

Prepared by and return to:
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28059 U.S. 19 North, Suite 301
Clearwater, Florida 33761

CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION
OF CURLEW MOBILE HOME ESTATES ASSOCIATION, INC.

I hereby certify, in accordance with the requirements of the applicable Florida Statutes and the governing documents of the Association, the Articles of Incorporation of Curlew Mobile Home Estates Association, Inc. recorded in Official Records Book 4493, Page 559, et seq., and thereafter successively amended in Official Records Book 11269, Page 2019, et seq., in the Public Records of Pinellas County, Florida was amended at a duly called meeting of the members of Curlew Mobile Home Estates Association, Inc., on February 16, 2021. The adopted Amended and Restated Articles of Incorporation are attached hereto as Exhibit "A." The original Articles of Incorporation were recorded as an exhibit to the original Declaration of Condominium of Curlew Mobile Home Estates Association, Inc., recorded in Official Records Book 4493, Page 508, in the Public Records of Pinellas County, Florida, and as subsequently amended.

IN WITNESS WHEREOF, the Curlew Mobile Home Estates Association, Inc., has caused this instrument to be signed by its duly authorized officer on this, 22nd day of March, 2021.

CURLEW MOBILE HOME ESTATES
ASSOCIATION, INC.

Richard Williams
(Signature of Witness #1)
RICHARD WILLIAMS
(Printed Name of Witness #1)
Bill Iverson
(Signature of Witness #2)
Bill Iverson
(Printed Name of Witness #2)

By: Roland Doucette
(Signature)
Roland Doucette President
(Printed Name and Title)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of March, 2021, by Roland Doucette, as President of Curlew Mobile Home Estates Association, Inc., on behalf of the corporation, and is personally known to me or has produced _____ as identification.

My Commission Expires: 3/13/23

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NOTARY PUBLIC - State of Florida at Large

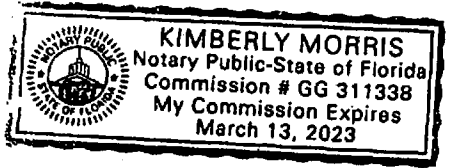


EXHIBIT "A"

AMENDED AND RESTATED ARTICLES OF INCORPORATION OF
CURLEW MOBILE HOME ESTATES ASSOCIATION, INC.

This document restates, supersedes, replaces, and amends, all previously recorded Articles of Incorporation of Curlew Mobile Home Estates Association, Inc., which were originally filed with State of Florida, Department of State on October 18, 1976, and assigned Charter Number 737053.

ARTICLE 1
NAME

The name of the corporation shall be: Curlew Mobile Home Estates Association, Inc. (hereinafter referred to as the "Association").

ARTICLE 2
PURPOSE

The purposes for which this corporation is organized shall be to buy, sell, lease or sub-lease, or to acquire, maintain or operate as fee owner or as an owner of a leasehold interest, or solely to maintain, or operate without any interest in real property, a mobile home park and related buildings thereon, now known as Blue Jay Mobile Home Estates, a Condominium (formerly known as Curlew Mobile Home Estates, a Condominium), established in accordance with the Florida Condominium Act (as the same may be amended from time to time, hereafter referred to as the "Condominium Act"), upon the land situated, lying and being in Pinellas County, Florida on which said mobile homes and buildings are located, and referred to as the land in the Declaration of Condominium of Curlew Mobile Home Estates Association, Inc., as amended through the date hereof (as the same may be amended from time to time, hereinafter referred to as the "Declaration of Condominium"); and to erect such additional buildings and structures on said land as the corporation may deem best, and to transact all business necessary and proper in connection with the operation of said land for the mutual benefit of its members; to operate said property for the sole use and benefit of its members, without attempting to make any profit or other gains for the corporation; and to perform any other act for the well-being of member residents, without partiality or undue inconvenience as between member residents; and to perform any other act in maintaining an atmosphere of congeniality and high standard of occupancy by and for its member residents; and to maintain a high standard of physical appearance of the mobile homes and buildings; to revise the Bylaws, rules and regulations, and to provide for the enforcement thereof.

