

**ARTICLES OF AMENDMENT**

to

**ARTICLES OF INCORPORATION**

of

**COURTSIDE COMMONS OF WYNDEMERE CONDOMINIUM ASSOCIATION, INC.,  
a Florida Non-Profit Corporation**

Pursuant to the provisions of Section 617.1006, Florida Statutes, the undersigned Florida nonprofit corporation adopts the following articles of amendment to its Articles of Incorporation.

**FIRST:** The following amendments are hereby adopted:

**AMENDMENT 1. Article I, Name** is hereby amended to read as follows:

The name of the corporation shall be: Courtside Commons of Wyndemere Condominium Association, Inc., whose address is 98 Wyndemere Way, Naples, Florida 34105. For convenience, the corporation shall be referred to in this instrument as the Association.

**AMENDMENT 2. Article III, Powers** is hereby amended as follows:

Subsections 3.6(a) and 3.6(b) are hereby deleted in their entirety.

**AMENDMENT 3. Article V, Board of Administration** is deleted in its entirety and replaced with the following **Article V, Board of Directors**:

**ARTICLE V - BOARD OF DIRECTORS**

5. The affairs of the Association shall be managed by a Board of Directors whose members shall be designated as Directors of the Association. The number of Directors that shall constitute the whole Board of Directors shall be five (5), who shall be members of the Association.

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

5.2 Vacancies in the members of the Board of Directors shall be filled in the manner provided by the Bylaws.

5.3 Directors shall be required to be members of the Association.

**AMENDMENT 4. Article VI, Officers** is deleted in its entirety and replaced with the following "**Article VI, Officers**":

**ARTICLE VI - OFFICERS**

6. The affairs of the Association shall be administered by the officers as designated in the Bylaws. The officers shall be elected by the Board of Directors and shall serve at the pleasure of the Board of Directors.

**AMENDMENT 5. Article XII, Subscribers**, is deleted in its entirety.

**SECOND:** The date of adoption of the amendments was Feb. 28, 2001.

**THIRD:** Adoption of Amendment (Check One)

The amendments were adopted by the members and the number of votes cast for the amendments was sufficient for approval.

There are no member or members entitled to vote on the amendments. The amendments were adopted by the Board of Directors.

**COURTSIDE COMMONS OF WYNDEMERE  
CONDOMINIUM ASSOCIATION, INC.**

BY: Wilson P. Gershaut

As its President

Date: Feb. 28, 2001

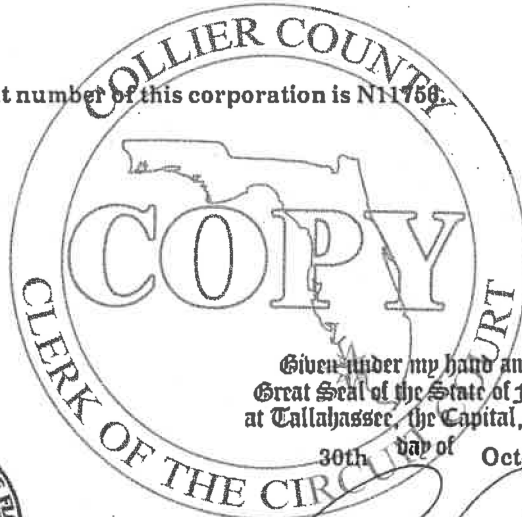
# State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of COURTSIDE COMMONS OF WYNDEMERE CONDOMINIUM ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on October 25, 1985, as shown by the records of this office.

The document number of this corporation is N11750.



Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 30th day of October, 1985.

George Firestone  
Secretary of State



CER-101

ARTICLES OF INCORPORATION

OF

COURTSIDE COMMONS OF WYNDEMERE CONDOMINIUM ASSOCIATION, INC.

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 I

NAME

1. The name of the corporation shall be:

COURTSIDE COMMONS OF WYNDEMERE CONDOMINIUM ASSOCIATION, INC., whose address is 100 Courtside Drive, Naples, Florida 33999.

For convenience, the corporation shall be referred to in this instrument as the Association.

PURPOSE

2. The purpose for which the Corporation is organized is to provide an entity pursuant to the Condominium Act, Chapter 718, Florida Statutes for the operation of:

COURTSIDE COMMONS OF WYNDEMERE, a Condominium, to be located upon the following lands in Collier County, Florida:

A portion of Parcel MM-3 of the Replat of Wyndemere Map as shown in Plat Book 13, pages 39 through 49, Public Records of Collier County, Florida, which portion is more particularly described on attached Exhibit marked DC-5.

