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RECORDED 07/27/2005 08:03:18 AM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
RECORDED BY T Copus (asst mgr)

Record and Return to:  
Jane L. Cornett  
Cornett, Gooze & Associates, P.A.  
P.O. Box 66  
Stuart, FL 34995

=====THIS SPACE FOR RECORDER'S USE=====

**CERTIFICATE OF AMENDMENT  
TO THE  
ARTICLES OF INCORPORATION  
OF  
KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.**

The Articles of Incorporation of King Mountain Condominium Association, Inc. were filed with the Secretary of State on July 23, 1970, and recorded in the public records of Martin County, Florida at Official Records Book 325, Page 337, et.seq. The same Articles of Incorporation are hereby amended as approved by the membership by vote sufficient for approval by the membership at a meeting held on March 5, 2005.

1. Article VII, Paragraph 7.1 is amended as follows:

**ARTICLE VII**

**AMENDMENTS TO THESE ARTICLES OF INCORPORATION**

These Articles of Incorporation may be amended with the approval of a majority of all condominium unit owners. Approval may be secured at any regular or special meeting of the Association through votes cast by written ballots in person, by proxy, or by mail ballots, or by written agreement or ballots without meeting. Written notice of the proposed changes or additions to the Articles of Incorporation shall be given to each member of the Association at least fourteen (14) days prior to the meeting at which approval of the proposed changes or additions will be considered. A copy of the proposed changes shall be included in the written notice. If no members' meeting will be held, the results shall be tallied and announced at the next directors' meeting which shall be held at least fourteen (14) days after the proposed changes and ballot are sent to all members.

2. The foregoing amendment to the Articles of Incorporation of King Mountain Condominium Association, Inc., was adopted as approved by the membership by vote sufficient for approval at a meeting on March 5, 2005.

3. All provisions of the Articles of Incorporation of King Mountain Condominium Association, Inc. are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President and Secretary and its corporate seal affixed on July 18, 2005.

WITNESSES:

KING MOUNTAIN CONDOMINIUM  
ASSOCIATION, INC.

James A. Hense  
Witness #1 Signature

JAMES A. HENSE  
Witness #1 Name Printed

Elizabeth H. Compton  
Witness #2 Signature

ELizabeth H. Compton  
Witness #2 Name Printed

By: Juanita Locker  
Juanita Locker, President

James A. Hense  
Witness #1 Signature

JAMES A. HENSE  
Witness #1 Name Printed

Elizabeth H. Compton  
Witness #2 Signature

ELizabeth H. Compton  
Witness #2 Name Printed

By: Ingrid Kretschmer  
Ingrid Kretschmer, Secretary

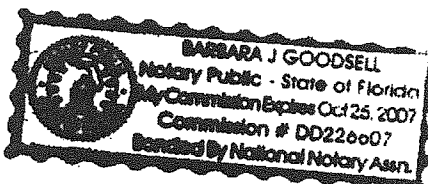
Corporate Seal:

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me on July 18, 2005 by Juanita Locker as President of King Mountain Condominium Association, Inc., [M] who is known to me, or [ ] who produced \_\_\_\_\_ as identification.

Notarial Seal

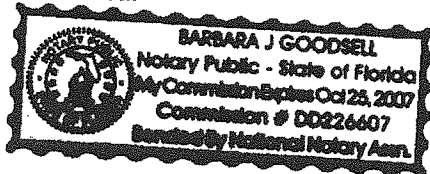
Barbara J. Goodsell  
NOTARY PUBLIC  
Printed Name: BARBARA J Goodsell  
Commission Expires: 10/25/07



STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me on July 18, 2005, by Ingrid Kretschmer as Secretary of King Mountain Condominium Association, Inc., [ ☒ ] who is known to me, or [ ☐ ] who produced \_\_\_\_\_ as identification.

Notarial Seal



Barbara J. Goodsell  
NOTARY PUBLIC  
Printed Name: BARBARA J. Goodsell  
Commission Expires: 10/25/07

**CERTIFICATE**

King Mountain Condominium Association, Inc., by its duly authorized officers, hereby certifies that the amendment to the Articles of Incorporation, a copy of which is attached hereto, was adopted as approved by the membership by vote sufficient for approval at a meeting on March 5, 2005.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President and Secretary and its corporate seal affixed on July 18, 2005.

WITNESSES:

KING MOUNTAIN CONDOMINIUM  
ASSOCIATION, INC.

