

FILED  
16 JUN - 7 PM 12:03  
SECRETARY OF  
TALLAHASSEE COUNTY

RESTATED ARTICLES INCORPORATION  
OF  
PARKSIDE VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.

These Articles of Incorporation were approved by a majority of owners this 9th day of February, 2016.

FIRST

The name of this corporation shall be PARKSIDE VILLAGE PROPERTY OWNERS' ASSOCIATION, INC., which is hereinafter referred to as the "Association".

SECOND

A. The purpose for which this Association is organized is to interpret, adopt, and enforce covenants and restrictions in property in Citrus County, Florida, which is known as PARKSIDE VILLAGE, to collect and receive money from the property owners in the said PARKSIDE VILLAGE area as estimated cost of such enforcement, manage and operate the Association and repair and maintain the roads and drainage appurtenant thereto.

B. The Board of Directors of this Association shall have the power and authority to interpret and enforce the Restrictive Covenants applicable to those certain parcels of acreage known as PARKSIDE VILLAGE.

THIRD

A. The membership of this Association shall be limited to the person or entity for the time being and their heirs, successors or assigns which hold the fee simple title, or their spouse, or the person or entity who have entered into an Agreement to Purchase, or their spouse, a dwelling located in Parkside Village in Citrus County, Florida which may be restricted by covenants running with the land originally placed hereon by PLAN-CO INC., a Florida corporation, its successors or assigns, and which Restrictive Covenants specifically require membership in this Association to assess and collect and expend funds and empower this Association to enforce such restrictions.

B. Each member hereof shall be entitled to one (1) vote for each tract thereof. When interest in the property is in the joint tenants, or tenants in common, the votes for such property shall be exercised as they, among themselves, determine, but in no event shall more than one (1) vote per dwelling be cast.

C. All members have voting rights in this Association and there shall be no qualifications for membership herein other than to be the owner of the fee simple title of lands restricted as aforesaid, or their spouse, or a person or entity who have executed an Agreement to Purchase the lands, or their spouse.

D. When a member transfers, sells, or conveys lands in PARKSIDE VILLAGE, his or its title interest shall pass voluntarily or involuntarily, in any manner whatsoever, the membership interest of such member shall cease, and the party receiving such interest shall thereupon be a member of this Association.

E. Annual assessments shall be budgeted, determined, and set by the Board of Directors, who shall be empowered to determine such assessments, which shall include reasonable annual dues for the purpose of the maintenance of this Association and its records and the paying of all costs and expenses incident to the maintenance and operation of this Association and maintenance and repair of roads.

#### FOURTH

This Association shall have perpetual existence.

#### FIFTH

A. The affairs of this Association are to be managed and controlled by a Board of Directors which shall be duly elected by the membership of the Association.

B. The members of the Board of Directors shall be elected by the members of the Association at its annual meeting to be held in January of each year, and notice thereof shall be mailed to each member of record at the last address carried on the books of the Association.

C. All terms of the Board of Directors shall be as prescribed in the Bylaws of the Association.

#### SIXTH

A. The officers of the Association shall be a President, Vice President, Secretary and Treasurer, and such additional and assistant officers as may be elected.

B. The duties of the officers shall be prescribed by Florida Law and in the Bylaws of the Association.

C. Any office may be created and filled, and vacancies in offices may be filled at any meeting of the Board of Directors. Each officer shall hold office until his successor shall have been duly elected and shall have qualified.

#### SEVENTH

The Board of Directors shall consist of not less than three (3) members nor more than five (5)

**EIGHTH**

A. The principal place of business of this Association shall be located in Beverly Hills, County of Citrus, and State of Florida.

B. The registered street address of the principal office of the Association shall be as the Board of Directors may from time to time determine.

**NINTH**

The Association shall use all of its income for the purposes for which it has been formed and shall not distribute any monies except for such purposes. On dissolution, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization organized and operated for such similar purposes.

**TENTH**

The Bylaws of the Association shall be amended by the membership, upon notice, at any annual or special meeting, upon the affirmative vote cast by the majority of members, or the Bylaws may be amended by the Board of Directors upon the affirmative vote of two-thirds (2/3) of the entire Board of Directors. Written notice of the changes proposed shall be given to all members or board members, as the case may be, at least fourteen (14) days in advance of the meeting date at which such proposed changes may be acted upon.

**ELEVENTH**

Amendments to the Articles of Incorporation may be proposed by any member of the Association and upon notice, at any special or annual meeting, shall be adopted upon the affirmative vote cast by the majority of members.

---

The date of each amendment(s) adoption: February 9, 2016, if other than the date this document was signed.

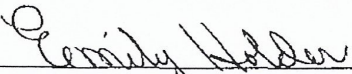
Effective date if applicable: N/A  
(no more than 90 days after amendment file date)

**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

**Adoption of Amendment(s) (CHECK ONE)**

- The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.
- There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated March 25, 2016

Signature   
(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator – if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

Emily Holder  
(Typed or printed name of person signing)

President  
(Title of person signing)

FILED  
16 JUN -7 PM 12:03  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA