

State of Florida



Department of State

I certify the attached is a true and correct copy of the Amended and Restated Articles of Incorporation, filed on June 1, 1993, for SUNSET LAKES HOMEOWNERS ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is N37533.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Eighth day of June, 1993



CR2EO22 (2-91)

Handwritten signature of Jim Smith in cursive script.

Jim Smith
Secretary of State

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AMENDMENT AND RESTATEMENT OF
ARTICLES OF INCORPORATION
OF
SUNSET LAKES HOMEOWNERS ASSOCIATION, INC.

Pursuant to the provisions of Sections 617.0201 and 617.1007(4), Florida Statutes, the undersigned corporation adopts the following Articles of Amendment and Restatement to its Articles of Incorporation. There is no discrepancy between the Articles of Incorporation of Sunset Lakes Homeowners Association, Inc., as amended, and the provisions of the hereafter restated Articles of Incorporation other than inclusion of these amendments and the omission of matters of historical interest. The Articles of Incorporation of Sunset Lakes Homeowners Association, Inc. as amended and restated read as follows:

ARTICLE I

NAME

The name of the corporation shall be SUNSET LAKES HOMEOWNERS ASSOCIATION, INC.; a not-for-profit Florida corporation (herein the "Association").

ARTICLE II

PURPOSE

The purpose and objective of the Association shall be to administer the operation and management of the common property and facilities established as Sunset Lakes Subdivision, Phase I according to the plat or plats thereof, recorded Plat Book 38, Pages 58 and 59, in the Public Records of Brevard County, Florida (the "Plat") and to undertake the performance of the acts and duties incident to the administration and the operation and management of said subdivision and in accordance with the terms, provisions, covenants and restrictions contained in these Articles, the Declaration of Covenants and Restrictions for Sunset Lakes (the "Declaration") as recorded in Official Records Book 3278, Page 4548, in the Public Records of Brevard County, Florida, the Bylaws (the "Bylaws") of this corporation, and to otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said property. The Association shall be conducted as a Florida corporation not-for-profit. The terms used in these Articles shall have the same meaning as set forth in the Declaration.

ARTICLE III

POWERS

The Association shall have the following powers:

A. All of the powers and privileges granted to corporations not for profit under the law pursuant to which this corporation is chartered, and all of the powers and privileges which may be granted unto said corporation or exercised by it under any other applicable laws of the State of Florida.

B. All of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, but not limited to:

1. Making and establishing reasonable rules and regulations governing the use of the common elements in the subdivision as said terms may be defined in the Declaration.

2. Levying and collecting assessments against members of the Association to defray the common expenses of the subdivision as provided in the Declaration and in the Bylaws of this Association which may be hereafter adopted, including the levy and collection of adequate assessments for the cost of maintenance and operation of the Stormwater Management System and including the right to levy and collect assessments for the purposes of acquiring, operating, leasing, managing and otherwise trading and dealing with such property, whether real or personal. The assessments shall be used, among other things, for the maintenance and repair of the Storm Water Management System(s) including, but not limited to, work within retention areas, drainage structures and drainage easements.

3. Maintaining, repairing, replacing, operating and managing the Common Property, including the right to reconstruct improvements after casualty and to make further improvement of the Common Property.

4. Contracting for maintenance of the common property of the Association.

5. Enforcing the provisions of the Declaration, these Articles of Incorporation and the Bylaws of the corporation which may be hereafter adopted, and the rules and regulations governing the use of the common property as the same may be hereafter established.

6. To now or hereafter acquire and enter into leases and agreements of every nature, whereby the corporation acquires leaseholds, memberships and other possessory or use interests in land or facilities, including recreational and communal facilities, whether or not contiguous to lands of the subdivision, to provide enjoyment, recreation, or other use of benefit to the members of the association, all as may be deemed by the Board of Administration to be in the best interests of the corporation.

