

RESTATED ARTICLES OF INCORPORATION

A FLORIDA CORPORATION NOT FOR PROFIT

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLE I. NAME

The name of this corporation is Riverview Terrace Homeowner's Association, Inc.

ARTICLE II. ENABLING LAW

This Corporation is organized pursuant to the Corporations Not for profit Law of the State of Florida, set forth in Part One of Chapter 617 of the Florida Statutes.

ARTICLE III. PURPOSES

(a) The Association shall operate, maintain and manage the surface water or storm water management system(s) in a manner consistent with the St. Johns River Water Management District Permit No: 4-009-0362 and 4-009-0362M requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or storm water management system.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or storm water management system.

(b) To own, operate and maintain an Association exclusively for the pleasure, entertainment and recreation of its members.

(c) To do anything necessary and proper for the accomplishment of any purposes set forth in the statement of

principles adopted by the founders of this Association.

(d) This Corporation is organized and operated exclusively for pleasure, recreation, and other nonprofit purposes, and no part of any net earnings shall inure to the benefit of any member, director, or officer.

(e) This Corporation shall have and exercise all rights and powers conferred upon corporations under the laws of the State of Florida, provided, however, that this Corporation is empowered to engage in any activity that in itself is not in furtherance of its purposes as set forth in subparagraphs (a) through (d) of this Article.

#### ARTICLE IV. TERM

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

#### ARTICLE V. INCORPORATORS

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

John Kalimnios  
437 South Banana River Boulevard  
Cocoa Beach, Florida 32903

#### ARTICLE VI. MEMBERSHIP

The authorized number, qualifications, and manner of admissions of members of this Corporation, the difference classes membership, if any, the property, voting, and other rights and

privileges of members, the liability of members for dues of assessments and the method of collection thereof, and the termination and transfer of membership shall be as set forth in the By-Laws of this Corporation.

#### ARTICLE VII. MANAGEMENT OF CORPORATE AFFAIRS

(a) **BOARD OF DIRECTORS.** The powers of this Corporation shall be exercised, its properties controlled, and its affairs conducted by a board of three (3) directors. The number of directors herein provided for may be changed by a By-Law duly adopted by the members entitled to vote. Directors shall be elected annually by majority vote of the membership.

The names and addresses of the persons constituting the first Board of Directors who are to act in that capacity until the selection of their successors are:

John Kalimnios  
437 South Banana River Drive  
Cocoa Beach, Florida 32903

(b) **ELECTIVE OFFICERS.** The officers of this corporation shall be President, Vice President, Secretary, and Treasurer. Other offices and officers may be established or appointed by members of this corporation at any regular annual meeting. The qualifications, the time and manner of electing or appointing, the duties of the terms of office, and the manner of removing officers shall be set forth in the By-Laws.

The officers who are to serve until the first election of

officers under the articles of Incorporation are:

John Kalimnios  
437 South Banana River Boulevard  
Cocoa Beach, Florida 32903

(c) **STANDING COMMITTEES.** This Corporation shall have at least two standing committees: the board of directions shall elect annually, from its members, an executive committee of three (3) persons, and an admissions committee of three (3) persons. Other committees may be specified in the By-Laws or may be appointed from time to time by the Board of Directors.

**ARTICLE VIII. LOCATION OF REGISTERED OFFICE  
IDENTIFICATION OF REGISTERED AGENT**

(a) The principal address of the Corporation and address of this Corporation's initial registered office in the State of Florida is 437 South Banana River Boulevard, Cocoa Beach, Florida, 32903.

(b) The name of this Corporation's initial registered agent at the above address is John Kalimnios.

**ARTICLE IX. INCOME FROM PUBLIC EVENTS**

If this Corporation holds any events in which members of the general public are invited to participate for a fee, the net proceeds, if any, attributable to such participation by non-members will be paid over to an organization which is exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code on an annual basis.

**ARTICLE X. BY-LAWS**

By-Laws will be hereinafter adopted at the first meeting of the Board of Directors. Such By-Laws may be amended or repealed, in whole or part, by the members or by the directors in the manner provided therein. Any amendments to the By-Laws shall be binding on all members of this Corporation.

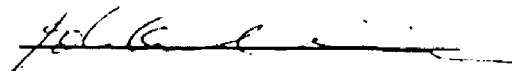
**ARTICLE XII. DISSOLUTION**

This Corporation shall be dissolved and its affairs wound up by a two-thirds vote of the Corporation's voting members.

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

In the event of dissolution, property of the Corporation shall be distributed by the last Board of Directors.

The undersigned constituting the subscribers of this Corporation, for the purpose of forming this Corporation not for profit under the laws of the State of Florida, have executed these Articles of Incorporation this 19 day of Dec, 1994.



STATE OF FLORIDA  
COUNTY OF BREVARD

BEFORE ME, the undersigned authority duly authorized to administer oaths in the State of Florida, personally appeared John Kalimnios before me known to be the individual described in and who executed the foregoing Articles of Incorporation, and acknowledged before me that executed the same for the purposes therein expressed.

WITNESS hands and official seals in the County and State aforesaid this 19th day of December, 1994.



DEBORAH A HASH  
My Commission CC379828  
Expires May 30, 1998  
Bonded by ANB  
800-652-6878

Deborah A. Hash  
NOTARY PUBLIC  
By: DEBORAH A. HASH  
My Commission Expires: MAY 30, 1998

Pursuant to the provisions of Sections 607.0501 or 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida. The name of the corporation is Riverview Terrace Homeowner's Association. The name and address of the registered agent and office is John Kalimnios, 437 South Banana River Boulevard, Cocoa Beach, Florida, 32903.

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

SIGNATURE: [Signature]

DATE: 12-19-94