

ARTICLES OF INCORPORATION

OF

TURTLE CREEK EAST OWNERS ASSOCIATION, INC.

The undersigned by these Articles associate themselves for the purpose of forming a corporation not for profit, under the Statutes of the State of Florida and certify as follows:

ARTICLE I

NAME

The name of the corporation shall be TURTLE CREEK EAST OWNERS ASSOCIATION, INC. For convenience, the corporation will be referred to in this instrument as the Association.

ARTICLE 2

PURPOSE

2.1 The purpose for which the Association is organized is to provide an entity pursuant to the Condominium Act, which is Chapter 718, Florida Statutes, 1979, for the operation of TURTLE CREEK EAST, a condominium, located upon lands lying and being in Martin County, Florida, and more particularly described by Section 3 of that certain Declaration of Condominium for TURTLE CREEK EAST, a condominium.

2.2 The Association will make no distributions of income to its members, directors or officers.

ARTICLE 3

POWERS

The powers of the Association will include and be governed by the following provisions.

3.1 The Association will have all of the common law and statutory powers of a corporation not for profit that are not in conflict with the terms of these Articles.

3.2 The Association will have all of the powers and duties set forth in the Condominium Act and those set forth in these Articles, the By-Laws and the Declarations of Condominium for the Condominiums operated by the Association if not inconsistent with the Condominium Act; and it will have all of the powers and duties reasonably necessary to operate said condominiums pursuant to their separate Declarations of Condominium, as they may be amended from time to time, including but not limited to the following:

a. To make and collect assessments against members to defray the costs, expenses and losses of the separate condominium.

b. To use the proceeds of assessments in the exercise of its powers and duties.

c. To buy or lease both real and personal property for condominium use, and to sell or otherwise dispose of property so acquired.

d. To maintain, repair, replace and operate the condominium properties.

e. To purchase insurance for the condominium properties; and insurance for the protection of the Association and its members as condominium unit owners.

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BOOK

f. To reconstruct improvements after casualty and to further improve the condominium properties.

g. To make and amend reasonable regulations respecting the use of the condominium properties.

h. To approve or disapprove the transfer, mortgage and ownership of condominium units as may be provided by the separate Declarations of Condominium and the Bylaws of the Association.

i. To endorse by legal means the provisions of the Condominium Act, the separate Declarations of Condominium, these Articles, the Bylaws of the Association and the Regulations for the use of the condominium properties.

j. To contract with any person or entity for the operation, maintenance and repair of the condominium property. The Association shall, however, retain at all times the powers and duties granted it by the Condominium Act.

k. To contract for the management or operation of such portions of the common elements of the condominiums as are susceptible to separate management and operation, and to grant leases of those portions for this purpose.

l. To enter into leases, as Lessee.

m. To employ personnel to perform the services required for the proper management and operation of the condominiums.

3.3 All funds, except such portions thereof as are expended for the common expenses of the condominium, and the titles of all properties will be held in trust for the members of the Association, in accordance with their respective interests under the separate Declarations of Condominium, and in accordance with the provisions of these Articles of Incorporation and the Bylaws of the Association.

3.4 The powers of the Association will be subject to and will be exercised and in accordance with the provisions of the separate Declarations of Condominium and the Bylaws of the Association.

ARTICLE 4

MEMBERS

4.1 The members of the Association will consist of all of the record owners of the condominium units in the condominiums, said condominium units being apartments of various types; the record owners of all other properties in the TURTLE CREEK EAST Subdivision; and after termination of any condominium will consist of those who were members of the terminated condominium at the time of such termination, their successors and assigns, and of the record owners of condominium units in the remaining condominiums.

4.2 After receiving approval of the Association, change of membership will be established by recording in the public records of Martin County, Florida, a deed or other instrument establishing a record title to a condominium unit or other property and by the delivery to the Association of a copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

4.3 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his condominium unit or property.

OR
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4.4 The owner of each condominium unit and parcel of property shall be entitled to at least one vote as a member of the Association. The exact number of votes to be cast by owners and the manner of exercising voting rights shall be determined by the Bylaws of the Association.

ARTICLE 5

DIRECTORS

5.1 The affairs of the Association will be managed by a board consisting of the number of directors determined by the Bylaws of the Association, but not less than three directors; and in the absence of such determination shall consist of three directors. Directors need not be members of the Association.