James A. Hense  
Witness #1 Signature

JAMES A. HENSE  
Witness #1 Name Printed

Elizabeth H. Compton  
Witness #2 Signature

Elizabeth H. Compton  
Witness #2 Name Printed

By: Juanita Locker  
Juanita Locker, President

James A. Hense  
Witness #1 Signature

James A. Hense  
Witness #1 Name Printed

Elizabeth H. Compton  
Witness #2 Signature

Elizabeth H. Compton  
Witness #2 Name Printed

By: Ingrid Kretschmer  
Ingrid Kretschmer, Secretary

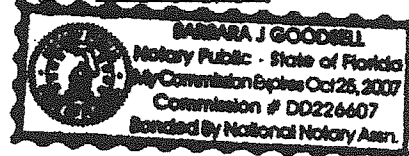
Corporate Seal:

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me on July 18, 2005 by Juanita Locker as President of King Mountain Condominium Association, Inc., [☒] who is known to me, or [☐] who produced \_\_\_\_\_ as identification.

Notarial Seal

Barbara J. Goodsell  
NOTARY PUBLIC  
Printed Name: BARBARA J. Goodsell  
Commission Expires: 10/25/07

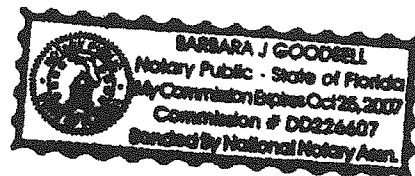


STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me on March 5, 2005, by Ingrid Kretschmer as Secretary of King Mountain Condominium Association, Inc., [☒] who is known to me, or [☐] who produced \_\_\_\_\_ as identification.

Notarial Seal

Barbara J. Goodsell  
NOTARY PUBLIC  
Printed Name: BARBARA J. Goodsell  
Commission Expires: 10/25/07



AMENDMENT TO THE ARTICLES OF INCORPORATION

OF

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

At the annual meeting held on March 1, 1986 the ARTICLES OF INCORPORATION, ARTICLE VIII, BY-LAWS AND AMENDMENTS TO ARTICLES OF INCORPORATION (Page 34) was amended to read as follows:

The By-Laws of the Association may be made, altered or rescinded with the approval of a majority of all condominium unit owners. These ARTICLES OF INCORPORATION may be amended with the approval of a majority of all condominium unit owners. Approval may be secured at any regular or special meeting of the Association or by referendum through votes cast by written ballots in person, by proxy, by mail ballots or by written agreement without meeting. Written notice of the proposed changes or additions to the By-Laws and ARTICLES OF INCORPORATION shall be given to each member of the Association at least fourteen (14) days prior to the meeting or referendum at which approval of the proposed changes or additions will be sought. A copy of the proposed changes shall be included in the written notice.

(CORPORATE SEAL)

KING MOUNTAIN CONDOMINIUM  
ASSOCIATION, INC.

Attest:

[Signature]  
Secretary

By: [Signature]  
Anne T. Moon, President

STATE OF FLORIDA )  
COUNTY OF MARTIN )

Personally appeared before me, the undersigned authority, ANNE T. MOON, President of KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, to me known to be the person described in and who executed the above amendment to the Articles of Incorporation of KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC., and she acknowledged that the amendment therein is true and correct, and that she affixed the official seal of said corporation thereto, and the said instrument is the act and deed of said corporation.

(NOTARY SEAL)

[Signature]  
Notary Public

My Commission Expires:

677 825

66 JUN 4 P 2: 43

AMENDMENT TO ARTICLES OF INCORPORATION

OF

530187

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

At a Special Meeting held September 24, 1984, Article II, POWERS AND PURPOSES, of the Articles of Incorporation of King Mountain Condominium Association, Inc. was amended to read as follows:

ADD as new sub-paragraph (h):

The irrevocable right to determine the terms and conditions of occupancy, occupancy limits and use, title and ownership of each and every unit and the common property; to make investigations of prospective purchasers, lessors, occupants and users of the unit for conformance with said terms and conditions as well as being acceptable, adaptable and harmonious to condominium living; and, to charge unit owners of said premises for such investigations.

Article III, MEMBERSHIP, was amended to read as follows:

ADD as a new second paragraph:

No deed nor right of membership shall be valid without express concurrence by the Association that said ownership is in conformance with provisions of ARTICLE II (h) prior to its filing.

All provisions of ARTICLE VIII of the Articles of Incorporation KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC., were complied with. An affirmative vote of 337 was obtained on both amendments.



Witnesses:

Walter P. Barfield  
[Signature]

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

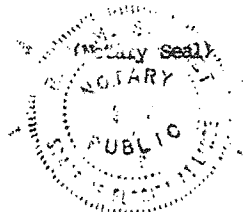
By: [Signature]  
C. A. Blomberg, President

SEP 27 P 3: 03  
CLERK OF CIRCUIT COURT  
D.C.

RECORDED  
MARTIN CO. FLA.

