

CERTIFICATE OF AMENDMENT

TO THE

ARTICLES OF INCORPORATION

OF

GOVERNOR'S GREEN AT THE PLANTATION

HOMEOWNERS ASSOCIATION, INC.

GOVERNOR'S GREEN AT THE PLANTATION HOMEOWNERS ASSOCIATION, INC., its address being 899 Woodbridge Drive, Venice, FL 34293, Sarasota County, by the hands of the undersigned hereby certify that:

The Declaration of Restrictions of GOVERNOR'S GREEN AT THE PLANTATION HOMEOWNERS ASSOCIATION, INC., is recorded in O.R. Book 2291, page 2115, et. seq., of the Public Records of Sarasota County, Florida. The following amendments to the Articles of Incorporation were submitted to the Board of Directors of the Association at its Board meeting called and held on the 3rd day of October, 1994, and approved by affirmative vote of a majority of the Directors present at a duly constituted meeting of the Board of Directors of the Association as required by the Articles of Incorporation. No membership vote is required to amend these Articles of Incorporation.

Article VI, Board of Directors, Paragraphs B, C, D and E, are amended to read as follows:

~~B. All Directors shall be appointed by and shall serve at the pleasure of Plantation Associates, a Florida general partnership (hereinafter referred to as "Developer"), its successors or assigns, until the annual meeting of members in the year 1992. Commencing with said annual meeting and continuing thereafter until the "turnover" annual meeting of members, Developer shall have the right to appoint a majority of the Board of Directors. Commencing with the "turnover" annual meeting, all Directors shall be elected by the members. As used herein, the "turnover" annual meeting shall mean the first annual meeting of members following the year in which members other than Developer for the first time own at least ninety percent (90%) of the lots that will ultimately be subject to the Declaration of Restrictions, provided, however, that Developer at its sole discretion may relinquish control to the members at such earlier time as Developer wishes.~~

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

OFFICIAL RECORDS
BOOK 2690 PAGE 952

~~B.C- All Directors who are not subject to appointment by Developer shall be elected by majority vote of those members other than Developer present at a meeting at which a quorum of members is present.~~

~~C.D- All Directors, whether appointed or elected, shall serve for a term of two (2) terms of one (1) years in accordance with the provisions of the Bylaws. Any elected Director may be removed from office with or without cause by majority vote of the members other than Developer, but not otherwise. Any appointed Director may be removed and replaced with or without cause by Developer, in Developer's sole discretion.~~

D.E- The names and addresses of the persons constituting the first Board of Directors who shall hold office until the first annual meeting of members to be held in the year 1992 and until their successors are elected or appointed and have qualified, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Kathleen D. Baylis	800 Rockley Blvd. Venice, Florida
Robert L. Warfield	800 Rockley Blvd. Venice, Florida
John T. Duxbury	800 Rockley Blvd. Venice, Florida

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 25th day of October, 1994.

ATTEST:

GOVERNOR'S GREEN AT THE PLANTATION
 HOMEOWNERS ASSOCIATION, INC.

By: Lee H. Bridgman
 Secretary

By: Patricia K. Smith
 President

WITNESSES:

Jessica E. Douglas
Barbara Morgan

STATE OF FLORIDA
 COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared Patricia K. Smith, as President and Lee H. Bridgman, as Secretary, of GOVERNOR'S GREEN AT THE PLANTATION HOMEOWNERS ASSOCIATION, INC., and they acknowledged before me that they are such officers of said corporation; and they executed the foregoing Certificate of Amendment of Articles of Incorporation on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate of Amendment to the Articles of

Incorporation and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's licenses as identification and did not take an oath.

WITNESS my hand and official seal at Venice, Sarasota County, Florida this 25th day of October, 1994.

ANN M. EGAN
 Printed Name of Notary:
Ann M. Egan
 Notary Public
 Commission # 00 087035

My Commission Expires:

Notary Public
 State of Florida at Large
 My Comm. Expires:
 February 25, 1995

RECORDED IN OFFICIAL
 RECORDS
 RECORD VERIFIED
 94 NOV 30 PM 4:42
 KAREN E. RUSHING
 CLERK OF CIRCUIT COURT
 SARASOTA COUNTY, FL

CERTIFICATE OF AMENDMENT

TO THE

DECLARATION OF RESTRICTIONS FOR LOTS AT

GOVERNOR'S GREEN

GOVERNOR'S GREEN AT THE PLANTATION HOMEOWNERS ASSOCIATION, INC., its address being 899 Woodbridge Drive, Venice, Sarasota County, Florida, 34293, by the hands of the undersigned hereby certify that:

The Declaration of Restrictions for Lots at GOVERNOR'S GREEN is recorded in O.R. Book 2291, page 2115, et seq., of the Public Records of Sarasota County, Florida, and as amended. The following amendment to the Declaration of Restrictions was submitted to the entire membership of the Association at its meeting called and held on the 17th day of November, 1995, and approved by affirmative vote of two-thirds of the voting interests as required by the Declaration of Restrictions for Lots at GOVERNOR'S GREEN.