5.2 All of the duties and powers of the Association existing under the Condominium Act, Declaration of Condominium, these Articles and Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by unit owners when that is specifically required.

5.3 Directors of the Association will be elected at the annual meeting of the members in the manner determined by the Bylaws of the Association. Directors may be removed and vacancies on the Board of Directors will be filled in the manner provided by the Bylaws of the Association.

5.4 The first election of the Directors shall be held at the time stipulated in and in full accordance with Section 718.301, Florida Statutes (1979). The Directors named in these Articles will serve until the first election of Directors and any vacancies in their number occurring before the first election will be filled by the remaining Directors.

5.5 The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified or until removed, are as follows:

WILLIAM HART - 28 Country Club Circle, Tequesta, Florida 33458

JANET HART - 28 Country Club Circle, Tequesta, Florida 33458

WILLIAM E. BURCKART - 28 County Club Circle, Tequesta, FL 33458

ARTICLE 6

OFFICERS

The affairs of the Association will be administered by the officers designated in the Bylaws of the Association. Said officers will be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and will serve at the pleasure of the Board of Directors. The names and addresses of the officers who will serve until their successors are designated are as follows:

President: WILLIAM HART
28 Country Club Circle, Tequesta, FL

OR BOOK 554 PAGE 2180

Vice President: JANET HART
28 Country Club Circle, Tequesta, FL

Secretary-Treasurer: WILLIAM E. BURCKART
28 Country Club Circle, Tequesta, FL

ARTICLE 7

INDEMNIFICATION

Every director and every officer of the Association will be indemnified by the Association against all expenses and liabilities including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of 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 Association, whether or not he is a director or officer at the time such expenses are incurred, except when 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 will apply only when the Board of Directors approves such settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification will be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE 8

BYLAWS

The first Bylaws of the Association will be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by said Bylaws.

ARTICLE 9

AMENDMENTS

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

9.1 Notice of the subject matter of a proposed amendment will be included in the notice of any meeting at which a proposed amendment is considered.

9.2 A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting.

a. Such approvals must be by not less than 75% of the entire membership of the Board of Directors and by not less than 75% of the votes of the entire membership of the Association; or

b. By not less than 80% of the votes of the entire membership of the Association.

9.3 Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members, without approval in writing by all members and the joinder of all record owners of mortgages upon the condominiums. No amendment shall be made that is in conflict with the Condominium Act or the Declarations of Condominium.

9.4 A copy of each amendment shall be certified by the Secretary of State and be recorded in the public records of Martin County, Florida.

ARTICLE 10

02
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TERM

The term of the Association shall be perpetual.

ARTICLE 11

SUBSCRIBERS

The names and addresses of the subscribers of these Articles of Incorporation are as follows:

WILLIAM HART 28 Country Club Circle
 Tequesta, Florida 33458

JANET HART 28 Country Club Circle
 Tequesta, Florida 33458

WILLIAM E. BURCKART 28 Country Club Circle
 Tequesta, Florida 33458

ARTICLE 12

REGISTERED AGENT

The Association's initial registered office and initial registered agent at that address shall be:

WILLIAM HART 28 Country Club Circle
 Tequesta, Florida 33458

IN WITNESS WHEREOF, the subscribers have affixed their signatures this 12TH day of OCTOBER, 1982.

William Hart
 WILLIAM HART

Janet Hart
 JANET HART

William E. Burckart
 WILLIAM E. BURCKART

STATE OF FLORIDA
 COUNTY OF MARTIN

OR BOOK 554 PAGE 2182

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, WILLIAM HART, JANET HART and WILLIAM E. BURCKART, and they acknowledged to and before me that they executed the foregoing Article of Incorporation for the uses and purposes therein expressed.

WITNESS my hand and official seal at Stuart, Martin County, Florida, this 12th day of October, 1982.



William E. Burckart
 NOTARY PUBLIC
 My Commission Expires:
 Notary Public, State of Florida
 My Commission Expires April 13, 1985
 Printed Dec 1977 (Rev. 10-1-1979) Inc.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation, at place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

Wm. A. Hart
WILLIAM HART, Resident Agent

DR
BOOK 554 PAGE 2183

EXHIBIT "D"

ARTICLES OF INCORPORATION
OF
TURTLE CREEK EAST OWNERS ASSOCIATION, INC.

ARTICLES OF AMENDMENT
TO
ARTICLES OF INCORPORATION
OF
TURTLE CREEK EAST OWNERS ASSOCIATION, INC.