STATE OF FLORIDA )  
COUNTY OF MARTIN )

Personally appeared before me, the undersigned authority, C. A. BLUMBERG, President of KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC., a Florida corporation, to me known to be the person described in and who executed the above amendment to the Articles of Incorporation of KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC., and he acknowledged that the amendment therein is true and correct, and that he affixed the official seal of said corporation thereto, and the said instrument is the act and deed of said corporation.



Peter M. Schmidt  
Notary Public  
My Commission Expires: 4-14-88

BOOK 615 PAGE 879

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.  
1900 Palm City Road  
Stuart, Florida  
33494

409918

AMENDMENTS TO THE DOCUMENTS

At a Special Meeting held on April 25, 1981 the Documents of KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC., were amended to read as follows:

ARTICLE IX, paragraph 1, page 258 of the DECLARATION FOR CREATION OF A CONDOMINIUM to read:

"This Declaration may be amended by an affirmative vote of Fifty-one percent (51%) of all unit owners of the condominium at any regular or special meeting of the Unit Owners of this Condominium."

Said amended paragraph of Article IX previously read:

"This Declaration may be amended by an affirmative vote of Sixty-six and two-thirds percent (66 2/3%) of all Unit Owners of the Condominium at any regular or special meeting of the Unit Owners of this Condominium."

ARTICLE XIII, paragraph 5, page 334 of the BY-LAWS to read:

"In order for such amendment, alteration, addition, modification or change as proposed for the By-Laws to be passed, approval must be obtained at such meeting from Fifty-one percent (51%) of the owners of the Condominium."

Said amended paragraph of Article XIII previously read:

"In order for such amendment, alteration, addition, modification or change as proposed for the By-Laws to be passed, approval must be obtained at such meeting from Sixty-six and two-thirds percent (66 2/3%) of the owners of the Condominium."

ARTICLE VIII, paragraph 1, page 341 of the ARTICLES OF INCORPORATION, to read:

"The By-Laws of the Association may be made, altered or rescinded at any regular or special meeting of the members of the Association by a Fifty-one percent (51%) vote of all owners of Condominium units. These Articles of Incorporation may be amended at any regular or special meeting of the Association by a Fifty-one percent (51%) vote of all owners of condominium units by mail ballot."

BOOK 521 PAGE 1150

Said amended paragraph of Article VIII previously read:

"The By-Laws of the Association may be made altered or rescinded at any regular or special meeting of the members of the Association by a Sixty-six and two-thirds percent (66 2/3%) vote of all owners of Condominium units. These Articles of Incorporation may be amended at any regular or special meeting of the Association by a Sixty-six and two-thirds percent (66 2/3%) vote of all owners of condominium units by mail ballot."

AMENDMENTS TO THE DOCUMENTS OF KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

Page Two

ARTICLE IX, paragraph 1, of the Declaration for Creation of a Condominium was originally recorded in Official Record Book 325 on Page 258 of the public records of Martin County, Florida.

ARTICLE XIII, paragraph 5 of the By-Laws was originally recorded in Official Record Book 325 on Page 334 of the public records of Martin County, Florida.

ARTICLE VIII, paragraph 1 of the Articles of Incorporation was originally recorded in Official Record Book 325, on Page 341 of the public records of Martin County, Florida.

All provisions pertaining to the amending of the Declaration for Creation of a Condominium, By-Laws and Articles of Incorporation of KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC., were complied with. An affirmative vote of 352 of the 510 condominium units, or 69%, was obtained.

The above three amendments were obtained in accordance with Florida Statute 718.

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

by  (Seal)  
R. Stratton Justice, President

by   
W. P. Grassick, Secretary

(CORPORATE SEAL)

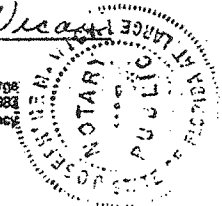


STATE OF FLORIDA     )  
COUNTY OF MARTIN    )

Personally appeared before me, the undersigned authority,  
R. STRATTON JUSTICE, President, and W. P. GRASSICK, Secretary, of KING  
MOUNTAIN CONDOMINIUM ASSOCIATION, a Florida corporation, to me known  
to be the persons described in and who executed the above amendments  
to the DECLARATION FOR CREATION OF A CONDOMINIUM, the BY-LAWS, and  
the ARTICLES OF INCORPORATION of said corporation, and they acknow-  
ledged that the amendments therein are true and correct, and that they  
affixed the official seal of said corporation thereto, and the said  
instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Stuart, in the County  
of Martin and State of Florida, this 7<sup>th</sup> day of May,  
1981.

*Josephine M. Weis*  
Notary Public  
Notary Public, State of Florida at Large  
My Commission Expires March 18, 1984  
Bonded thru Maynard Bonding Agency



FILED  
MAY 13 1981  
CLERK OF COURT  
BY *SH* D.C.