7. To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the corporation pursuant to the Declaration.

8. The Association shall operate, maintain, and manage the Stormwater Management System(s) in a manner consistent with the St. Johns River Water Management District Permit No. 4-009-0345, requirements, and applicable District rules and shall assist in the enforcement of the restrictions and covenants contained herein. In furtherance thereof, the Association shall levy and collect adequate assessments against Members of the Association for the cost of maintenance and operation of the Stormwater Management System(s). The assessments collected by the Association shall be used, *inter alia*, for the maintenance and repair of the Stormwater Management System(s) included but not limited to work within retention areas, drainage structures and drainage easements.

ARTICLE IV

MEMBERS

The qualifications of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as follows:

A. Every owner of a Lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

B. Membership shall be established by the acquisition of fee title to a lot in the subdivision or by acquisition of a fee ownership interest therein, whether by conveyance, devise, judicial

decree or otherwise and the membership of a party shall be automatically terminated upon his being divested of all title in and to a fee ownership interest in any lot except that nothing herein contained shall be construed as terminating the membership of any party who may own two (2) or more lots, so long as such person shall retain title to at least one lot.

C. The interest of a member in the funds and assets of the corporation cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his lot. The funds and assets of the corporation shall belong solely to the corporation, subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration of Subdivision and in the said Bylaws.

D. The Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners, with the exception of the Developer, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Developer. The Class "B" Member shall be entitled to three (3) votes for each lot it owns. The Class B Membership shall cease and be converted to Class A Membership on the happening of either of the following events, whichever occurs earlier:

(a) When the Developer ceases to be the Owner or ceases to own the Lot as a Developer or otherwise becomes a Lot Owner residing in or leasing said Lot and improvements.

(b) on December 31, 1995.

From and after the happening of these events, whichever occurs earlier, the Class B Member shall be deemed a Class A Member entitled to one (1) vote for each Lot in which it holds the interest required for Membership under this section.

E. So long as there is a Class B Membership, the following actions shall require the prior approval of the FHA/VA: annexation of additional properties, mergers and consolidations, mortgaging of common property, dedication of common property, amendment or dissolution of the Articles of Incorporation.

ARTICLE V

TERM

The corporation shall have perpetual existence. If the corporation shall be voluntarily dissolved, the assets shall be dedicated to a public body or conveyed to a non-profit organization having purposes as set forth in Article II hereof. Further in the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Stormwater Management System(s) shall be transferred to and accepted by an entity which shall comply with Section 40C-42.027, Florida Administrative Code, and which shall be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE VI

LOCATION

The principal office of the corporation shall be located at 1499 S. Harbor City Boulevard, Melbourne, Florida 32901 but the corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

ARTICLE VII

DIRECTORS

The affairs of the corporation shall be managed by the Board of Directors. The number of members of the first Board of Directors of the corporation shall be three (3), except as may be changed from time to time by the Bylaws of the Corporation. The members of the Board of Directors shall be elected as provided by the Bylaws of the Corporation. The Board of Directors shall be members of Corporation or shall be authorized representatives, officers or employees of a corporate member of this Corporation. Any vacancies in the Board of Directors occurring before the first election will be filled by the remaining directors. The first election of Directors shall be held within sixty (60) days from the date that the Subdivider transfers control of the Corporation to the lot owners and thereafter, election of Directors shall be held once a year at the annual membership meeting.

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, or until removed, are as follows:

Coy A. Clark
1499 S. Harbor City Blvd.
Melbourne, FL 32901

Al Scaccia
1499 S. Harbor City Blvd.
Melbourne, FL 32901

Richard Smith
1499 S. Harbor City Blvd.
Melbourne, FL 32901

ARTICLE VIII

OFFICERS

The Board of Directors shall elect a President, Vice President, Secretary and a Treasurer and as many additional Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Directors shall determine. The President shall be elected from among the membership of the Board of Directors but no other officer needs to be a Director. The same person may hold two (2) offices, the duties of which are not incompatible; provided however, that the office of the President and Vice President shall not be held by the same person, nor shall the office of President, Secretary, Treasurer, Assistant Secretary or Assistant Treasurer be held by the same person.

