

EXHIBIT "F"
AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
KING MOUNTAIN CONDOMINIUM ASSOCIATION, INC.

The purpose of this Amended and Restated Articles of Incorporation is to continue the purposes of the Articles of Incorporation as originally filed with the Department of State on July 23, 1970, and amended on July 24, 1975, March 30, 1976, May 7, 1981, September 27, 1984, June 4, 1986 and July 27, 2005.

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 1991 SW Palm City Road, Stuart, Florida.

ARTICLE II

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, 2016, 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 718, Florida Statutes, 2016, 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.

(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, lessees, 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.

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.

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.

ARTICLE IV

EXISTENCE.

This Association shall exist perpetually.

ARTICLE V

OFFICERS.

The Officers who shall conduct the affairs of the Association, and who shall be elected 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.

ARTICLE VI

BOARD OF DIRECTORS.

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.

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 electronic ballots, or by written agreement 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 written agreement are sent to all members.

ARTICLE VIII

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.

These Amended and Restated Articles of Incorporation for King Mountain Condominium Association, Inc. were approved by a majority of the Members, which vote was sufficient for approval.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 21 day of March, 2017.

WITNESSES AS TO PRESIDENT:

KING MOUNTAIN CONDOMINIUM
ASSOCIATION, INC.

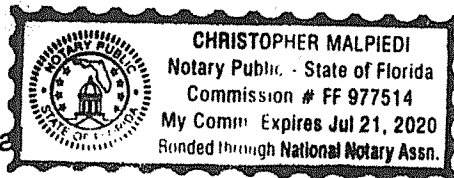
Tom Priez
Printed Name: TOM PRIEZ
BL
Printed Name: Bryan Leonard

By: Robert T. Mecozzi
Robert T. Mecozzi, President

STATE OF FLORIDA
COUNTY OF MARTIN

7 The foregoing instrument was acknowledged before me on MARCH 21, 2010, by ROBERT T. MECOZZI, as President of King Mountain Condominium Association, Inc. ☒ who is personally known to me, or ☐ who has produced identification [Type of Identification: _____].

Notarial Seal



[Signature]

Notary Public

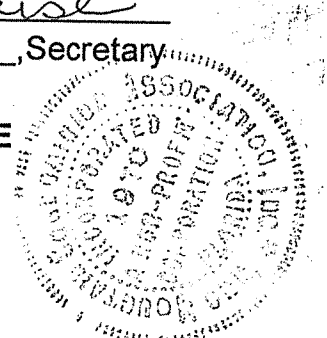
WITNESSES AS TO SECRETARY:

KING MOUNTAIN CONDOMINIUM
ASSOCIATION, INC.

Tom Priez
Printed Name: TOM PRIEZ
BL
Printed Name: Bryan Leonard

By: Kathleen A. Brouse
Kathleen A. Brouse, Secretary

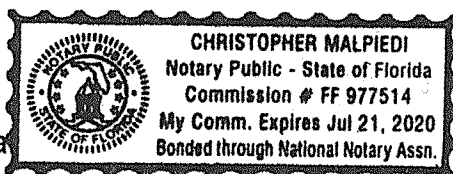
CORPORATE
SEAL



STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me on MARCH 21, 2017, by KATHLEEN A BROUSE, as Secretary of King Mountain Condominium Association, Inc. ☒ who is personally known to me, or ☐ who has produced identification [Type of Identification: _____].

Notarial Seal



[Signature]

Notary Public