 | 4.138% | 2.01% | 40.20 | 3 BR | 58.80 |
| 212 | 4.138% | 2.01% | 40.20 | 3 Br | 58.80 |
| 213 | 3.684% | 1.79% | 35.80 | 2 BR Terrace | 52.20 |
| 214 | 3.684% | 1.79% | 35.80 | 2 BR Terrace | 52.20 |
| 215 | 3.684% | 1.79% | 35.80 | 2 BR Terrace | 52.20 |
| 216 | 3.684% | 1.79% | 35.80 | 2 BR Terrace | 52.20 |
| 309 | 3.293% | 1.60% | 32.00 | 2 BR | 47.00 |
| 310 | 3.293% | 1.60% | 32.00 | 2 BR | 47.00 |
| 311 | 3.684% | 1.79% | 35.80 | 2 BR Terrace | 52.20 |
| 312 | 3.684% | 1.79% | 35.80 | 2 BR Terrace | 52.20 |
| 313 | 3.293% | 1.60% | 32.00 | 2 BR | 47.00 |
| 314 | 3.293% | 1.60% | 32.00 | 2 BR | 47.00 |
| 315 | 3.293% | 1.60% | 32.00 | 2 BR | 47.00 |
| 316 | 3.293% | 1.60% | 32.00 | 2 BR | 47.00 |

100% 48.58% of Ph I and Ph II Maintenance combined.

*Payments do not include any taxes. The owner must assume real property taxes on his apartment, on the common elements and on the leased property.

BY-LAWS

of

HARBORSIDE TERRACE OWNERS ASSOCIATION, INC.,
(A Condominium Corporation)
a non-profit Florida Corporation

ARTICLE I

General

Section 1. The name of the corporation shall be HARBORSIDE TERRACE OWNERS ASSOCIATION, INC., (a Condominium Corporation).

Section 2. The principal office shall be located at 848 First Avenue North, Naples, Florida, or at such other place as may be subsequently designated by the Board of Directors.

Section 3. Other offices for the transaction of business shall be located at such places as the Board of Directors may from time to time determine.

Section 4. Whenever required, the masculine shall include the feminine and/or neuter, and the singular shall include the plural.

Section 5. Whenever the "DEVELOPER" is referred to herein, it shall mean HARBORSIDE TERRACE DEVELOPMENT CORPORATION, a Florida corporation.

ARTICLE II

Membership

Section 1. This corporation has been organized for the purpose of operating a condominium upon a portion of the following-described real estate, situated in the City of Naples, Florida, to-wit:

Lots 8, 9 & 10, Block 23, PARK SHORE, UNIT 4, per Plat in Plat Book 10, Pages 101 - 103, Public Records of Collier County, Florida,

which condominium complex, Phase One and Phase Two if constructed, will be known as HARBORSIDE TERRACE.

Section 2. All owners of apartment units in HARBORSIDE TERRACE shall automatically become members of this corporation upon acquisition of the ownership interest, with the approval of the Board of Directors of the corporation or the Developer, as pro-

vided in the Declaration of Condominium for HARBORSIDE TERRACE.

Section 3. In the event of dissolution of the corporation for any cause, members in good standing at the time of such dissolution shall be entitled to participate to the extent of their pro-rata ownership interest in HARBORSIDE TERRACE, all as provided for in the Declaration of Condominium.

ARTICLE III

Meetings of Members

Section 1. The annual meeting of the Members shall be held on the first Monday of December of each year, with the first annual meeting to be held on 1 December 1975, unless called earlier by the President of the corporation, on 15 days notice to members. If such a date is a Sunday or a legal holiday then the meeting shall be held on the next regular business day. At each annual meeting, the members shall elect a Board of Directors, adopt a budget for the next ensuing fiscal year, and transact any other business which may properly come before it. Such meetings shall be held at the principal office of the corporation or at such other place as is stated in the notice of such annual meeting.

Proviso: Provided, however, that until the Developer of the condominium has closed the sales of nine of the apartments of the condominium, the proceedings of all meetings of members of the Association shall have no effect unless approved by the Board of Directors.