244129

AMENDMENTS TO THE DOCUMENTS OF  
KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

At the Annual Meeting of King Mountain Condominium Association, Inc., held on March 6, 1976, the Documents of the Association were amended as follows:

ARTICLE IV, SECTION 1, Page 325, 2nd paragraph of the BY-LAWS, changed to read:

"Should the date for such ANNUAL MEETING fall on a Sunday or a Holiday, the Meeting shall be held on the next day following the Sunday or Holiday. At the Annual Members' Meeting, the members shall fill, by plurality vote and by written ballot, the vacancies created by the expiring terms of the Board of Directors. The Owner of each of the five hundred ten (510) condominium units shall have one vote, to be cast in person, by proxy, or by written mail ballot, there thus being a total of five hundred ten (510) votes to be cast. For the purpose of electing directors, a quorum shall be present if a majority of the five hundred ten (510) votes to be cast are represented in person, by proxy, or by written mail ballot. For all other business, a quorum shall be defined as stated in the other relevant sections of these By-Laws. There shall not be cumulative voting. Plurality voting is authorized in the election of the Board of Directors. The members shall also transact any other business as may properly be brought before said meeting."

Said amended paragraph of Article IV, previously read:

"Should the date for such annual meeting fall on a Sunday or a Holiday, the meeting shall be held on the next day following the Sunday or Holiday. At the annual members meeting, the members shall fill, by plurality vote and by written ballot, the vacancies created by the expiring terms of the Board of Directors. The owner of each of the five hundred ten (510) condominium units shall have one vote, there thus being a total of five hundred ten (510) votes to be cast. There shall not be cumulative voting. Plurality voting is authorized in the election of the Board of Directors. The members shall also transact any other business as may properly be brought before said meeting."

88 398 748  
BOOK

AMENDMENTS TO THE DOCUMENTS OF KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

Page Two

ARTICLE XIII, Page 334, 4th paragraph, last sentence, of the BY-LAWS, changed to read:

"Fourteen (14) days prior to the Special or General Meeting at which the Amendment or alteration is to be considered, written notice of the purpose of the meeting, together with a copy of the proposed change, shall be given to each member in the manner required by these By-Laws for meetings. Voting shall be by mail ballot."

Said amended paragraph, last sentence, of Article XIII, of the By-Laws, previously read:

"Thirty (30) days prior to the special or general meeting at which the amendment or alteration is to be considered, written notice of the purpose of the meeting, together with a copy of the proposed change, shall be given to each member in the manner required by these By-Laws for special"

ARTICLE IV, SECTION 4, Page 326 of the BY-LAWS, changed to read:

"Written notice of the Annual Meeting and of Special Meetings shall be served upon or directed to each member entitled to vote thereat, at such address as appears on the books of the Corporation, at least fourteen (14) days prior to the meeting, except in the case of a Special Meeting, where there shall be a ten (10) day allowable minimum notice. Any appropriate method of service or delivery may be used; the use of Certified Mail is not required. The foregoing requirements are not to be construed to prevent unit owners from waiving notice of meetings or from acting by written agreement without meeting."

Said amended paragraph of Article IV, previously read:

"Written notice of the annual meeting and of all special meetings shall be served upon or mailed to each member entitled to vote thereat, at such address as appears on the books of the corporation, at least ten (10) days prior to the meeting, except in the case of a special meeting, where there shall be a five (5) day allowable minimum notice."

AMENDMENTS TO THE DOCUMENTS OF KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

Page Three

ARTICLE V, Section 7, Page 328 of the BY-LAWS changed to read:

"Notice of the Annual Meeting shall be in writing and shall be directed to each Director by the Secretary of the Association at least fourteen (14) days prior to the time fixed for the meeting. Notice of any special meeting shall be directed to each Director at least five (5) days previous to the time fixed for the meeting, except as is herein above provided. All notices of special meetings shall state the purpose thereof. Any appropriate method of service or delivery may be used; the use of certified mail is not required."

Said amended paragraph of Article V, Page 328 of the BY-LAWS previously read:

"Notice of the annual meeting shall be in writing and shall be mailed to each Director by the Secretary of the Association at least ten (10) days prior to the time fixed for the meeting. Notice of any special meeting shall be mailed to each Director by the Secretary at least five (5) days previous to the time fixed for the meeting, except as in hereinabove provided. All notices of special meetings shall state the purpose thereof."

ARTICLE V, SECTION 9, Page 328 of the BY-LAWS changed to read:

"The Directors shall elect the officers of the Association at the Annual Board Meeting for a one (1) year term, such officers to be a President, a Vice President, a Secretary and a Treasurer, or a Secretary-Treasurer." The balance of this section shall remain unchanged.