1. Articles of Incorporation of TURTLE CREEK EAST OWNERS ASSOCIATION, INC. were filed on November 19, 1982

2. Pursuant to a duly called special meeting of the Association held July 17, 1990, the membership of the Association by majority vote, adopted an amendment to the Articles of Incorporation, changing the powers of the corporation.

3. Paragraph "3.1" of Article "3" of the Articles of Incorporation is amended to read as follows in its entirety:

3.1 The Association will have all of the common law and statutory powers of a corporation not for profit that are not in conflict with any provision of the Condominium Act or the terms of these Articles.

4. The foregoing amendment has been adopted by the members of this corporation in accordance with the Articles of Incorporation.

IN WITNESS WHEREOF, the undersigned officers of this corporation have executed these Articles of Amendment as of July 19, 1990.

TURTLE CREEK OWNERS ASSOCIATION, INC.

(CORPORATE SEAL)

By: 
Gordon R. Ripma, President

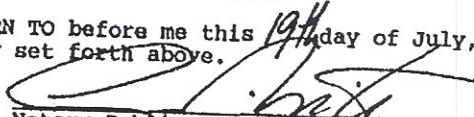
ATTEST:


Nancy Paradise, Assistant Secretary

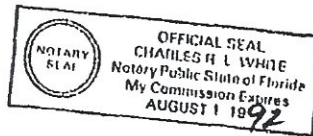
STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

BEFORE ME, a Notary Public authorized to take acknowledgements in the State and County set forth above, personally appeared GORDON R. RIPMA and NANCY PARADISE, as Officers of TURTLE CREEK EAST OWNERS ASSOCIATION, INC., known to me to be the persons who executed the foregoing Articles of Amendment and they acknowledged before me that they executed the same.

SUBSCRIBED AND SWORN TO before me this 19th day of July, 1990, in the State and County set forth above.


Notary Public - State of Florida

My Commission Expires:



ARTICLES OF INCORPORATION
OF
TURTLE CREEK EAST OWNERS ASSOCIATION, INC.

The undersigned by these Articles associate themselves for the purpose of forming a corporation not for profit, under the Statutes of the State of Florida and certify as follows:

ARTICLE I
NAME

The name of the corporation shall be TURTLE CREEK EAST OWNERS ASSOCIATION, INC. For convenience, the corporation will be referred to in this instrument as the Association.

ARTICLE 2
PURPOSE

2.1 The purpose for which the Association is organized is to provide an entity pursuant to the Condominium Act, which is Chapter 718, Florida Statutes, 1979, for the operation of TURTLE CREEK EAST, a condominium, located upon lands lying and being in Martin County, Florida, and more particularly described by Section 3 of that certain Declaration of Condominium for TURTLE CREEK EAST, a condominium.

2.2 The Association will make no distributions of income to its members, directors or officers.

ARTICLE 3
POWERS

The powers of the Association will include and be governed by the following provisions.

3.1 The Association will have all of the common law and statutory powers of a corporation not for profit that are not in conflict with the terms of these Articles.

3.2 The Association will have all of the powers and duties set forth in the Condominium Act and those set forth in these Articles, the By-Laws and the Declarations of Condominium for the Condominiums operated by the Association if not inconsistent with the Condominium Act; and it will have all of the powers and duties reasonably necessary to operate said condominiums pursuant to their separate Declarations of Condominium, as they may be amended from time to time, including but not limited to the following:

a. To make and collect assessments against members to defray the costs, expenses and losses of the separate condominium.

b. To use the proceeds of assessments in the exercise of its powers and duties.

c. To buy or lease both real and personal property for condominium use, and to sell or otherwise dispose of property so acquired.

d. To maintain, repair, replace and operate the condominium properties.

e. To purchase insurance for the condominium properties; and insurance for the protection of the Association and its members as condominium unit owners.

f. To reconstruct improvements after casualty and to further improve the condominium properties.

g. To make and amend reasonable regulations respecting the use of the condominium properties.

h. To approve or disapprove the transfer, mortgage and ownership of condominium units as may be provided by the separate Declarations of Condominium and the Bylaws of the Association.

i. To endorse by legal means the provisions of the Condominium Act, the separate Declarations of Condominium, these Articles, the Bylaws of the Association and the Regulations for the use of the condominium properties.

j. To contract with any person or entity for the operation, maintenance and repair of the condominium property. The Association shall, however, retain at all times the powers and duties granted it by the Condominium Act.

k. To contract for the management or operation of such portions of the common elements of the condominiums as are susceptible to separate management and operation, and to grant leases of those portions for this purpose.

l. To enter into leases, as Lessee.

m. To employ personnel to perform the services required for the proper management and operation of the condominiums.