The affairs of the corporation shall be administered by the officers designated in the Bylaws of the corporation. Said officers will be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and with the approval of the Board of Directors may employ a Managing Agent and/or such other managerial and supervisory personnel or entities to administer or assist in the administration of the operation and management of the subdivision, and the affairs of the corporation, and any such person or entity may be so employed without regard to whether such person or entity is a member of the corporation or a director of the corporation.

The names and addresses of the officers who will serve until their successors are designated are as follows:

President

Secretary/Treasurer

Coy A. Clark

Al Scaccia

ARTICLE IX

SUBSCRIBERS

The subscribers to these Articles of Incorporation are the three (3) persons herein named to act and serve as members of the first Board of Directors of the corporation, the names of which subscribers and their respective addresses are more particularly set forth in Article VII above.

ARTICLE X

BYLAWS

The original Bylaws of the corporation shall be adopted by the Board of Directors and thereafter, such Bylaws may be altered or rescinded by the Board of Directors only in such manner as said Bylaws may provide.

ARTICLE XI

INDEMNIFICATION

Every Director and every officer of the corporation shall be indemnified by the corporation against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with 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 corporation, whether or not he is a Director or officer at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that, in the event of any claim for reimbursement of indemnification hereunder based upon a settlement by the Director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the corporation. 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 XII

AMENDMENTS

Any amendment or amendments to these Articles of Incorporation or to the Declaration may be proposed by the Board of Directors of the corporation acting upon a vote of the majority of the Directors, or by the members of the corporation owning a majority of the lots in the subdivision, whether meeting as members or by instrument in writing signed by them. Upon any amendment or amendments to these Articles being proposed by said Board of Directors or members, such proposed amendment or amendments shall be transmitted to the President of the corporation or other officer of the corporation in the absence of the President, who shall thereupon call a special meeting of the members of the corporation for a date not sooner than twenty (20) days nor later than sixty (60) days from the receipt by him of the proposed amendment or amendments, and it

shall be the duty of the Secretary to give to each member written or printed notice of such meeting, stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed or presented personally to each member not less than ten (10) days nor more than thirty (30) days before the date set for such meeting. If mailed, the notice of the membership meeting shall be sent by certified mail, return receipt requested, which mailing shall be deemed notice. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the corporation, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. At such meeting the amendment or amendments proposed must be approved by an affirmative vote of the members owning not less than sixty (60%) percent of the lots in the subdivision in order for such amendment or amendments to become effective. Thereupon, such amendment or amendments of these Articles shall be transcribed and certified in such form as may be necessary to register the same in the Office of the Secretary of State of Florida; and upon the registration of such amendment or amendments with said Secretary of State, a certified copy thereof shall be recorded in the public records of Brevard County, Florida within ten (10) days from the date on which the same are so registered. At any meeting held to consider such amendment or amendments of these Articles, the written vote of any member of the corporation shall be recognized, if such member is not in attendance at such meeting or represented there at by proxy, provided such written vote is delivered to the Secretary of the corporation at or prior to such meeting.

Notwithstanding the foregoing provisions of this Article XII, no amendment or amendments to these Articles which shall abridge, amend or alter the right of the Developer to designate and select members of each Board of Directors of the corporation, as provided in Article VII hereof, may be adopted or become effective without the prior consent of the Subdivider.

The foregoing amended and restated Articles of Incorporation of Sunset Lakes Homeowners Association were adopted by a vote of the members on the 24th day of May, 1993, with the number of votes cast for said amendment and restatement were sufficient for approval.

IN WITNESS WHEREOF, the subscribers have hereunto set their hands and seals this 24th day of MAY, 1993.

