

# State of Florida



## Department of State

I certify that the attached is a true and correct copy of the Articles of Amendment, filed on May 4, 1990, to Articles of Incorporation for HARBOR HILLS HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is N32512.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
8th day of May, 1990.



A handwritten signature in cursive script, appearing to read "Jim Smith".

Jim Smith  
Secretary of State

AMENDMENT TO THE ARTICLES OF INCORPORATION  
FOR HARBOR HILLS HOMEOWNERS' ASSOCIATION, INC.

The undersigned, being officers of HARBOR HILLS HOMEOWNERS' ASSOCIATION, INC., make this Amendment to the Articles of Incorporation to change the name of the corporation pursuant to Section 607.187 Florida Statutes and resolution of the Board of Directors on March 22, 1990.

FILED  
FEB 24 1990  
STATE  
TALLAHASSEE, FLORIDA

RESOLVED, that

1. Article IV of the Articles of Incorporation of HARBOR HILLS HOMEOWNERS' ASSOCIATION, INC. shall be revised to add new subparagraphs (h) and (i) and shall now read as follows:

ARTICLE IV

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the Commercial Property, Lots, Common Area, Common Elements, and Common Property within that certain tract of property described on Exhibit "A" attached hereto (hereinafter "Property"), and to promote the health, safety and welfare of the residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of this Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions for Harbor Hills, hereinafter called the "Declaration," applicable to the Property and recorded or to be recorded in the Office of the Clerk of the Circuit Court, Lake County, Florida, and as the same may be amended from time to time as therein provided, said Declaration and particularly the definitions contained therein, being incorporated herein as if set forth at length;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) Borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. After the occurrence of the Turnover Meeting as referred to in the Declaration, no such dedication or transfer shall be effective unless an instrument has been signed by at least two-thirds (2/3) of the owners of Residential Units agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that after the occurrence of the Turnover Meeting as referred to in the Declaration, any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the owners of the Residential Units.

(g) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

(h) The Association shall operate, maintain and manage the Storm Water Management System(s) in a manner consistent with the permit requirements, St. Johns River Water Management District Rules ("Rules"), and Lake County PUD #174-87-1, and shall assist in the enforcement of the restrictions and covenants contained in said Rules.

(i) The Association shall levy and collect assessments against Members of the Association for the cost of maintenance and operation of the Stormwater Management System(s).

2. Article VIII of the Articles of Incorporation of HARBOR HILLS HOMEOWNERS' ASSOCIATION, INC. shall be revised to add a new subparagraph and shall now read as follows:

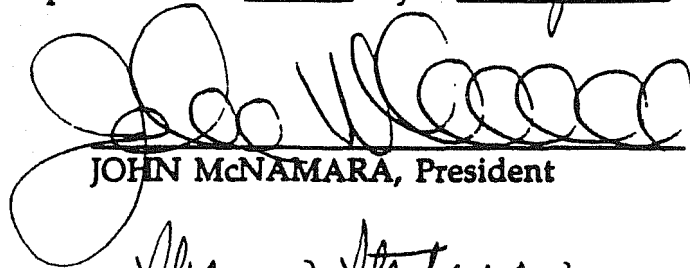
ARTICLE VIII  
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be transferred to the Owners in equal shares as tenants in common. In the event that the Owners refuse such a transfer, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

In the event of dissolution of the Association, and prior to any such dissolution, the responsibility for the operation and maintenance of the Stormwater

Management System(s) must be transferred to and accepted by an entity which will comply with Section 40C-42.027, F.A.C. and PUD # 174-87-1 and is approved by the St. Johns River Water Management System and Lake County.

IN WITNESS WHEREOF, the undersigned officers have executed this Amendment to the Articles of Incorporation this 6th day of April, 1990.



JOHN McNAMARA, President

  
SHARON STEPHENS, Secretary

ATTESTATION

I, SHARON STEPHENS, Secretary of HARBOR HILLS HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, do hereby acknowledge that the foregoing Amendment to the Articles of Incorporation was duly adopted at a meeting of the Board of Directors held on March 22, 1990.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 6th day of April, 1990.

  
SHARON STEPHENS, Secretary