3.3 All funds, except such portions thereof as are expended for the common expenses of the condominium, and the titles of all properties will be held in trust for the members of the Association, in accordance with their respective interests under the separate Declarations of Condominium, and in accordance with the provisions of these Articles of Incorporation and the Bylaws of the Association.

3.4 The powers of the Association will be subject to and will be exercised and in accordance with the provisions of the separate Declarations of Condominium and the Bylaws of the Association.

ARTICLE 4

MEMBERS

4.1 The members of the Association will consist of all of the record owners of the condominium units in the condominiums, said condominium units being apartments of various types; the record owners of all other properties in the TURTLE CREEK EAST Subdivision; and after termination of any condominium will consist of those who were members of the terminated condominium at the time of such termination, their successors and assigns, and of the record owners of condominium units in the remaining condominiums.

4.2 After receiving approval of the Association, change of membership will be established by recording in the public records of Martin County, Florida, a deed or other instrument establishing a record title to a condominium unit or other property and by the delivery to the Association of a copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

4.3 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his condominium unit or property.

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4.4 The owner of each condominium unit and parcel of property shall be entitled to at least one vote as a member of the Association. The exact number of votes to be cast by owners and the manner of exercising voting rights shall be determined by the Bylaws of the Association.

ARTICLE 5

DIRECTORS

5.1 The affairs of the Association will be managed by a board consisting of the number of directors determined by the Bylaws of the Association, but not less than three directors; and in the absence of such determination shall consist of three directors. Directors need not be members of the Association.

5.2 All of the duties and powers of the Association existing under the Condominium Act, Declaration of Condominium, these Articles and Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by unit owners when that is specifically required.

5.3 Directors of the Association will be elected at the annual meeting of the members in the manner determined by the Bylaws of the Association. Directors may be removed and vacancies on the Board of Directors will be filled in the manner provided by the Bylaws of the Association.

5.4 The first election of the Directors shall be held at the time stipulated in and in full accordance with Section 718.301, Florida Statutes (1979). The Directors named in these Articles will serve until the first election of Directors and any vacancies in their number occurring before the first election will be filled by the remaining Directors.

5.5 The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified or until removed, are as follows:

WILLIAM HART - 28 Country Club Circle, Tequesta, Florida 33458
JANET HART - 28 Country Club Circle, Tequesta, Florida 33458
WILLIAM E. BURCKART - 28 County Club Circle, Tequesta, FL 33458

ARTICLE 6

OFFICERS

The affairs of the Association will be administered by the officers designated in the Bylaws of the Association. Said officers will be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and will serve at the pleasure of the Board of Directors. The names and addresses of the officers who will serve until their successors are designated are as follows:

President: WILLIAM HART ^{OR} 554 PAGE 2180
28 Country Club Circle, Tequesta, FL
Vice President: JANET HART
28 Country Club Circle, Tequesta, FL
Secretary-Treasurer: WILLIAM E. BURCKART
28 Country Club Circle, Tequesta, FL

ARTICLE 7

INDEMNIFICATION

Every director and every officer of the Association will be indemnified by the Association against all expenses and liabilities including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of 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 Association, whether or not he is a director or officer at the time such expenses are incurred, except when 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 will apply only when the Board of Directors approves such settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification will be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE 8 BYLAWS

The first Bylaws of the Association will be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by said Bylaws.

ARTICLE 9

AMENDMENTS

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

9.1 Notice of the subject matter of a proposed amendment will be included in the notice of any meeting at which a proposed amendment is considered.

9.2 A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting.

a. Such approvals must be by not less than 75% of the entire membership of the Board of Directors and by not less than 75% of the votes of the entire membership of the Association; or

b. By not less than 80% of the votes of the entire membership of the Association.

9.3 Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members, without approval in writing by all members and the joinder of all record owners of mortgages upon the condominiums. No amendment shall be made that is in conflict with the Condominium Act or the Declarations of Condominium.

9.4 A copy of each amendment shall be certified by the Secretary of State and be recorded in the public records of Martin County, Florida.

