

FOUNTAIN VIEW VILLAS MASTER ASSOCIATION, INC.

ARTICLES OF INCORPORATION

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AMENDMENTS

ARTICLES OF INCORPORATION OF FOUNTAIN VIEW VILLAS MASTER ASSOCIATION, INC.

[Additions are indicated by underline; deletions by ~~strike-through~~]

The Members of FOUNTAIN VIEW VILLAS MASTER ASSOCIATION, INC., a Florida Not for Profit Corporation ~~corporation undersigned~~, for the purpose of amending the corporation's Articles of Incorporation, forming a corporation under the Florida Not For Profit Corporation Act, hereby adopts the following amendments: Articles of Incorporation.

ARTICLE 1. ~~ONE~~ NAME

The name of the corporation is FOUNTAIN VIEW VILLAS MASTER ASSOCIATION, INC. (herein, the "Association"). The original Articles of Incorporation of the Association were filed with the Department of State on September 4, 1998, assigned Charter Number N98000005135, and were recorded at Official Records Instrument #1998130048 of the Public Records of Sarasota County, Florida.

ARTICLE 2. ~~TWO~~ PRINCIPAL OFFICE

The street and mailing address of the principal office of the Association Corporation is 1800 Fountain View Circle, Venice, Florida 34292. 395 Commercial Court, Suite A, Venice, Florida 34292. The mailing address is the same. The Association's Board of Directors (herein, the "Board") may change the location and mailing address of the principal office of the Association from time to time as provided by law.

ARTICLE 3. ~~THREE~~ PURPOSE

3.1 Purpose. (A) The specific primary purposes for which the Association Corporation is organized is to provide an entity pursuant to Chapter 720, Florida Statutes, as amended from time to time (herein, the "Homeowners Association Act") and Chapter 617, Florida Statutes (herein, the "Not for Profit Corporation Act") F.S., for the maintenance, preservation and

architectural control of the residence lots and common areas within Fountain View Villas, a subdivision, located in Sarasota County, Florida, and to promote the health, safety, and welfare of the residents within the above-referenced subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose, and to perform all acts provided in the Declaration of Covenants, Conditions and Restrictions for Fountain View Villas, a Subdivision (herein, the "Declaration"), the Bylaws, these Articles of Incorporation and by law.

3.2 Activities. ~~(B)~~ The activities of the Association shall be financed by annual and special assessments on its members as provided in the Declaration, the Bylaws and by law. ~~of Covenants, Conditions and Restrictions applicable to the subdivision, to be recorded in the public records of Sarasota County, Florida.~~

3.3 Common Law and Statutory Powers. ~~(C)~~ The Association Corporation shall have and exercise all of the common law and statutory powers, rights and privileges of a corporation not in conflict with the terms of the Declaration, these Articles of Incorporation, the Bylaws or Chapters 617 or 720, Florida Statutes, F.S.

3.4 Powers and Duties. ~~(D)~~ The Association Corporation shall have all of the powers and duties set forth in Chapters 617 and 720, Florida Statutes, F.S., and all of the powers and duties reasonably necessary to maintain, manage, and operate the subdivision property pursuant to these Articles of Incorporation, the Corporation's Bylaws, and the Declaration of Covenants, Conditions and Restrictions (the Declaration), as they may be amended from time to time. ~~The Corporation shall have and exercise any and all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.~~

ARTICLE 4. FOUR **DIRECTORS AND OFFICERS**

The directors and officers of the Association Corporation shall be elected in the manner set forth in the Bylaws ~~of the Corporation~~ and by law.

ARTICLE 5. FIVE **INITIAL REGISTERED AGENT AND ADDRESS**

~~As set forth in the registered agent's written acceptance of appointment which is delivered to the Department of State with these Articles of Incorporation,~~ The name and address of the initial registered agent for the Association Corporation are Argus Property Management, Inc., 2477 Stickney Point Road, Suite 118A, Sarasota, FL 34231. Michael W. Miller, 395 Commercial Court, Suite A, Venice, Florida 34292. The Board may change the Association's registered agent and address from time to time in the manner provided by law.

ARTICLE 6. SIX
INCORPORATOR

The name and street address of the original incorporator of the Association are Michael W. Miller, 395 Commercial Court, Suite A, Venice, Florida 34292.

ARTICLE 7.
MEMBERS

Every owner of a Lot in Fountain View Villas, a Subdivision, located in Sarasota County, Florida, shall be a member of the Association. Membership shall be appurtenant to and shall not be transferred separately from the ownership of a Lot.

ARTICLE 8.
CORPORATE EXISTENCE

The Association shall have perpetual existence.

ARTICLE 9.
BYLAWS

The Bylaws shall be amended in the manner provided in the Bylaws.

ARTICLE 10.
AMENDMENTS

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

10.1 Proposal and Notice. A proposal for any amendment to these Articles of Incorporation may be made by the Board or upon the written request of not less than twenty-five (25%) percent of the voting interests of the Association (i.e., 12 voting interests). Notice of the subject matter or text of a proposed amendment shall be included in or with the notice of the membership meeting at which the amendment is to be considered.

10.2 Approval. Except as elsewhere provided, an amendment to these Articles of Incorporation must be approved by not less than sixty-six percent (66%) of the voting interests of the Association (i.e., 32 voting interests).

10.3 Limitation and Recording. No amendment shall be made that is in conflict with the Declaration or with state law. A copy of each amendment to these Articles of Incorporation shall be filed with the Florida Secretary of State pursuant to the provisions of the applicable

Florida Statutes and recorded in the Public Records of Sarasota County, Florida, along with a Certificate of Amendment.

ARTICLE 11.
DEFINITIONS

All terms shall be used herein with the same meanings as defined in the Declaration and in Chapter 720, Florida Statutes.