- 2.1 The Association shall make no distributions of income to its members, directors or officers.

ARTICLE III

POWERS

3. The Powers of the Association shall include and be governed by the following provisions:

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

3.2. The Association shall have all of the powers and duties set forth in the Condominium Act, these Articles and the Declaration of Condominium, and all of the powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration and as it may be amended from time to time, including but not limited to the following:

a. To make and collect assessments against members as unit owners to defray the costs, expenses and losses of the Condominium.

b. To use the proceeds of assessments in the exercise of its powers and duties.

c. The maintenance, repair, replacement and operation of the Condominium property.

d. The purchase of insurance upon the Condominium property and insurance for the protection of the Association and its members as apartment owners.

e. The reconstruction of improvements after casualty and the future improvement of the property.

f. To make and amend reasonable regulations respecting the use of the property in the Condominium.

g. To approve or disapprove the transfer, mortgage and ownership of apartments as may be provided by the Declaration of Condominium and the Bylaws.

h. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws of the Association and the Regulations for the use of the property in the Condominium.

i. To contract for the management and maintenance of the Condominium and to authorize the management agent to assist the Association in carrying out its powers and duties by performing such functions as the collection of assessments, preparation of records, enforcement of rules, and maintenance of the common elements. The Association shall, however, retain at all times the powers and duties granted them by the Condominium Act, including, but not limited to, the making of assessments, promulgation of rules, and execution of contracts on behalf of the Association.

j. To contract for the management or operation of portions of the common elements susceptible to separate management or operation, and to lease such portions.

3.3 The Association shall have no power to purchase a unit of the Condominium except at sales in foreclosure of liens for assessments for common expenses, at which sales the Association shall bid no more than the amount secured by its liens, or pursuant to an obligation to purchase created by the Declaration of Condominium. This provision shall not be changed without unanimous approval of the members and the joinder of all record owners of mortgages upon the Condominium.

3.4 All funds and titles of all properties acquired by the Association and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation and the Bylaws.

3.5 The Powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium and the Bylaws.

3.6 If the Developer of the Condominium holds units for sale in the ordinary course of business, none of the following actions may be taken without approval in writing by the Developer:

a. Assessment of the Developer as a unit owner for capital improvement.

b. Any action by the Association that would be detrimental to the sales of units by the Developer. However, an increase in assessments for common expenses without discrimination against the Developer shall not be deemed to be detrimental to the sales of units.

ARTICLE IVMEMBERS

4. The members of the Association shall consist of all of the record owners of units in the Condominium, and after termination of the condominium, shall consist of those who are members at the time of such termination and their successor and assigns.

4.1 After receiving approval of the Association required by the Declaration of Condominium, change of membership in the Association shall be established by recording in the Public Records of Collier County, Florida, a deed or other instrument establishing a record title to a unit in the Condominium and the delivery to the Association of notice of such recordation. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

4.2 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 unit.

4.3 The owner of each unit shall be entitled to at least one vote as a member of the Association. The exact number of votes to be cast by owners of a unit and the manner of exercising voting rights shall be determined by the Bylaws of the Association.

ARTICLE VBOARD OF ADMINISTRATION

5. The affairs of the Association will be managed by a Board of Administration whose members shall be designated as Directors of the Association. The number of Directors shall be determined by the Bylaws but in no case shall be less than three and in the absence of a specific number being designated by the Bylaws, the number of Directors on the Board of Administration shall be three. Until control of the Association is turned over to the Unit owners other than the Developer, the Directors need not be members of the Association.

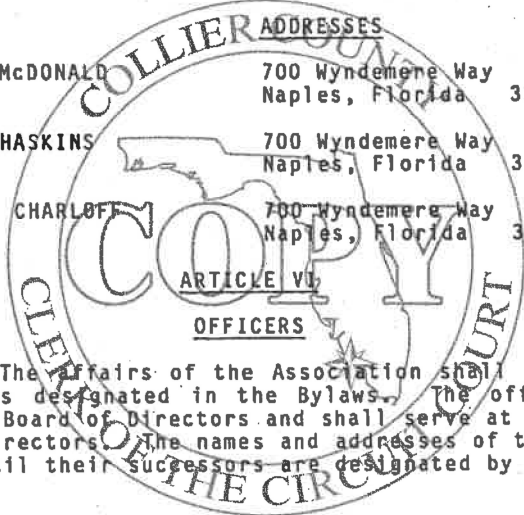
5.1 Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Administration shall be filled in the manner provided by the Bylaws.