Section 2. Special meetings of the members may be called at any time by the President, or the Vice President in the absence of the President, or by a majority of the Board of Directors; it shall also be the duty of the President, Vice President or Board to call such a meeting when requested to do so in writing by a majority of the members. Such meetings shall be held at the principal office of the corporation or at such other place as is stated in the notice of such special meeting.

Section 3. Notice of the time and place of all annual and special meetings shall be mailed by the Secretary to each member not less than 15 days before the date of the meeting. Notice of the meeting shall be posted at a conspicuous place on the condominium property at least 15 days prior to such meeting.

Section 4. The President, or, in his absence, the Vice President, shall preside at all meetings.

Section 5. At every such meeting the owners of each apartment unit shall be entitled to cast one vote for each apartment

unit owned. Votes may be cast either in person or by proxy. All proxies shall be in writing and shall be filed with the Secretary and by him entered of record in the Minutes of the meeting. A proxy may be given only to another member of the corporation. No person shall hold more than five proxies.

Section 6. Every member shall have the right to cast his vote for each Director to be elected. If an apartment unit is held jointly by more than one owner, the joint owners shall file with the Secretary of the corporation before each meeting, the name of the joint owner authorized to cast the vote for the unit. If the apartment unit is held in the name of a corporation, the vote shall be cast by the resident officer of the corporation designated in writing by the corporation and filed with the Secretary of HARBORSIDE TERRACE OWNERS ASSOCIATION, INC., before each meeting.

Section 7. A quorum for the transaction of business at any such meeting shall consist of a majority of the membership interests of the corporation, but the members present at any meeting, though less than a quorum, may adjourn the meeting to a future time. When a quorum is present at any meeting, the holders of a majority of the voting rights present in person or represented by written proxy shall decide any question brought before the meeting, unless the question is one upon which by express provision of Florida law, the Declaration of Condominium, or the By-Laws a different vote is required, in which case such express provision shall govern and control the decision of such question.

Section 8. A complete list of the Members entitled to vote at each annual or special meeting of the membership shall be furnished and certified by the Secretary of the corporation, and such list shall indicate the number of votes of each member. Only those persons whose names appear on such certified list shall be entitled to vote in person or by proxy at such meetings.

ARTICLE IV

Board of Directors

Section 1. The business and property of the corporation shall be managed by a Board of three Directors.

Section 2. The Directors shall be elected by the members at the Annual Meeting of members. In the event of a vacancy on the Board of Directors, the Board shall appoint a replacement until the next regular election.

Proviso: Provided, however, that initially all Directors shall be designated by the Developer and removed and replaced only by the direction and order of the Developer. Provided further,

that after the closing of 9 units, the unit owners shall be entitled to elect 1 Director. Within 3 years after the closing of 41 units, or the closing of 49 units without regard to time, the unit owners shall be entitled to elect 2 Directors. The Developer shall be entitled to elect 1 Director so long as it owns for sale in the ordinary course of business any unit of the condominium.

Section 3. The annual meeting of the Directors shall be held at the same place as the members' meeting, and immediately after the adjournment of same.

Section 4: Special meetings of the Directors may be held at such time and place as the Directors may designate. Such meetings may be called by the President, or by the Vice President in the absence of the President, or by any two members of the Board. By unanimous consent of the Directors, a special meeting of the Board may be held without notice, at any time and place. Provided, however, that meetings of the Directors shall be open to all unit owners and notices of meetings shall be posted conspicuously on the condominium property 18 hours in advance of the meeting, except in an emergency.

Section 5. Notice for any regular or special meeting, except as provided for in section 4 above, shall be mailed to each Director by the Secretary, at least 5 days prior to the time fixed for such meeting. The notice for any special meeting shall state the matters to be transacted at such meeting.

Section 6. A quorum for the transaction of business at any regular or special meeting of the Directors shall consist of a majority of the members of the Board; but a majority of those present at any regular or special meeting shall have power to adjourn the meeting to a future time.