ARTICLE 10

OR
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TERM

The term of the Association shall be perpetual.

ARTICLE 11

SUBSCRIBERS

The names and addresses of the subscribers of these Articles of Incorporation are as follows:

WILLIAM HART 28 Country Club Circle
Tequesta, Florida 33458

JANET HART 28 Country Club Circle
Tequesta, Florida 33458

WILLIAM E. BURCKART 28 Country Club Circle
Tequesta, Florida 33458

ARTICLE 12

REGISTERED AGENT

The Association's initial registered office and initial registered agent at that address shall be:

WILLIAM HART 28 Country Club Circle
Tequesta, Florida 33458

IN WITNESS WHEREOF, the subscribers have affixed their signatures this 12TH day of OCTOBER, 1982.

William Hart
WILLIAM HART

Janet Hart
JANET HART

William E. Burckart
WILLIAM E. BURCKART

STATE OF FLORIDA

OR BOOK 554 PAGE 2182

COUNTY OF MARTIN

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, WILLIAM HART, JANET HART and WILLIAM E. BURCKART, and they acknowledged to and before me that they executed the foregoing Article of Incorporation for the uses and purposes therein expressed.

WITNESS my hand and official seal at Stuart, Martin County, Florida, this 12th day of October, 1982.

Notary Public
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida

My Commission Expires April 13, 1985

Board For Free Free: 10-10-10, Inc.



ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation, at place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

Wm. A. Hart

WILLIAM HART, Resident Agent

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AMENDMENT
TO THE
ARTICLES OF INCORPORATION
OF
TURTLE CREEK EAST OWNERS ASSOCIATION, INC.

The Articles of Incorporation of Turtle Creek East has hereto been filed in the Public Records of Martin County, Florida commencing at Official Record Book 554, Page 2178 and amended at Official Record Book 891, Page 1811. The same Articles of Incorporation are hereby amended as approved by vote sufficient for approval by the owners at a meeting held January 10, 1995.

1. Article 3.2 of the Articles of Incorporation is amended to read as follows:

ARTICLE 3

POWERS

3.2 The Association will have all of the powers and duties set forth in the Condominium Act and those set forth in these Articles, the By-Laws and the Declarations of Condominiums for the Condominiums operated by the Association if not inconsistent with the Condominium Act; and it will have all of the powers and duties reasonably necessary to operate said condominiums pursuant to their separate Declarations of Condominium, as they may be amended from time to time, including but not limited to the following:

g. To make and amend reasonable rules and regulations respecting the use of the condominium properties, the common property or to carry out the intended purposes of the restrictions found in the Declaration of Covenants, Conditions and Restrictions found in Turtle Creek East II.

2. Article 4.1 of the Articles of Incorporation is amended to read as follows:

4.1 The members of the Association will consist of all of the record owners of the condominium units in the condominiums, said condominium units being apartments of various types; the record owners of all lots in the TURTLE CREEK EAST II.

3. Article 9.2 of the Articles of Incorporation is amended to read as follows:

ARTICLE 9

AMENDMENTS

9.2 A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting.

a. Such approvals must be by not less than 66 2/3% of the entire membership of the Board of Directors and by not less than 66 2/3% of the votes of the entire membership of the Association; or

b. By not less than 80% of the votes of the entire membership of the Association.

4. The foregoing amendments to the Articles of Incorporation were adopted by vote sufficient for approval by the owners at Turtle Creek at a meeting held January 10, 1995.

5. The adoption of these amendments appear upon the minutes of said meeting and is unrevoked.

6. All provisions of the Articles of Incorporation 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, its Secretary and its corporate seal affixed this 20th day of MARCH, 1995.

WITNESSES:

TURTLE CREEK EAST OWNERS ASSOCIATION, INC.