Said amended sentence of Article V, Section 9, Page 328, of the BY-LAWS previously read:

"The Directors shall elect the officers of the Association at the Annual Board Meeting such officers to be a President, Vice President, an Executive Vice President, a Secretary and a Treasurer." The balance of this section shall remain unchanged.

ARTICLE VI, SECTION 1, Page 329 of the BY-LAWS changed to read:

"The officers of the Association shall consist of a President, a Vice President, a Secretary and a Treasurer, or a Secretary-Treasurer, each of whom shall be elected for the term of one (1) year." The remainder of the section is to remain unchanged.

AMENDMENTS TO THE DOCUMENTS OF KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

Page Four

Said amended sentence of Article VI, Section 1, of the BY-LAWS previously read:

"The officers of this Association shall consist of a President, a Vice President, a Secretary and a Treasurer, or a Secretary-Treasurer, each of whom shall be elected for the term of two (2) years . . . ." The remainder of the section is to remain unchanged.

ARTICLE VIII, SECTION 1, Page 331 of the BY-LAWS changed to read:

"The funds of the Association shall be deposited with such bank as shall be designated by the Board of Directors for that purpose, and money shall be withdrawn therefrom only upon check or order signed by the President and the Treasurer or any two (2) Directors who shall be designated from time to time by the Board of Directors for that purpose."

Said amended sentence of Article VIII, Section 1, Page 331 of the BY-LAWS previously read:

"The funds of the Association shall be deposited with such bank as shall be designated by the Board of Directors for that purpose, and money shall be withdrawn therefrom only upon check or order signed by the President and countersigned by the Treasurer or any two (2) officers who shall be from time to time designated by the Board of Directors for that purpose."

ARTICLE VIII, PAGE 341, of the ARTICLES OF INCORPORATION, changed to read:

"The By-Laws of the Association may be made, altered, or rescinded at any regular or special meeting of the Association by a sixty-six and two-thirds percent ( $66 \frac{2}{3}\%$ ) vote of all owners of condominium units. These Articles of Incorporation may be amended at any regular or special meeting of the Association by a sixty-six and two-thirds percent ( $66 \frac{2}{3}\%$ ) vote of all owners of condominium units by mail ballot.

Written notice of the proposed changes or additions to the By-Laws and Articles of Incorporation shall be given to each member of the Association at least fourteen (14) days prior to the meeting at which the proposed changes or alterations will be made, and a copy of the proposed changes or alterations

AMENDMENTS TO THE DOCUMENTS OF KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

Page Five

shall be included in the written notice and only after prior approval of a majority of the Board of Directors."

Said amended Article VIII, Page 341 of the Articles of Incorporation previously read:

"The By-Laws of the Association may be made, altered, or rescinded at any regular or special meeting of the members of the Association by a two-thirds vote of the members present and voting. These Articles of Incorporation may be amended at any regular general meeting of the Association by a sixty-six and two-thirds percent ( $66 \frac{2}{3}\%$ ) vote of the members present and voting, excepting Article VII (b) above, which may not be altered in any manner whatsoever. Written notice of the proposed changes or additions to the By-Laws and Articles of Incorporation shall be given to each member of the Association at least ten (10) days prior to the meeting at which the proposed changes or alterations will be made, and a copy of the proposed changes or alterations shall be included in the written notice and only after prior approval of a majority of the Board of Directors."

ARTICLE IV, SECTION 1, of the BY-LAWS was originally recorded in Official Record Book 325 on Page 325 of the public records of Martin County, Florida.

ARTICLE XIII, 4th paragraph, last sentence, of the BY-LAWS was originally recorded in Official Record Book 325 on Page 334 of the public records of Martin County, Florida.

ARTICLE IV, SECTION 4, of the BY-LAWS was originally recorded in Official Record Book 325, on Page 326 of the public records of Martin County, Florida.

ARTICLE V, SECTION 7 of the BY-LAWS was originally recorded in Official Record Book 325 on Page 328 of the public records of Martin County, Florida.

ARTICLE V, SECTION 9, of the BY-LAWS was originally recorded in Official Record Book 325, on Page 328 of the public records of Martin County, Florida.

ARTICLE VI, SECTION 1 of the BY-LAWS was originally recorded in Official Record Book 325, on Page 329 of the public records of Martin County, Florida.

ARTICLE VIII, SECTION 1 of the BY-LAWS was originally recorded in Official Record Book 325, on Page 331 of the public records of Martin County, Florida.

AMENDMENTS TO THE DOCUMENTS OF KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

Page Six

ARTICLE VIII of the ARTICLES OF INCORPORATION was originally recorded in Official Record Book 325, on Page 341 of the public records of Martin County, Florida.

All provisions pertaining to the amending of the By-Laws and Articles of Incorporation of KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC., were complied with. An affirmative vote of 384 of the 510 condominium units, or 75% was obtained.