Section 7. The Directors shall elect the officers of the corporation at the Directors' meeting following each annual meeting of the members of the corporation. All officers shall be elected by the Directors from their own members. An officer may be removed at any time by a two-thirds vote of the full Board of Directors. An officer or Director may be removed by a two-thirds vote of the members present at an annual meeting or special meeting of the members called for the purpose of considering such removal.

Section 8. The Directors may, by resolution, appoint members of the Board as an executive committee, to manage the business of the corporation during the interim meetings of the Board. The executive committee shall keep records of its meetings.

Section 9. Directors or officers shall receive no compensation for their services in such capacity, but a director or officer shall not be precluded from receiving compensation for any services

rendered to the corporation in another capacity.

Section 10. The Board of Directors, by the first day of November of each year (beginning with the year 1975 shall prepare a proposed budget for the next fiscal year showing anticipated income and operating expenses (including reasonable reserves), a copy of which proposed budget shall be mailed to each member at least 30 days prior to such next ensuing annual meeting.

Section 11. At such annual meeting, the Directors shall submit a statement of the business transacted during the preceding fiscal year, a report of the general financial condition of the corporation and its tangible property, and also present the proposed budget for the new fiscal year.

Section 12. The Directors shall have whatever other power and authority as is granted to them by the Declaration of Condominium and the Laws of Florida.

ARTICLE V

OFFICERS

Section 1. The officers of this corporation shall be a President, a Vice President, a Treasurer, and a Secretary, and such other officers as the Board of Directors may designate, all of whom shall be elected by the Board of Directors, and shall hold office until their successors are duly elected and qualified. One person may hold simultaneously two offices, except that the offices of President and Vice President, and of President and Secretary shall be held by separate persons.

Section 2. The President shall preside at all Directors' and members' meetings, and shall have general supervision over the other officers. He shall execute all contracts, agreements and obligations of the corporation; except, however, as such authority may be otherwise delegated by resolution of the Board of Directors, and he shall perform all other duties incident to his office. In case of the absence or disability of the President, his duties shall be performed by the Vice President.

Section 3. The Secretary shall issue notice of all Directors' and members' meetings, and shall attend and keep the minutes of same; shall have charge of all corporate books, records and papers; shall be custodian of the corporate seal; and shall perform all such other duties as are incident to his office.

Section 4. The Treasurer shall have custody of all money and securities of the corporation and shall give bond in such sum and with sureties as the Directors may require, conditioned upon the

faithful performance of the duties of his office. He shall keep regular books of account and shall submit them, together with all his vouchers, receipts, records and other papers, to the Directors for their examination and approval as often as they may require; he shall deposit all moneys and other valuable effects in the name of, and to the credit of, the corporation, in such depositories as may be designated by the Board of Directors, and shall disburse the funds of the corporation as ordered by the Board; and shall perform all such other duties as are incident to his office.

ARTICLE VI

Inspection of Books and Accounts

Section 1. The books, accounts and records of the corporation shall be open to inspection by any member of the Board of Directors at all times. Members of the corporation shall have the right to inspect the records and books of account of the corporation at all reasonable times.

ARTICLE VII

Fiscal Year

Section 1. The fiscal year shall be the calendar year.

ARTICLE VIII

Notices

Section 1. All notices required by these By-Laws shall be in writing and shall be deposited in the U.S. mails properly addressed to the last known post office address of the person entitled to such notice.

Section 2. Any notice required hereunder may be waived in writing by the addressee of same.