1. Article XI (2), Special Assessments, is hereby amended by adding the following:

Any special assessment or cumulative special assessments which exceed the sum of \$7,000.00 in any fiscal year, must be approved by 51% of the voting interests present at a duly called meeting of the Governor's Green at the Plantation Homeowners Association, Inc. at which a quorum is present by person or proxy. Exempted from this requirement are special assessments which are required because of an emergency condition including acts of God.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 5th day of December, 1995.

ATTEST:

GOVERNOR'S GREEN AT THE
PLANTATION HOMEOWNERS
ASSOCIATION, INC.

By: Sherry Lubanski
Secretary

By: Kenneth W. Tracy
President

WITNESSES:

Barbara Morgan
William J. Senger

** OFFICIAL RECORDS **
BOOK 2805 PAGE 1687

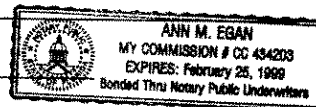
STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared KENNETH W. TWIGG, as President and SHERY LUBANSKI, as Secretary, of GOVERNOR'S GREEN AT THE PLANTATION HOMEOWNERS ASSOCIATION, INC., and they acknowledged before me that they are such officers of said corporation; and they executed the foregoing Certificate of Amendment to the Declaration of Restrictions for Lots at Governor's Green on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate of Amendment to the Declaration of Restrictions and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's licenses as identification and did not take an oath.

WITNESS my hand and official seal at Venice, Sarasota County, Florida this 5th day of December, 1995.

Ann M. Egan
Printed Name of Notary:

Notary Public
Commission #



My Commission Expires:

RECORDED IN OFFICIAL
BOOK 2805
PAGE 1688
95 DEC 22 AM 11:41
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

TO THE
BYLAWS
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
KOBERS Receipt#027972

OF

GOVERNORS GREEN AT THE PLANTATION
HOMEOWNERS ASSOCIATION, INC.

1998112774

GOVERNORS GREEN AT THE PLANTATION HOMEOWNERS ASSOCIATION,
INC., its address being 899 Woodbridge Drive, Venice, Florida
34293, Sarasota County, by the hands of the undersigned hereby
certify that:

The Declaration of Restrictions of GOVERNORS GREEN AT THE
PLANTATION HOMEOWNERS ASSOCIATION, INC., is recorded in O.R. Book
2991, page 2115, et seq., of the public Records of Sarasota County,
Florida. The following amendments to the Bylaws were submitted to
the Board of Directors of the Association at its Board meeting
called and held on the 23rd day of July, 1998, and
approved by affirmative vote of a majority of the Directors present
at the duly constituted meeting of the Board of Directors as
required by the Bylaws.

Article V, Board of Directors, Section 1, is amended to read
as follows:

1. The affairs of the Association shall be managed by a
Board of Directors consisting of not less than three (3) nor
more than five (5) Directors. The exact number to be
determined by the members at the annual meeting. ~~At the annual
meeting to be held during November, 1994, two directors shall
be elected for two-year terms and the remaining director(s)
shall be elected for a one-year term. Starting with the
annual meeting in November of 1995, all directors shall be
elected for two-year terms. At the annual meeting to be held
during November, 1998, one director shall be elected for a
two-year term and one director shall be elected for a three-
year term. Starting with the annual meeting in November of
1999, and each year thereafter, one director shall be elected
for a three-year term. If a director does not complete
his/her term of office, a new director shall be appointed by
the remaining directors to serve the remainder of the
unexpired term.~~ A majority of the Board of Directors shall
constitute a quorum to transact business at any meeting of the
Board, and the action of a majority present at a meeting at
which a quorum is present shall constitute the action of the
Board of Directors.

IN WITNESS WHEREOF, said Association has caused this
Certificate to be signed in its name by its president, this 23rd
day of July, 1998.

ATTEST:

GOVERNORS GREEN AT THE PLANTATION
HOMEOWNERS ASSOCIATION, INC.

By: *Jerry Armstrong*
Secretary

By: *James F. Reedy*
President

WITNESSES:

Donna S. Jordan

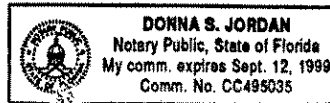
STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared James Reedy, as President and Jerry Armstrong, as Secretary, of GOVERNORS GREEN AT THE PLANTATION HOMEOWNERS ASSOCIATION, INC., and they acknowledged before me that they are such officers of said corporation; and they executed the foregoing Certificate of Amendment to the Bylaws, on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate of Amendment to the Bylaws and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's licenses as identification.