Coy A. Clark
 Coy A. Clark, President

Al Scaccia
 Al Scaccia

Richard Smith
 Richard Smith

STATE OF FLORIDA
 COUNTY OF BREVARD

BEFORE ME, the undersigned authority, personally appeared COY A. CLARK, AL SCACCIA and RICHARD SMITH, personally known to me, who being by me first duly sworn, acknowledged that they executed the foregoing Articles of Incorporation for the purposes therein expressed on this 24th day of MAY, 1993.

Mark J. Durr
 Notary Public, State of Florida
 My Commission expires:

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Amendment, filed on October 10, 1994, for SUNSET LAKES 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 N37533.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Twenty-third day of October, 2001



CR2EO22 (1-99)

Katherine Harris

Katherine Harris
Secretary of State

ARTICLES OF AMENDMENT TO THE ARTICLES
OF INCORPORATION OF
OF
SUNSET LAKES HOMEOWNERS ASSOCIATION, INC.

Pursuant to the provisions of Chapter 617, Florida Statutes, the undersigned corporation adopts the following Articles of Amendment to its Articles of Incorporation:

1. Article II is hereby restated to read as follows:

ARTICLE II
PURPOSE

The purpose and objective of the Association shall be to administer the operation and management of the common property and facilities established as Sunset Lakes Subdivision, as record in Plat Book 38, Pages 58 and 59 of the public records of Brevard County, Florida and inclusive of all phases of Sunset Lakes Subdivision that may be subsequently recorded and to undertake the performance of the acts and duties incident to the administration and the operation and management of said subdivision and in accordance with the terms, provisions, covenants and restrictions contained in these Articles, the Declaration of Covenants and Restrictions for sunset Lakes (the "Declaration"), as recorded in Official Records Book 3278, Page 4548, of the Public Records of Brevard County, Florida, and as the same may be amended from time to time, the Bylaws (the "Bylaws") of this corporation, and to otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said property. The Association shall be conducted as a Florida corporation not-for-profit. The terms used in these Articles shall have the same meaning as set forth in the Declaration.

2. Article IV, paragraph D is hereby restated to read as follows:

D. The Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners, with the exception of the Developer, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Developer. The Class "B" Member shall be entitled to three (3) votes for each lot it owns. The Class B Membership shall cease and be converted to Class A Membership on the happening of either of the following events, whichever occurs earlier:

(a) When the Developer ceases to be the Owner or ceases to own the Lot as a Developer or otherwise becomes a Lot Owner residing in or leasing said Lot and improvements.

(b) on December 31, 2003.

From and after the happening of these events, whichever occurs earlier, the Class B Member shall be deemed a Class A Member entitled to one (1) vote for each Lot in which it holds the interest required for Membership under this section.

3. The foregoing amended Articles of Incorporation of Sunset Lakes Homeowners Association, Inc. were adopted by a vote of the Developer and/or members on the 12th day of September, 1994, with the number of votes cast for said amendment were sufficient for approval.

Dated this _____ day of _____, 1994.

SUNSET LAKES HOMEOWNERS ASSOCIATION, INC.

By: Donald D. McGee
Donald D. McGee, President

Attest:

James A. Jenkins
James A. Jenkins, Secretary

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 21st day of September, 1994, by Donald D. McGee, President of SUNSET LAKES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or has produced a Florida's driver's license as identification.



LESLIE P MOSS
My Comm Exp. 6/05/98
Bonded By Service Ins
No. CC378935
 Personally Known Other

Leslie P. Moss
Notary Public
Printed Name LESLIE P. MOSS
My Commission Expires: 6-5-98

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 21st day of September, 1994, by James A. Jenkins, Secretary of SUNSET LAKES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or has produced a Florida's driver's license as identification.



LESLIE P MOSS
My Comm Exp. 6/05/98
Bonded By Service Ins
No. CC378935
 Personally Known Other

Leslie P. Moss
Notary Public
Printed Name LESLIE P. MOSS
My Commission Expires: 6-5-98