ARTICLE IX

Management, Operation and Maintenance

Section 1. The Board of Directors shall maintain, operate and manage HARBORSIDE TERRACE in accordance with the provisions of the Articles of Incorporation, the ByLaws and the Declaration of Condominium; and in furtherance of such duty, the Board shall have the authority:

- (a) To exercise complete and exclusive control and management of the apartment units, and common areas located on the afore-mentioned real estate, including the ownership, use, occupancy and transfer of such units, and, also, of the leased premises mentioned in the Declaration of Condominium.
- (b) To make payment of insurance premiums, repairs, management expenses and all other necessary and/or proper operating expenses of the condominium complex; and also the rent payments described in the Declaration of Condominium.
- (c) To make and collect charges and/or assessments against each apartment unit for its pro-rata share of such operating expenses and rent charges (including reasonable reserves); such charges and/or assessments to be paid by the members on a semi-annual basis;
- (d) To care for and preserve the improvements located on the afore-mentioned real estate (other than the interior of any apartment unit and the equipment therein, which are to be maintained by the individual apartment unit owner), and also the leased premises mentioned in the Declaration of Condominium;
- (e) To purchase any supplies, equipment or other property needed for such maintenance of the improvements located on the aforementioned real estate (excluding interiors of apartment units), including the leased premises;
- (f) To enter into any apartment unit when necessary and at as little inconvenience to the owner as possible in connection with such maintenance, care and preservation of the condominium property;
- (g) To collect delinquent assessments by suit or otherwise; to abate nuisances, and to enjoin or seek damage for violation of these By-Laws, the Articles of Incorporation or the Declaration of Condominium.
- (h) To employ, if and when deemed desirable, a resident manager, who shall manage the condominium property and the leased property on such terms and conditions as the Board of Directors shall deem appropriate, and to delegate to such manager such powers as may be necessary in connection with the operation of the condominium complex; to employ janitors, maids, workmen and gardeners and other persons needed for the proper operation of the condominium complex; and

(i) To adopt and amend House Rules; and to do any other act or thing necessary or proper to carry out the purposes of the Articles of Incorporation; By-Laws and Declaration of Condominium.

Section 2. Any assessment for betterments, alterations and/or improvements involving the expenditure of \$75.00 or less, per apartment unit, may be made by a majority vote of the full Board of Directors alone; any such assessment for an expenditure more than \$75.00 per apartment unit shall first require the approval of two-thirds of the members. Assessment by Board vote alone may be made not oftener than two times each fiscal year.

Section 3. All assessments shall be due and payable by the members upon receipt of notice of same, and shall be paid to the corporation. Any assessment more than 30 days past due shall bear interest at the rate of 10% per annum from the due date thereof until paid. Joint owners of an apartment unit shall be jointly and severally liable for any assessment against any apartment unit.

Should any assessment remain unpaid for 30 days after notice of same, then the Board of Directors or the Treasurer shall send notice of default to such delinquent owner(s) by Registered Mail, return receipt requested, at the last address furnished by such owner(s) to the corporation. In the event that such default continues for an additional thirty days, then the Board of Directors shall, without further notice or demand, take such action as it deems necessary to collect the amount due.

Section 4. The leased premises described in the Declaration of Condominium shall always be considered as part of the condominium property and/or complex, insofar as being covered by and affected by these By-Laws and as being subject to the control and management of the Board of Directors of this corporation the same as other condominium property subject to its control and management. The Board of Directors shall have full authority to enforce the terms and provisions of the lease mentioned in the Declaration of Condominium, shall exercise all of the rights inuring to the corporation under such lease, and shall perform all of the corporation's obligations thereunder.

ARTICLE X

Seal

Section 1. The Board of Directors shall adopt a seal for the corporation.

ARTICLE XIOther Duties of Members

Section 1. Each apartment unit shall be used only for residential purposes, by the owner, members of his immediate family, guests and authorized tenants. An owner may have as his guests, his children or grand-children, provided, however, that the visit by such guests under 12 years of age shall not exceed a period of 21 days at any one time, and not more than 4 times per calendar year. Approval by the Board of Directors for any such guest mentioned in the foregoing sentence shall not be necessary.

Section 2. The owner of any apartment unit shall not use or permit the same to be used in any manner which would be disturbing, detrimental or a nuisance to the owner of another apartment unit or injurious to the reputation of the condominium complex; the use of each and every apartment unit shall be consistent with existing law, these By-Laws, the Articles of Incorporation, and the Declaration of Condominium.