Vicky Hobbs
Witness signature

By: Robert Hoffmeir
Robert Hoffmeir, President

VICKI HOBBS
Printed Name of Witness

[Signature]
Witness signature

Antoinette Hamilton
Printed Name of Witness

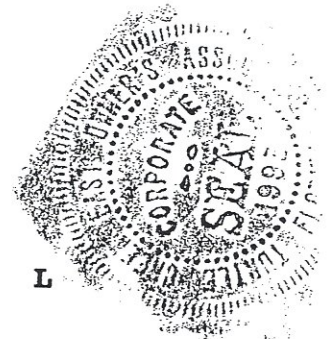
Vicky Hobbs
Witness signature

By: Helen P. Semmes
Helen P. Semmes, Secretary

VICKI HOBBS
Printed Name of Witness

[Signature]
Witness signature

Antoinette Hamilton
Printed Name of Witness



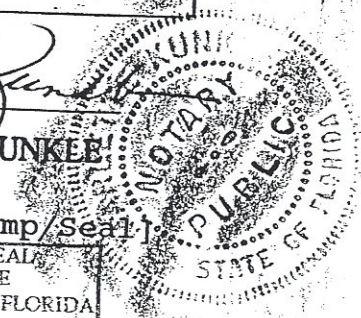
S E A L

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 20th day of March, 1995, by Robert Hoffmeir and Helen Semmes [] who are personally known to me or [] who have produced identification [Type of Identification:] and who did not take an oath.

[Signature]
Signature
MARLETTE KUNKLE

[Commission Stamp/Seal]
OFFICIAL NOTARY SEAL
MARLETTE KUNKLE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC364960
MY COMMISSION EXP. APR. 4, 1998



CERTIFICATE

Turtle Creek East Owners Association, Inc., by its duly authorized officers, hereby certifies that the amendments to the Articles of Incorporation of Turtle Creek East Owners Association, Inc., a copy to which this is attached, were duly and regularly adopted and passed by vote sufficient for approval by the owners of Turtle Creek East, at a meeting held on January 10, 1995.

EXECUTED this 20th day of MARCH, 1995.

WITNESSES:

TURTLE CREEK EAST
OWNERS ASSOCIATION, INC.

VICKI HOBBS
Witness signature

By: Robert M. Hoffmeir
Robert Hoffmeir, President

VICKI HOBBS
Printed Name of Witness

Antonieta Hamilton
Witness signature

Antonieta Hamilton
Printed Name of Witness

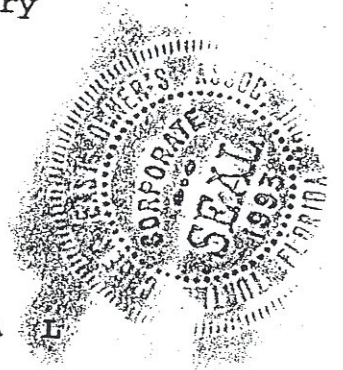
VICKI HOBBS
Witness signature

By: Helen P. Semmes
Helen P. Semmes, Secretary

VICKI HOBBS
Printed Name of Witness

Antonieta Hamilton
Witness signature

Antonieta Hamilton
Printed Name of Witness



S E A L

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 29th day
of March, 1995, by Robert Hoffmeir and Helen Semmes
[] who are personally known to me or [] who have produced
identification [Type of Identification: _____]
and who did not take an oath.


Signature
MARLETTE KUNKLE
[Commission Stamp/Seal] 

OFFICIAL NOTARY SEAL
MARLETTE KUNKLE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC364469
MY COMMISSION EXPIRES 12/31/97

This Document Prepared By: Wackeen, Cornett & Googe, P.A.
Post Office Box 66, Stuart, FL 34995

LAST
PAGE



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

April 7, 1995

JANET HAGEMAN
WACKEEN, CORNETT & GOOGE, P.A.
P.O. BOX 66
STUART, FL 34995

Re: Document Number 765810

The Articles of Amendment to the Articles of Incorporation of TURTLE CREEK EAST OWNERS ASSOCIATION, INC., a Florida corporation, were filed on April 3, 1995.

Should you have any questions regarding this matter, please telephone (904) 487-6050, the Amendment Filing Section.

Tawana McClellan
Corporate Specialist
Division of Corporations

Letter Number: 395A00015938

cc. client/mgmt.
press board

**AMENDMENT
TO THE
ARTICLES OF INCORPORATION
OF
TURTLE CREEK EAST OWNERS ASSOCIATION, INC.**

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 APR -3 AM 9:08

The Articles of Incorporation of Turtle Creek East has hereto been filed in the Public Records of Martin County, Florida commencing at Official Record Book 554, Page 2178 and amended at Official Record Book 891, Page 1811. The same Articles of Incorporation are hereby amended as approved by vote sufficient for approval by the owners at a meeting held January 10, 1995.