The above eight (8) amendments were obtained in accordance with Florida Statute 711.

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

John E. Upstill (Seal)  
John E. Upstill, President

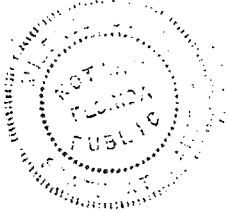
by Edwin H. King  
Edwin H. King, Secretary

(CORPORATE SEAL)

STATE OF FLORIDA     )  
COUNTY OF MARTIN    )

Personally appeared before me, the undersigned authority, JOHN E. UPSTILL, President, and EDWIN H. KING, Secretary, of KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC., a Florida corporation, to me known to be the persons described in and who executed the above amendments to the BY-LAWS and the ARTICLES OF INCORPORATION of said corporation, and they acknowledged that the amendments therein are true and correct, and that they affixed the official seal of said corporation thereto, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Stuart, in the County of Martin and State of Florida, this 30<sup>th</sup> day of March, 1976.



Mildred Burns  
Mildred Burns  
Notary Public

Notary Public, State of Florida at Large  
My Commission Expires Nov. 12, 1977  
Bonded by American Life & Casualty Co.

FILED FOR RECORD  
MARTIN COUNTY, FLA.  
876 MAR 30 PM 2:07  
LOUISE V. JORDAN  
CLERK OF CIRCUIT COURT  
BY [Signature]  
D.C.



AMENDMENTS TO THE DOCUMENTS OF  
KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

230678

At a special meeting held on July 12, 1975 the Documents of  
KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC., were amended to read as  
follows:

ARTICLE IX, PARAGRAPH 1, Page 258 of the DECLARATION FOR CREATION OF  
A CONDOMINIUM, to read:

"This Declaration may be amended by an affirmative vote  
of Sixty-six and Two-thirds percent ( $66 \frac{2}{3}\%$ ) of all  
Unit Owners of the Condominium at any regular or  
special meeting of the Unit Owners of this Condominium."

Said amended Paragraph of Article IX, previously read:

"This Declaration may be amended by an affirmative vote  
of Seventy-five percent (75%) of all Unit Owners of  
the Condominium at any regular or special meeting of  
the Unit Owners of this Condominium."

ARTICLE XIII, PARAGRAPH 5, Page 334 of the BY-LAWS, to read:

"In order for such amendment, alteration, addition,  
modification or change as proposed for the By-Laws to  
be passed, approval must be obtained at such meeting  
from Sixty-six and Two-thirds percent ( $66 \frac{2}{3}\%$ ) of the  
owners of the Condominium."

Said amended Paragraph of Article XIII, previously read:

"In order for such amendment, alteration, addition,  
modification or change as proposed for the By-Laws  
or Declaration of Condominium to be passed, approval must  
be obtained at such meeting from Seventy-five percent  
(75%) of the owners of condominium units."

ARTICLE VIII, PARAGRAPH 1, Page 341 of the ARTICLES OF INCORPORATION,  
to read:

"The By-Laws of the Association may be made, altered or  
rescinded at any regular or special meeting of the  
members of the Association by a Sixty-six and Two-thirds  
percent ( $66 \frac{2}{3}\%$ ) vote of all owners of Condominium units.

"These ARTICLES OF INCORPORATION may be amended at any  
regular or special meeting of the Association by a

AMENDMENTS TO THE DOCUMENTS OF KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

Page Two

Sixty-six and Two-thirds percent (66 2/3%) vote of the members present and voting." The balance of the paragraph to remain as is.

Said amended Paragraph of Article VIII, previously read:

"The By-Laws of the Association may be made, altered or rescinded at any regular meeting of the members of the Association by a two-thirds vote of the Members present and voting.

"These Articles of Incorporation may be amended at any regular general meeting of the Association by a three-fourths vote of the members present and voting."

ARTICLE IX, Paragraph 1, of the Declaration for Creation of a Condominium was originally recorded in Official Record Book 325 on Page 258 of the public records of Martin County, Florida.

ARTICLE XIII, Paragraph 5 of the By-Laws was originally recorded in Official Record Book 325 on Page 334 of the public records of Martin County, Florida.

ARTICLE VIII, Paragraph 1, of the Articles of Incorporation was originally recorded in Official Record Book 325, on Page 341 of the public records of Martin County, Florida.

All provisions pertaining to the amending of the Declaration for Creation of a Condominium, By-Laws and Articles of Incorporation of KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC., were complied with. An affirmative vote of 396 of the 510 Condominium units, or 78%, was obtained.

The above three amendments were obtained in accordance with Florida Statute 711.