Section 3. Each owner shall be liable for any and all damage to exclusive and/or common property which shall be caused by such owner, his tenants, guests and/or invitees; and to the extent that such damages are not covered by insurance proceeds, such owner shall be assessed for the cost of repairs, and the same shall be a lien against the apartment unit of such owner and may be enforced as other liens provided for in the Declaration of Condominium. Each owner shall promptly pay when due all repair bills and/or utility bills which are separate charges against his apartment unit.

Section 4. Real estate taxes against any apartment unit and personal property taxes on the furnishings shall be paid separately by the owner, when the same become due and payable. Real property taxes on the leased area shall be allocated to the individual apartments and the pro rata share of each apartment shall be added to and billed with the real property taxes on and for a particular apartment. Should this not be done, each apartment owner shall pay his pro rata share of such real property taxes to the Association and it will pay such taxes.

Section 5. Each owner shall keep and maintain the interior of his apartment unit, the interiors of exterior doors, and all fixtures and appliances located therein, in good condition and repair at all times, and each owner shall keep and maintain his undercover carport, storage bin and terrace, in a neat and orderly condition at all times, and the storage of combustibles is prohibited. No curtain, blind, awning, glass or vinyl enclosure, etc., shall be installed on any

porch or balcony without the prior approval of the Board of Directors. An owner shall not individually paint or otherwise decorate or change the appearance of any portion of the exterior of his apartment unit. The installation of an individually owned appliance and any addition to the exterior of the building, including but not limited to radio and television antennae, shall first require the approval of the Board of Directors. Repairs to screening within individual apartment units shall be at owner's expense, unless covered by insurance.

Section 6. Common walks, stairways, hallways and other common areas shall not be obstructed, littered, defaced or misused in any manner. No sign may be exposed unless first approved in writing by the Board of Directors, but this shall not prohibit the display of signs by the Developer until such time as all apartment units have been initially sold. Balconies and terraces, walkways and stairways shall be used only for the purposes intended, and they shall not be used for hanging garments or other objects or for cleaning of rugs or other household items.

Section 7. All apartment units shall always have the floors covered with wall-to-wall carpeting, except in kitchens, foyers and bathrooms. However, substitute floor coverings with good sound-deadening effect may be used.

Section 8. Children under the age of 12 years shall not be permitted as permanent residents, unless first approved in writing by the Board of Directors. Children under the age of 12 years shall be permitted to visit as guests, only so long as an adult is in occupancy. No cats or dogs may be kept or harbored in any apartment unit unless previously approved by the Board of Directors. This privilege may be revoked by the Board at any time upon 30 days notice. No other pet may be kept or harbored without prior written approval of the Board of Directors. Should any permitted pet become an annoyance, then within the discretion of the Board of Directors, such Board shall have the right to require its permanent removal from the condominium complex, and shall be entitled to injunctive relief to accomplish this order should the owner fail to remove such pet after receipt of notice to do so.

Section 9. No structural changes or alterations shall be made in any apartment unit without prior approval of the Board of Directors, and no change shall be made which would adversely affect the structural soundness of the building, in which such apartment unit is located.

ARTICLE XII

Amendments

Section 1. An amendment to these By-Laws may be adopted by a majority vote of the total membership of the corporation. An amendment may be proposed at any annual meeting of the membership or at a special meeting called for that purpose, with notice clearly setting forth the proposed amendment. Any adopted amendment shall be recorded in the Public Records of Collier County, Florida.

ARTICLE XIII

The Association units include an Office, Lobby and Lounge.

Recorded in Official Records Book
of COLLIER COUNTY, FLORIDA
MARGARET T. SCOTT
Clerk of Circuit Court

State of Florida
County of Collier

I HEREBY CERTIFY THAT this is a true and correct copy of the document recorded in the OFFICIAL RECORDS of Collier County, Florida. This original may have redacted information as stated in Florida Statute 119.071. Witness my hand and official seal this date 5-1-2022

CRYSTAL K. KINZEL
CLERK OF THE CIRCUIT COURT & COMPTROLLER

By [Signature]
D.C.