ARTICLE 3
POWERS

The powers of the corporation shall include and be governed by the following provisions:

- 3.1 The corporation shall have all of the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles and the Bylaws of this corporation (as amended and restated through the date hereof and from time to time hereafter, hereinafter referred to as the "Bylaws"), and the Declaration of Condominium.
- 3.2 Without limiting the generality of the foregoing, the corporation shall have all of the powers of condominium associations under the Condominium Act, and shall have all of the powers reasonably necessary to implement the purposes of the corporation, including, but not limited to, the following:
- (A) To make, establish, and enforce reasonable rules and regulations governing the use of units, lots, common elements, limited common elements, and other condominium property, as said terms are defined in the Declaration of Condominium.
 - (B) To make, levy and collect assessments against owners and others to provide the funds to pay for common expenses of the condominium, as such terms are defined in the Declaration of Condominium, and to use and expend the proceeds of assessments in the exercise of the powers and duties of the corporation.
 - (C) To maintain, repair, replace and operate the property, including without limitation, all portions of the property which the corporation has the right and power to maintain, repair, replace, and operate in accordance with the Declaration of Condominium.
 - (D) To reconstruct improvements on the property after casualty or other loss, and to further improve the property.
 - (E) To enforce by legal means the provisions of the Declaration of Condominium, the Bylaws, any rules and regulations, and all documents, rights or obligations referred to therein.
 - (F) To contract for the management of the property, and to delegate to such contractors all powers and duties of the corporation to the extent permitted by the Declaration of Condominium.
 - (G) To acquire leaseholds, memberships, or other possessory or use interests in lands or facilities, whether or not contiguous to the lands of the condominium intended to provide for the enjoyment, recreation or other use or benefit of the owners.
 - (H) To acquire by purchase or otherwise land pursuant to, and as defined in the provisions of the Declaration of Condominium
 - (I) To approve or disapprove the transfer, mortgage, and ownership of lots as provided by the Declaration of Condominium.

- (J) To employ personnel to perform the services required for proper operation of the condominium.

ARTICLE 4
MEMBERS

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

- 4.1 Only record owners of lots in Blue Jay Mobile Home Estates, a Condominium, f/k/a Curlew Mobile Home Estates, a Condominium, shall be members of the corporation, and no other persons or entities shall be entitled to membership. Voting rights of members shall be established by the Declaration of Condominium and the Bylaws.
- 4.2 Membership shall be established by the acquisition of record ownership of fee title to a lot, whether by conveyance, devise, judicial decree, or otherwise, subject to the provisions of the Declaration of Condominium, and by the delivery to the corporation of a true copy of the deed or other instrument transferring title. The new owner designated in such deed or other instrument shall thereupon become a member of the corporation, and the membership of the prior owner as to the lot designated shall be terminated.
- 4.3 The share of a member in the funds and assets of the corporation, and membership in this corporation, cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the lot.

ARTICLE 5
TERM

The term for which this corporation is to exist shall be perpetual.

ARTICLE 6
BOARD OF DIRECTORS

- 6.1 The affairs of the corporation will be managed by a Board of Directors consisting of the number of directors determined by the Bylaws, but not less than five (5).
- 6.2 Directors of the corporation shall be elected at the annual meeting of the members in the manner determined by the Bylaws.

ARTICLE 7
OFFICERS

- 7.1 The affairs of the corporation shall be managed, subject to the direction of the Board of Directors, by the president of the corporation, assisted by the vice president, secretary,

treasurer, and any other officers who may be appointed as provided herein. The Board of Directors, or president, 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 or management of the corporation, and any such person or entity may be so employed without regard to whether such person or entity is a member or a director or officer of the corporation.

- 7.2 The Board of Directors shall elect the president, secretary, and treasurer, and as many vice presidents, assistant vice presidents, assistant secretaries, assistant treasurers, and other officers as the Board of Directors shall, from time to time, determine. The president shall be elected from among the membership of the Board of Directors, but no other officer need be a director. The same person may not hold the office of president or vice president and secretary or treasurer.

ARTICLE 8 INDEMNIFICATION

Every director and every officer of the corporation shall be indemnified by the corporation against any 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 or any settlement thereof, 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 a settlement, the indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE 9 ADDRESS

The principal office of the corporation shall be located at 2755 Curlew Road, No. 236, Palm Harbor, Florida, 34684, but the corporation may maintain offices and transact business in such other places within the State of Florida as may from time to time be designated by the Board of Directors.

ARTICLE 10
BYLAWS

The initial Bylaws of the corporation were adopted by the Board of Directors and may be altered, amended or rescinded only in the manner provided for therein.

ARTICLE 11
AMENDMENTS

Any amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

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

- (A) Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is considered.
- (B) A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by not less than twenty (20%) percent of the voting interests of the corporation.
- (C) Except as otherwise required by law, a proposed amendment to these Articles of Incorporation shall be adopted if it is approved by the affirmative vote of fifty-one (51%) percent of the total voting interests of the corporation at any annual or special meeting.
- (D) An amendment shall become effective upon filing with the Secretary of State and recording a copy in the Public Records of Pinellas County, Florida.

11.2 No amendment may be made to the Articles of Incorporation which shall in any manner reduce, amend, affect, or modify the provisions and obligations set forth in the Declaration of Condominium.

END OF AMENDED AND RESTATED ARTICLES OF INCORPORATION