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OFF REC 1280 PG 685

C E R T I F I C A T E

THE UNDERSIGNED being President and Secretary of SANIBEL ARMS CONDOMINIUM ASSOCIATION do hereby certify that the attached Amendment to Declaration of Condominium was duly adopted and ratified at a meeting of the Association members and Directors held on the 28th day of December, 1977, by the required vote of the owners and Board of Directors of Sanibel Arms Condominium Association.

WITNESSES:

Alan L. Buchsbaum
Mary A Ford

SANIBEL ARMS CONDOMINIUM ASSOCIATION

By Robert A. Roguska
President

ATTEST:

Bonnie T. Righter
Secretary

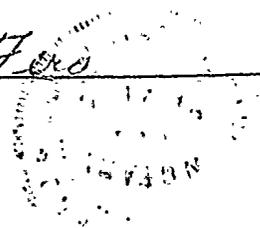
STATE OF FLORIDA

COUNTY OF LEE

I HEREBY CERTIFY that on this 13 day of May, 1978, before me personally appeared ROBERT A. ROGUSKA and BONNIE T. RIGHTER, President and Secretary, respectively of SANIBEL ARMS CONDOMINIUM ASSOCIATION, to me known to be the persons who signed the foregoing instrument as such individuals and acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that the said instrument is the act and deed of said Association.

WITNESS my signature and official seal at Fort Myers, County of Lee, State of Florida, the day and year last aforesaid.

Mary A Ford
Notary Public



My Commission expires:

MY COMMISSION EXPIRES JAN 12, 1982

RECORD VERIFIED - SAJ GERACI CLERK
BY H. FERNSTROM D.C.

OFF REC 1280 PG 686

SECOND AMENDMENT TO SANIBEL ARMS CONDOMINIUM, PER DECLARATION RECORDED IN OFFICIAL RECORD BOOK 682, PAGE 691, FIRST AMENDMENT RECORDED IN OFFICIAL RECORD BOOK 1143, PAGE 1241, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SAID DECLARATION AND AMENDMENT ARE AMENDED TO READ AS FOLLOWS:

The last paragraph of the Introduction is deleted and the following is substituted:

"The governing body of Sanibel Arms Condominium will be Sanibel Arms Condominium Association., Inc., a non-profit corporation."

Paragraph 3 of the Declaration is hereby amended as follows:

"NAME - ASSOCIATION - The name of the condominium association governing SANIBEL ARMS CONDOMINIUM shall be SANIBEL ARMS CONDOMINIUM ASSOCIATION., INC., a non-profit Florida corporation."

Paragraph 4 - E. - Association shall be changed to read:

"E. Association - The Sanibel Arms Condominium Association, Inc. and its successors, through which all of the unit owners act as a group."

Paragraph 10 B. (.4) - Insurance Adjustments:

"The words "Board of Governors" appearing in the second line is hereby changed to read "Board of Directors".

Paragraph 11 - E. - Regulations:

The words "Board of Governors" in the second line shall be changed to read "Board of Directors".

Paragraph 14 A. (.2) - Declaration of Condominium:

The words "Board of Governors" appearing in the second line and in the last line shall be changed to read "Board of Directors".

Paragraph 15 D. - Following Termination:

The words "Board of Governors" appearing in the second line and the sixth line shall be changed to read "Board of Directors".

THIS INSTRUMENT PREPARED BY:
RICHARD D. DEBOEST
ATTORNEY AT LAW
P. O. BOX 1480
FORT MYERS, FLORIDA 33902

ALLEN, KNUDSEN,
SWARTZ,
DEBOEST, RHOADS
& EDWARDS, P. A.
ATTORNEYS AT LAW
P. O. BOX 1480
COLLIER ARCADE
FORT MYERS, FLORIDA

Paragraph 15 E.

The words "the members of the last Board of Governors" shall be changed to read "the members of the last Board of Directors".

Paragraph 23. GOVERNORS:

The title of Paragraph 23 shall be changed to read "DIRECTORS" and the words "Governors" appearing in the second and third lines of Paragraph 23 A. shall be changed to read "Directors" and the words "Board of Governors" in Paragraph 23 B. shall be changed to read "Board of Directors".

Paragraph 24. INDEMNIFICATION:

At every point in Paragraph 24 where the word "Governor" is used, it is hereby deleted and the word "Director" is substituted.