1. Article 3.2 of the Articles of Incorporation is amended to read as follows:

ARTICLE 3

POWERS

3.2 The Association will have all of the powers and duties set forth in the Condominium Act and those set forth in these Articles, the By-Laws and the Declarations of Condominiums for the Condominiums operated by the Association if not inconsistent with the Condominium Act; and it will have all of the powers and duties reasonably necessary to operate said condominiums pursuant to their separate Declarations of Condominium, as they may be amended from time to time, including but not limited to the following:

g. To make and amend reasonable rules and regulations respecting the use of the condominium properties, the common property or to carry out the intended purposes of the restrictions found in the Declaration of Covenants, Conditions and Restrictions found in Turtle Creek East II.

2. Article 4.1 of the Articles of Incorporation is amended to read as follows:

4.1 The members of the Association will consist of all of the record owners of the condominium units in the condominiums, said condominium units being apartments of various types; the record owners of all lots in the TURTLE CREEK EAST II.

3. Article 9.2 of the Articles of Incorporation is amended to read as follows:

ARTICLE 9

AMENDMENTS

9.2 A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting.

a. Such approvals must be by not less than 66 2/3% of the entire membership of the Board of Directors and by not less than 66 2/3% of the votes of the entire membership of the Association; or

b. By not less than 80% of the votes of the entire membership of the Association.

4. The foregoing amendments to the Articles of Incorporation were adopted by vote sufficient for approval by the owners at Turtle Creek at a meeting held January 10, 1995.

5. The adoption of these amendments appear upon the minutes of said meeting and is unrevoked.

6. All provisions of the Articles of Incorporation 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, its Secretary and its corporate seal affixed this 20th day of MARCH, 1995.

WITNESSES:

TURTLE CREEK EAST OWNERS ASSOCIATION, INC.

Vicki Hobbs
Witness signature

By: Robert M. Hoffmeir
Robert Hoffmeir, President

VICKI HOBBS
Printed Name of Witness

Antonia Hamilton
Witness signature

Antonieito Hamilton
Printed Name of Witness

Vicki Hobbs
Witness signature

By: Helen P. Semmes
Helen P Semmes, Secretary

VICKI HOBBS
Printed Name of Witness

Antonia Hamilton
Witness signature

Antonieito Hamilton
Printed Name of Witness

S E A L

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 20th day of March, 1995, by Robert Hoffmeir and Helen Semmes [] who are personally known to me or [] who have produced identification [Type of Identification: _____] and who did not take an oath.

Marlette Kunkle
Signature
MARLETTE KUNKLE

[Commission Stamp/Seal]
OFFICIAL NOTARY SEAL
MARLETTE KUNKLE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC364969
MY COMMISSION EXP. APR. 4, 1998

CERTIFICATE

Turtle Creek East Owners Association, Inc., by its duly authorized officers, hereby certifies that the amendments to the Articles of Incorporation of Turtle Creek East Owners Association, Inc., a copy to which this is attached, were duly and regularly adopted and passed by vote sufficient for approval by the owners of Turtle Creek East, at a meeting held on January 10, 1995. EXECUTED this 20th day of MARCH, 1995.

WITNESSES:

TURTLE CREEK EAST OWNERS ASSOCIATION, INC.

Vicky Hobbs
Witness signature

By: Robert Hoffmeier
Robert Hoffmeier, President

VICKI HOBBS
Printed Name of Witness

Antonieta Hamilton
Witness signature

Antonieta Hamilton
Printed Name of Witness

Vicky Hobbs
Witness signature

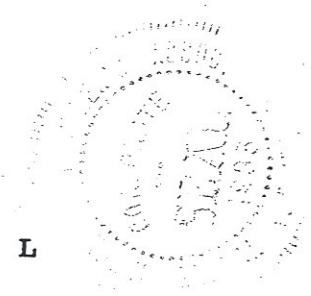
By: Helen P. Semmes
Helen P. Semmes, Secretary

VICKI HOBBS
Printed Name of Witness

Antonieta Hamilton
Witness signature

Antonieta Hamilton
Printed Name of Witness

S E A L



STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 20th day of March, 1995, by Robert Hoffmeir and Helen Semmes [] who are personally known to me or [] who have produced identification [Type of Identification: _____] and who did not take an oath.

Marlette Kunkle
Signature

MARLETTE KUNKLE

[Commission Stamp/Seal]

OFFICIAL NOTARY SEAL
MARLETTE KUNKLE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC364960 -
MY COMMISSION EXP. APR. 4, 1998

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