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

by Benjamin A. Church (Seal)  
Benjamin A. Church, President

by Merle D. Keets  
Merle D. Keets, Secretary

BOOK 388 PAGE 1280

(CORPORATE SEAL)

STATE OF FLORIDA     )  
COUNTY OF MARTIN    )

Personally appeared before me, the undersigned authority,  
BENJAMIN A. CHURCH, President, and MERLE D. KEETS, Secretary, of KING  
MOUNTAIN CONDOMINIUM ASSOCIATION, a Florida corporation, to me known to  
be the persons described in and who executed the above amendments to  
the DECLARATION FOR CREATION OF A CONDOMINIUM, the BY-LAWS, and the  
ARTICLES OF INCORPORATION of said corporation, and they acknowledged that  
the amendments therein are true and correct, and that they affixed the  
official seal of said corporation thereto, and the said instrument is the  
act and deed of said corporation.

WITNESS my signature and official seal at Stuart, in the County  
of Martin and State of Florida, this 24<sup>th</sup> day of July, 1975.



Mildred B. Burns  
Notary Public  
Notary Public, State of Florida at Large  
My Commission Expires Nov. 19, 1977  
Insured by American Fire & Casualty Co.

FILED FOR RECORD  
MARTIN COUNTY, FLA.  
1975 JUL 25 PM 12:58  
LOUISE V. ISAACS  
CLERK OF DISTRICT COURT  
BY *[Signature]*

ARTICLES OF INCORPORATION  
OF  
KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

We, the undersigned, do hereby associate ourselves pursuant to Chapter 617, Florida Statutes, 1965, into a corporation not for profit, and to that end we do, by this Certificate of Incorporation, set forth information as follows:

FILED  
JUL 23 12 31 PM '70  
CLERK OF DISTRICT COURT  
PALM BEACH COUNTY, FLORIDA

ARTICLE I  
NAME AND POST OFFICE ADDRESS

The name of this corporation shall be KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC. For ease of identification, this corporation shall hereinafter in these Articles be designated as "the Association". The post office address of this corporation shall be 1900 Palm City Road, Stuart, Florida.

ARTICLE II AS  
POWERS AND PURPOSES

The general purpose for which the Association is organized and formed is as follows:

A Condominium has been formed on certain properties in Martin County, Florida, and this Association shall be the entity responsible for the operation of the Condominium.

This Association shall have all of the powers specifically designated for corporations not for profit as set forth in Chapter 617, Florida Statutes, 1965, as the same shall now exist or as the same shall from time to time be amended. In addition, the Association shall have all powers set forth in Chapter 711, Florida Statutes, 1965, as the same

shall now exist or as the same shall from time to time be amended. By way of illustration, but not in limitation, the Association shall have the following powers:

(a) The irrevocable right to access to each Condominium unit from time to time during reasonable hours, as is necessary for maintenance, repair or replacement of the common elements therein or accessible therefrom, or for making emergency repairs therefrom or therein necessary to prevent damage to the common elements or to any unit or units.

(b) To collect assessments, rents, charges, and other monies necessary for the proper maintenance and operation and common good of the Condominium.

(c) To expend necessary monies for and in behalf of the Association and for the benefit of the Association.

(d) To maintain accounting records according to good accounting practices.

(e) To enter contracts for and in behalf of the Association.

(f) To sue and to accept service of process on behalf of the Association.

(g) To make and amend regulations governing the use of the Condominium property and to enforce in any manner necessary and proper the provisions of all Condominium documents, including these Articles, By-Laws and other rules and regulations from time to time existing which relate to the Condominium property.

### ARTICLE III *AS*

#### MEMBERSHIP

Membership in the Association shall consist of all owners of Condominium units located in the Condominium which this Association

shall operate, and no others. Membership in the Association shall be deemed automatic upon the recording in the Public Records of Martin County, Florida, of a deed or other instrument establishing ownership of a condominium unit. A copy of such deed shall be furnished to the Secretary of the Association in order for the new owner to be designated a member and the old owner of the condominium unit to be removed from membership.

#### ARTICLE IV

##### EXISTENCE

This Association shall exist perpetually.