Paragraph 28. PARKING:

At every place in this paragraph where the word "Governors" appears, it shall be changed to read "Directors".

AMENDMENT TO BY-LAWS

Paragraph 1 of the By-Laws is hereby amended to read as follows:

"IDENTITY - These are the By-Laws of SANIBEL ARMS CONDOMINIUM ASSOCIATION, INC., a non-profit Florida corporation, organized for the purpose of administering SANIBEL ARMS CONDOMINIUM, which is located at Sanibel Island, Florida, upon the lands described in the Declaration of Condominium."

Each and every section and paragraph of the By-Laws of SANIBEL ARMS CONDOMINIUM ASSOCIATION where the word "Governor" or "Board of Governors" appears, is hereby amended to read "Directors" or "Board of Directors".

END OF AMENDMENTS.

IN WITNESS WHEREOF, this document has been executed this 13 day of May, 1978.

ALLEN, KNUDSEN,
SWARTZ,
DeBOEST, RHOADS
& EDWARDS, P. A.
ATTORNEYS AT LAW
P. O. BOX 1480
COLLIER ARCADE
FORT MYERS, FLORIDA

WITNESSES:
Ala S. Decker
Mary A. Fero

SANIBEL ARMS CONDOMINIUM ASSOCIATION
By [Signature]
President

(ASSOCIATION SEAL)

ATTEST:
By [Signature]
Secretary

STATE OF FLORIDA

COUNTY OF LEE

I HEREBY CERTIFY that on this 13 day of May, 1978, before me personally appeared ROBERT A. ROGUSKA and BONNIE T. RIGHTER, President and Secretary respectively of SANIBEL ARMS CONDOMINIUM ASSOCIATION, to me known to be the persons who signed the foregoing instrument as such individuals and acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that the said instrument is the act and deed of said Association.

WITNESS my signature and official seal at Sanibel, County of Lee, State of Florida, the day and year last aforesaid.

Mary A. Fisher
Notary Public

My Commission expires:

MY COMMISSION EXPIRES ~~JAN 12, 1982~~

ALLEN, KNUDSEN,
SWARTZ,
DEBOEST, RHOADS
& EDWARDS, P. A.
ATTORNEYS AT LAW
P. O. BOX 1480
COLLIER ARCADE
FORT MYERS, FLORIDA

State of Florida

DEPARTMENT OF STATE • DIVISION OF CORPORATIONS

OFF REC 1280 PG 689

I certify that the following is a true and correct copy of Articles of Incorporation of SANIBEL ARMS CONDOMINIUM ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on June 2, 1978, as shown by the records of this office.

The charter number for this corporation is 743110.

GIVEN under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 6th day of June, 1978.



Gene A. Smathers
SECRETARY OF STATE

FILED

ARTICLES OF INCORPORATION

JUN 2 11 10 AM '78

OF

SECRETARY OF SANIBEL ARMS CONDOMINIUM ASSOCIATION, INC.
TALLAHASSEE, FLORIDA

(A Non-profit Florida corporation)

ARTICLE I.

The name of this corporation is SANIBEL ARMS CONDOMINIUM ASSOCIATION, INC.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of SANIBEL ARMS, a Condominium, located at Sanibel Island, Florida.

ARTICLE III.

The qualification of members and the manner of their admission shall be as follows: Any person or persons who hold title in fee simple to a condominium apartment in Sanibel Arms, a Concominium, shall be virtue of such ownership be a member of this corporation.

ARTICLE IV.

This corporation shall exist perpetually.

ARTICLE V.

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

ROBERT A. ROGUSKA
3978 W. Riverside Drive
Fort Myers, FL 33901

ALAN BUCHSBAUM
Sanibel Arms E-6
East Gulf Drive
Sanibel, L 33957

BONNIE T. RIGHTER
Sanibel Arms C-4
East Gulf Drive
Sanibel, FL 33957

ARTICLE VI.

The affairs of the corporation are to be managed by a Board of five (5) or seven (7) Directors at the election of the members and these Directors will be elected as provided for in the By-Laws.

RDD:sh
ALLEN, KNUDSEN,
SWARTZ,
DEBOEST, RHOADS,
& EDWARDS, P. A.
ATTORNEYS AT LAW
P. O. BOX 1480
COLLIER ARCADE
FORT MYERS, FLORIDA

ARTICLE VII.

The names of the officers who are to serve until the first election or appointment under the Articles of Incorporation are:

ROBERT A. ROGUSKA, President
ALAN BUCHSBAUM, Vice-President
GRACE MARY KEEFE, Treasurer
BONNIE T. RIGHTER, Secretary

ARTICLE VIII.

The number of persons constituting the first Board of Directors shall be seven (7) and their names and addresses are as follows:

ROBERT A. ROGUSKA
3978 W. Riverside Drive
Fort Myers, FL 33901

ALAN BUCHSBAUM
Sanibel Arms E-6
E. Gulf Drive
Sanibel, FL 33957

GRACE MARY KEEFE
Sanibel Arms E-8
E. Gulf Drive
Sanibel, FL 33957

ARTHUR HAYES
Sanibel Arms H-8
E. Gulf Drive
Sanibel, FL 33957

ANNETTE PEEPLES
1072 Brevity Lane
Fort Myers, FL 33901

EDWIN WILKINS
#2 Court of Stone Creek
Northbrook, Illinois 60062

GEORGE McKENTY
1770 N. Evangeline
Dearborn Heights, Mich. 48127

ARTICLE IX.

The By-Laws of the corporation are to be made, altered or rescinded by the members of the corporation as provided for in the By-Laws.

ARTICLE X.

Amendments to these Articles of Incorporation may be proposed and adopted in the same manner that amendments may be

made to the Declaration of Condominium as provided by Paragraph 14 A. of the Declaration of Condominium, to-wit:

"Amendments to the declaration shall be proposed and adopted in the following manner: Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered. A resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association, and after being proposed and approved by one of such bodies it requires approval by the other. Directors and owners not present at the meetings considering the amendment may express their approval in writing. Such approvals must be by three-fourths (3/4ths) of the Directors and not less than 51% of the members of the Association."

The Amendment must be approved by the vote of at least 51% of the members of the corporation.

ARTICLE XI.

Each unit in the condominium shall have one (1) full vote, which vote shall be cast by a designated owner as provided for in the Declaration of Condominium.

ARTICLE XII.

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.

ARTICLE XIII.

No part of the net earnings of this corporation shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance, or care of association property or through the rebate of the excess membership dues, fees, or assessments.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 13 day of May, 1978.

Robert A. Roguska (SEAL)
Robert A. Roguska

Alan S. Buchsbaum (SEAL)
Alan Buchsbaum

Bonnie T. Righter (SEAL)
Bonnie T. Righter

STATE OF FLORIDA)
) SS:
COUNTY OF LEE)

BEFORE ME, the undersigned, a Notary Public Authorized to take acknowledgments in the State and County aforesaid, personally appeared ROBERT A. ROGUSKA, ALAN BUCHSBAUM and BONNIE T. RIGHTER, known to me and known to be the persons who executed the foregoing Articles of Incorporation, and they acknowledged before me that they executed those Articles of Incorporation.

WITNESS my hand and seal this 13 day of May, 1978.

Mary A. Fero

NOTARY PUBLIC

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES JAN 12, 1982

ALLEN, KNUDSEN,
SWARTZ,
DEBOEST, RHOADS,
& EDWARDS, P. A.,
ATTORNEYS AT LAW
P. O. BOX 1480
COLLIER ARCADE
FORT MYERS, FLORIDA

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

THAT SANIBEL ARMS CONDOMINIUM ASSOCIATION, INC.
(Name of Corporation)

DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA,

WITH ITS PRINCIPAL PLACE OF BUSINESS AT Sanibel
(City)

STATE OF Florida, HAS NAMED BONNIE T. RIGHTER
(State) (Name of Resident Agent)

LOCATED AT Sanibel Arms C-4, E. Gulf Drive, Sanibel, FL 33957
(Street address and number of building - post office box addresses are not acceptable)

CITY OF Sanibel, STATE OF FLORIDA, AS ITS AGENT TO
(City)

ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

NOT. BY MAIL
CLERK OF CIRCUIT COURT

JUN 14 3 55 PM '78

RECORDED IN OFFICIAL
RECORDS
LEE COUNTY, FLORIDA
(RECORD VERIFIER)

SIGNATURE [Signature]
(Corporate Officer)

TITLE President

DATE May 13, 1978

FILED
JUN 2 11 20 AM '78
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE [Signature]
(Resident Agent)
Bonnie T. Righter

DATE May 13, 1978