5.2 The members of the Board of Administration, and any vacancies in their number shall be filled by the remaining members of the Board. The election of members of the Board of Administration prior to the first annual meeting, or until the Developer elects to terminate control of the Condominium, shall be held pursuant to the provisions of Florida Statute 718.301. The non-developer unit owners must, at the time set for turnover of control to them elect a majority of the members of the Board of Administration, and accept control of the Association.

5.3 Prior to, or not more than 60 days after, the time that unit owners other than the Developer elect a majority of the members of the Board of Directors of the Association, the Developer shall deliver to the Association all property of the unit owners and of the Association held or controlled by the Developer and all items and documents that the Developer is required to deliver or turn over to the Association under the provisions of the Florida Condominium Act 1977.

5.4 The names and addresses of the members of the first Board of Administration, also sometimes referred to as Directors, who shall hold office until their successors are elected and have qualified or until removed, are as follows:

<u>NAMES</u>	<u>ADDRESSES</u>
LARRY McDONALD	700 Wyndemere Way Naples, Florida 33999
RALPH HASKINS	700 Wyndemere Way Naples, Florida 33999
ARTHUR CHARLOFF	700 Wyndemere Way Naples, Florida 33999



6. The affairs of the Association shall be administered by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of



## Directors are as follows:

PRESIDENT: LARRY McDONALD  
700 Wyndemere Way  
Naples, Florida 33999

SECRETARY: RALPH HASKINS  
700 Wyndemere Way  
Naples, Florida 33999

TREASURER: ARTHUR CHARLOFF  
700 Wyndemere Way  
Naples, Florida 33999

ARTICLE VIIINDEMNIFICATION

7. Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance or willful malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE VIIIBYLAWS

8. The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded by the Board of Directors or the members in the manner provided by the Bylaws.

ARTICLE IX  
AMENDMENTS

9. Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

9.1 Notice. Notice of the subject matter of a proposed amendment shall 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 by either the Board of Administration of the Association 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 approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be either by:

(a) Not less than two-thirds (2/3rds) of the entire membership of the Board of Administration, and by not less than two-thirds (2/3rds) of the votes of the entire membership of the Association; or

(b) Not less than ~~seventy-five~~ (75%) percent of the votes of the entire membership of the Association; or

(c) Until the first election of directors, only by all of the initial directors.

ARTICLE X

TERM

10. The term of the Association shall be perpetual.

ARTICLE XI

REGISTERED AGENT

11. The initial registered agent of this corporation is Ralph Haskins, with offices at 700 Wyndemere Way, Naples, Florida 33999.

ARTICLE XII

SUBSCRIBERS

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

<u>NAME</u>	<u>ADDRESS</u>
LARRY McDONALD	700 Wyndemere Way Naples, Florida 33999
RALPH HASKINS	700 Wyndemere Way Naples, Florida 33999
ARTHUR CHARLOFF	700 Wyndemere Way Naples, Florida 33999

IN WITNESS WHEREOF, the subscribers have affixed their signatures this 14th day of October, 1985.

LARRY McDONALD  
 RALPH HASKINS  
 ARTHUR CHARLOFF

STATE OF FLORIDA  
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared LARRY McDONALD, RALPH HASKINS and ARTHUR CHARLOFF, the foregoing subscribers, and upon being sworn stated that they signed and executed the foregoing Articles of



Incorporation for the uses and purposes therein set forth.

WITNESS my hand and official seal at Naples, Florida, on this the 14th day of October, 1985.

*Janet C. Clark*

Notary Public  
State of Florida at Large  
My Commission Expires

Notary Public, State of Florida, at Large  
My Commission Expires March 1, 1988  
Bonded by Iowa National Ins. Co.



ACCEPTANCE OF REGISTERED AGENT

Having been named as Registered Agent for the COURTSIDE COMMONS OF WYDNEMERE CONDOMINIUM ASSOCIATION, INC., at place designated in the Articles of Incorporation, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

*Ralph Haskins*  
Ralph Haskins  
Registered Agent