WITNESS my hand and official seal at Venice, Sarasota County, Florida this 23rd day of July, 1998.

Donna S. Jordan
Printed Name of Notary:
Donna S. Jordan
Notary Public
Commission # CC 495035

My Commission Expires:





DONNA JORDAN

Return to:

GOVERNORS GREEN HOMEOWNERS ASSOC.
899 WOODBRIDGE DR., VENICE, FL 34293

CERTIFICATE OF AMENDMENT

TO THE BYLAWS OF

GOVERNORS GREEN AT THE PLANTATION

HOMEOWNERS ASSOCIATION, INC.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998173450 2 PGS

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KAREN E. RUSHING

CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#063591

GOVERNORS GREEN AT THE PLANTATION HOMEOWNERS ASSOCIATION, INC., its address being 899 Woodbridge Drive, Venice, Florida 34293, Sarasota County, by the hands of the undersigned hereby certify that:

The Declaration of Restrictions of GOVERNORS GREEN AT THE PLANTATION HOMEOWNERS ASSOCIATION, INC., is recorded in O.R. Book 2291, page 2137, et seq., of the public Records of Sarasota County, Florida. The following amendments to the Bylaws were submitted to the Board of Directors of the Association at its Board meeting called and held on the 22nd day of October, 1998, and approved by affirmative vote of a majority of the Directors present at the duly constituted meeting of the Board of Directors as required by the Bylaws.

Article VI, Board of Directors, and ARTICLE VII, Officers, are amended to read as follows:

ARTICLE VI

BOARD OF DIRECTORS

A. The affairs of the Association shall be managed by a Board of Directors consisting of three (3) Directors. The number of Directors comprising succeeding Boards of Directors shall be determined by resolution of the membership from time to time but in no event shall there be less than three (3) or more than five (5) Directors. The Directors ~~may, but need not be,~~ must be members of the Association, and but need not be residents of the state of Florida.

B. All Directors shall be appointed by and shall serve at the pleasure of Plantation Associates, a Florida general partnership (hereinafter referred to as "Developer"), its successors or assigns, until the annual meeting of members in the year 1992. Commencing with said annual meeting and continuing thereafter until the "turnover" annual meeting of members, Developer shall have the right to appoint a majority of the Board of Directors. Commencing with the "turnover" annual meeting, all Directors shall be elected by the members. As used herein, the "turnover" annual meeting shall mean the first annual meeting of members following the year in which member other than Developer for the first time own at least ninety percent (90%) of the lots that will ultimately be subject to the Declaration at its sole discretion may relinquish control to the members at such earlier time as Developer wishes.

C. All Directors who are not subject to appointment by developer shall be elected by majority vote of those member other than Developer present at a meeting at which a quorum of members is present.

D. All Directors, whether appointed or elected, shall serve for terms of one (1) year in accordance with the provisions of the Bylaws. Any elected Director may be removed and replaced with or without cause by Developer, in developer's sole discretion.

E. The names and addresses of the person constituting the first Board of Directors who shall hold office until the first annual

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meeting of members to be held in the year 1992 and until their successors are elected or appointed and have qualified, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Kathleen D. Baylis	800 Rockley Blvd., Venice, Florida
Robert L. Warfield	800 Rockley Blvd., Venice, Florida
John T. Duxbury	800 Rockley Blvd., Venice, Florida

ARTICLE VII

OFFICERS

A. The officers of the association, to be elected by the Board of Directors, shall be a President, a Vice President, a Secretary, a treasurer, and such other officers as the Board shall deem appropriate from time to time. The President officers shall be elected from among the membership of the Board of Directors, ~~but no other officer need be a Director~~. The same person may hold two (2) or more offices; provided, however, that the office of President and Secretary shall not be held by the same person. The affairs of the Association shall be administered by such officers under the...

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its president, this 22nd day of October, 1998.

ATTEST:

GOVERNORS GREEN AT THE PLANTATION
HOMEOWNERS ASSOCIATION, INC.

By: Jerry Armstrong
Secretary

By: James J. Reedy
President

WITNESSES:

John T. Duxbury

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared James Reedy, as President and Jerry Armstrong, as Secretary, of GOVERNORS GREEN AT THE PLANTATION HOMEOWNERS ASSOCIATION, INC., and they acknowledged before me that they are such officers of said corporation; and they executed the foregoing Certificate of Amendment to the Bylaws, on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate of Amendment to the Bylaws and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's licenses as identification.

WITNESS my hand and official seal at Venice, Sarasota County, Florida this 22nd day of October, 1998.

Donna S. Jordan
Printed Name of Notary:

Donna S. Jordan
Notary Public
Commission # CC 495035

My Commission Expires:

