

**CERTIFICATE OF AMENDMENT TO
ARTICLES OF INCORPORATION OF
WASHINGTON HEIGHTS HOME OWNERS ASSOCIATION, INC.**

THIS CERTIFICATE is made to reflect and document an Amendment, Restatement and Modification of the Articles of Incorporation of Washington Heights Home Owners Association, Inc.

The undersigned officers of the Board of Directors of Washington Heights Home Owners Association, Inc., a Florida not-for-profit corporation, hereby certify as follows:

1. The Articles of Incorporation of Washington Heights Home Owners Association, Inc. is hereby amended in accordance with Exhibit "A" attached hereto and entitled Amended and Restated Articles of Incorporation of Washington Heights Home Owners Association, Inc.

2. This Amendment of the Articles of Incorporation of Washington Heights Home Owners Association, Inc. was proposed by duly adopted resolution, and approved by a vote of not less than two thirds of the members present and voting at a meeting called for that purpose and that all members were notified of in writing hand delivered or mailed to their address of record at least fourteen days prior to the meeting.

Executed this 14th day of March, 2024 at Punta Gorda, Florida

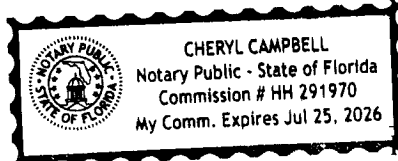
WASHINGTON HEIGHTS HOME OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

By: *Kenneth Paul Kaprielian*
Name: Kenneth Paul Kaprielian
Its: President

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged to me this 14th day of March, 2024, by Kenneth Paul Kaprielian, who is personally known to me or produced FUDGE as identification. 10164-515-65-1320

SEAL



Campbell
Notary Public

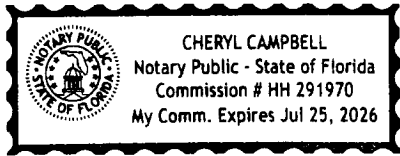
Campbell
Printed name of notary

By: [Signature]
Name: Debbie-Jean Kaprielian
Its: Secretary

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged to me this 14th day of March, 2024, by
Debbie-Jean Kaprielian, who is personally known to me or produced FDX as
12 164-160-66-832-0
identification.

SEAL



[Signature]
Notary Public

Cheryl Campbell
Printed name of notary

EXHIBIT "A"
AMENDED AND RESTATED
ARTICLES OF INCORPORATION OF
WASHINGTON HEIGHTS HOME OWNERS ASSOCIATION, INC.

SUBSTANTIAL REWORDING OF ARTICLES -
SEE CURRENT ARTICLES FOR CURRENT TEXT

These are the Amended and Restated Articles of Incorporation for Washington Heights Home Owners Association, Inc. (a not-for-profit corporation) originally filed with the Florida Department of State on March 9, 1983, under Chapter Number 617. Matters of only historical interest have been omitted. Amendments included have been added pursuant to Florida Statutes.

1. Name. The name of the corporation shall be WASHINGTON HEIGHTS HOME OWNERS ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association," these Amended and Restated Articles of Incorporation as the "Articles," and the Bylaws of the Association as the "Bylaws."

2. Purpose. The purposes for which the Association is organized are:

To provide a legal entity for the management of and to represent the home owners of the unplatted Subdivision (hereinafter "Subdivision") located in Charlotte County, Florida, known as Washington Heights, which encompasses land in a certain tract of real property in a survey by Bannister (hereinafter "Survey") and recorded at O.R. Book 358, Page 590, Charlotte County Public Records and described as being part of the NW ¼ of the NE ¼ and 100 feet on the West side of the NE ¼ of the NE ¼ of Section 27, Township 40 South, Range 24 East, Charlotte County, Florida and for which the Association was granted the deed as recorded at O.R. Book 729, Pages 1745 et seq. and corrected as recorded at O.R. Book 751, Pages 58, Charlotte County Public Records to all remaining title and interest to lands not conveyed prior to March 31, 1983 that are included in the Survey (hereinafter the "Common Property"). The following lots in the Survey are included in the membership of the Association (hereinafter "Lot(s)"); lots 1-52 including lots 40A and 40B, lot 57, lots 67-74 including lots 67A and 68A. The following lots in the Survey were eliminated in the April 12, 1971 revision of the Survey; lots 53-56. The following lots in the Survey are not included in the membership of the Association; lots 58-66.

To form an association for all home owners and lot owners of the Subdivision which personnel shall be of good moral conduct and law abiding citizens who are interested in performing services for the benefit of persons in the Subdivision and who will actively participate in the performance thereof.

To clarify rights in all Common Property including roads, easements, common lanes, appurtenances, etc. in the Subdivision.

To promote the health, safety and welfare of the residents within the above-described Subdivision.

To do all and everything necessary to carry out the ideals and principals and goals set forth herein.

To manufacture, purchase or otherwise acquire, and own, mortgage, pledge, sell, assign, transfer or otherwise dispose of and to invest, trade, deal in and deal with goods, wares, merchandise, and real and personal property of every class and description whatsoever.

To do all and everything necessary and proper for the accomplishment of any of the objects and purposes and for the furtherance of any of the powers enumerated in these Articles of Incorporation or any Amendment thereof, necessary or incidental to the protection of, or for the benefit of the Association. In general, either alone or in association with other corporations, firms or individuals, to carry out any lawful business necessary or incidental to the objects or purposes, or attainment of the objects, or the furtherance of such objects or purposes of the Association, whether or not such business is similar to the purposes and objects set forth in these Articles of Incorporation or any Amendment thereof.

To have all of the powers enumerated in the Florida Statute 617.

3. **Powers.** The powers of the Association shall include and be governed by the following powers:

3.1 **General.** The Association shall have all of the common-law and statutory powers of a corporation not for profit under the Laws of Florida that are not in conflict with the provisions of these Articles or of the Act.

3.2 **Enumeration.** The Association shall have all the powers and duties set forth in the Florida Homeowners Association Act except as limited by these Articles (as they may be amended from time to time) and the Bylaws (as they may be amended from time to time).

3.3 **Distribution of Income.** The Association shall make no distribution of income to its members, Directors or officers.

4. **Members.** The membership of the Association shall be open to all of the record Owners of Lots in the Subdivision who are willing and desirous to abide by these Articles of Incorporation and the Bylaws and Rules of the Association.

5. **Voting.** On all matters upon which the membership shall be entitled to vote, the vote shall be exercised or cast in the manner provided by the Bylaws.

6. **Meetings.** The Bylaws shall provide for an annual meeting of members, and may make provision for regular and special meetings of members other than the annual meeting.

7. **Term of Existence.** The Association shall have perpetual existence.

8. **Officers.** The affairs of the Association shall be administered by the following officers; President, Vice-President, Secretary and Treasurer. Officers must be Resident Owners in the Subdivision. A Resident Owner is defined as an owner who occupied his lot for at least thirty days of the preceding twelve months and did not allow any other person, exclusive of immediate family members, to occupy his lot in his absence during the preceding twelve months.

9. **Directors.**

9.1 **Number and Qualification.** The Association shall have a Board of Directors consisting of four (4) regular members and no alternatives. Provided, however, the number of the Board of Directors may be increased or decreased by the Association in the manner set forth in the Bylaws but may never be less than four (4). Directors must be Resident Owners in the Subdivision.

9.2 **Duties and Powers.** The Board of Directors shall have the right and power to prepare and draw the Rules of the Association and shall have the further right to alter and rescind same

in a normal course of business of said Board of Directors by a majority vote of the board members present and voting at any meeting called for that purpose. The Board of Directors shall have the right and power to prepare and draw Bylaws of the Association and shall have the further right to alter and rescind same in a normal course of business of said Board of Directors and/or by the voting membership of the Association by a 2/3 majority vote of the members present and voting at any meeting called for that purpose.

10. Elections. The officers of the Association and the designated Board of Directors are to manage the affairs of the Association, and they shall be elected in accordance with the provisions of the Bylaws of the Association.

11. Amendments.

11.1 Amendments to the Articles of the Corporation may be proposed and adopted in the same manner as that of the Bylaws of the Association, namely by 2/3 vote of members present and voting at any meeting called for that purpose.

11.2 Automatic Amendment. The Board of Directors without a vote of the Owners, may adopt by majority vote, amendments to these Articles of Incorporation as the Board deems necessary to comply with such operational changes as may be enacted by future amendments to Chapter 617 of the Florida Statutes, or such other statutes or administrative regulations as required for the operation of the Association, all as amended from time to time.

12. Registered Office Address and Name of Registered Agent. The registered office address and the name of the registered agent of the Association shall be as determined by the Board of Directors from time to time.