#### ARTICLE V

##### SUBSCRIBERS

The names and post office addresses of each subscriber to these Articles of Incorporation are as follows:

<u>Name</u>	<u>Address</u>
Kenneth G. Bacheller	310 Alexander Palm Road Boca Raton, Florida
Chester W. Cook, Jr.	2400 East Las Olas Boulevard Fort Lauderdale, Florida
William Gundlach	1040 Bayview Drive Fort Lauderdale, Florida

#### ARTICLE VI

##### OFFICERS

The Officers who shall conduct the affairs of the Association, and who shall be elective by the Board of Directors of the Association, shall be a President, a Vice-President, a Secretary and a Treasurer. These officers shall serve for a period of one year unless sooner removed or disqualified, pursuant to By-Laws of the Association. The names of the officers who are to serve until the first annual election

by the general membership are as follows:

President	Kenneth G. Bacheller 310 Alexander Palm Road Boca Raton, Florida
Vice-President	William Gundlach 1040 Bayview Drive Fort Lauderdale, Florida
Secretary	Chester W. Cook, Jr. 2400 East Las Olas Boulevard Fort Lauderdale, Florida
Treasurer	Joel Hoch 1415 East Sunrise Boulevard Fort Lauderdale, Florida

#### ARTICLE VII

##### BOARD OF DIRECTORS

(a) The Board of Directors of this Association shall be elected annually by the general membership and shall consist of a minimum of three (3) and a maximum of seven (7) persons. The exact number of members of the Board of Directors shall always be odd in number and shall be determined by the By-Laws. In the absence of such determination they shall be three (3) in number.

(b) The first Board of Directors shall consist of the following persons:

Kenneth G. Bacheller	310 Alexander Palm Road Boca Raton, Florida
Joel Hoch	1415 East Sunrise Boulevard Fort Lauderdale, Florida
Chester W. Cook, Jr.	2400 East Las Olas Boulevard Fort Lauderdale, Florida

(c) Until such time as the Certificate of Occupancy has been issued for each of the fifty-one (51) buildings in the Condominium, the Developer shall have the right to elect a majority of the members to the Board of Directors, which members need not be residents of the Condominium, nor members of the Association. Likewise, until there

shall have been a first sale by the Developer of each apartment, the Developer shall have the complete right, without Association, Condominium or other approval, to determine to whom the apartment is to be sold and to make such sale.

#### ARTICLE VIII

##### BY-LAWS AND AMENDMENTS TO ARTICLES OF INCORPORATION

A6  
A5  
A3  
A2  
A1  
The By-Laws of the Association may be made, altered or rescinded at any regular meeting of the members of the Association by a two-thirds vote of the Members present and voting. These Articles of Incorporation may be amended at any regular general meeting of the Association by a three-fourths vote of the members present and voting, excepting Article VII (b) above, which may not be altered in any manner whatsoever. Written notice of the proposed changes or additions to the By-Laws and Articles of Incorporation shall be given to each Member of the Association at least ten (10) days prior to the meeting at which the proposed changes or alterations will be made, and a copy of the proposed changes or alterations shall be included in the written notice and only after prior approval of a majority of the Board of Directors.

Initially, the By-Laws of the Association shall be adopted by the Board of Directors.

#### ARTICLE IX

##### INDEMNIFICATION

There shall be no personal liability of any Director for action taken by said Director for and in behalf of the Association and, accordingly, every Director and every officer of the Association shall be indemnified and held harmless by the Association against and for all expenses and liabilities, including reasonable attorneys' fees and Court costs, which may be incurred or imposed upon him by reason of any



matters relating to the Association, which claim, demand, expense or liability arose by virtue of his being or having been a Director or officer of the Association.

IN WITNESS WHEREOF we, the undersigned subscribers, have this fifteenth day of July, 1970, signed our names in Broward County, Florida.

Kenneth G. Bacheller  
Kenneth G. Bacheller

Chester W. Cook, Jr.  
Chester W. Cook, Jr.

William Gundlach  
William Gundlach

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared KENNETH G. BACHELLER, CHESTER W. COOK, Jr. and WILLIAM GUNDLACH, to me known to be the persons described in and who executed and subscribed to the foregoing Articles of Incorporation, and they acknowledged before me that they executed and subscribed to the same for the purposes therein expressed.

IN WITNESS WHEREOF I have hereunto set my hand and official seal at Fort Lauderdale, Broward County, Florida, this fifteenth day of July, A. D. 1970.

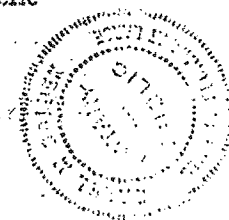
Harold D. Goeke  
Notary Public

My commission expires:

NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION EXPIRES  
JULY 22, 1973

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# State of Florida

Department of State



I, Tom Adams, Secretary of State of the State of Florida,  
Do Hereby Certify That the following is a true and correct copy of

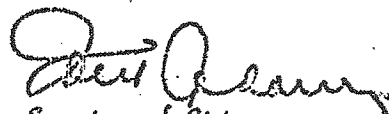
Certificate of Incorporation  
of

KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

a corporation not for profit organized and existing under the Laws of the  
State of Florida, filed on the 23rd day of July  
A.D., 1970 as shown by the records of this office.

Given under my hand and the Great Seal of the  
State of Florida, at Tallahassee, the Capital,  
this the 23rd day of July  
A.D. 1970



  
Secretary of State

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