

**ARTICLES OF INCORPORATION  
OF  
BAREFOOT BEACH RESORT OF INDIAN SHORES CONDOMINIUM ASSOCIATION, INC.  
(A Florida Not-for-Profit Corporation)**

In order to form a corporation not for profit, under and in accordance with Chapter 617 of the Florida Statutes, the undersigned hereby incorporates this corporation not-for-profit, for the purposes and with the powers hereinafter set forth and to that end, I do, by these Articles of Incorporation, certify as follows:

The terms contained in these "Articles" shall have the meanings set forth in the Condominium Act, Chapter 718, Florida Statutes ("Act"), as amended through the date of recording the first Declaration (as hereinafter defined) amongst the Public Records of Pinellas County, Florida. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration. For clarification, the following terms will have the following meanings:

- A. "Act" means the Condominium Act, Chapter 718, Florida Statutes, as amended through the date of recording the first Declaration amongst the Public Records of the County.
- B. "Articles" means these Articles of Incorporation of the Condominium Association.
- C. "Assessments" means the share of funds required for the payment of "Annual Assessments" and "Special Assessments" (as such terms are defined in the Declaration) which from time to time are assessed against a Condominium Unit Owner.
- D. "BAREFOOT BEACH RESORT OF INDIAN SHORES, a Condominium" means the condominium which is the subject of the Declaration for BAREFOOT BEACH RESORT OF INDIAN SHORES, a Condominium and which is referred to herein as the "Condominium."
- E. "Board" means the Board of Directors of the Condominium Association.
- F. "Bylaws" means the Bylaws of the Condominium Association.
- G. "Common Elements" means the portion of the Condominium Property not included in the Condominium Units.
- H. "Common Expenses" means expenses for which the Condominium Unit Owners are liable to the Condominium Association as set forth in various sections of the Act and described in the Condominium Documents, and include:
- (i) expenses incurred in connection with the operation, maintenance, repair or replacement of the "Common Elements" (as defined in each Declaration), costs of carrying out the powers and duties of the Condominium Association, and the cost of fire and extended coverage insurance on the Condominium Property;
  - (ii) any other expenses designated, not inconsistent with the Act or the Declaration, as Common Expenses from time to time by the Board.
- I. "Common Surplus" means the excess of receipts of the Condominium Association collected on behalf of BAREFOOT BEACH RESORT OF INDIAN SHORES, a Condominium (including, but not limited to, assessments, rents, profits and revenues, on account of the Common Elements) over the Common Expenses.
- J. "Condominium" means BAREFOOT BEACH RESORT OF INDIAN SHORES, a Condominium.

K. "Condominium Association" means BAREFOOT BEACH RESORT OF INDIAN SHORES CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, responsible for operating BAREFOOT BEACH RESORT OF INDIAN SHORES, a Condominium.

L. "Condominium Documents" means in the aggregate the Declaration; these Articles, the Bylaws, any rules or regulations promulgated by the Condominium Association and all of the instruments and documents referred to therein and executed in connection with BAREFOOT BEACH RESORT OF INDIAN SHORES, a Condominium.

M. "Condominium Property" means the real property submitted to condominium ownership by the recording of a Declaration and any amendment or amendments thereto and all improvements thereon, subject to any and all easements associated therewith, including, but not limited to, the Condominium Units and Common Elements and all easements intended for use in connection with the Condominium, all as more particularly described in the Declaration.

N. "Condominium Unit" means "unit" as described in the Act and is that portion of the Condominium Property which is subject to exclusive ownership. Condominium Units are "Resort Units" or "Commercial Units", as defined in the Declaration.

O. "Condominium Unit Owner" means "unit owner" as defined in the Act and is the owner of a Condominium Unit. Condominium Unit Owners are "Resort Unit Owners" or "Commercial Unit Owners," as defined in the Declaration.

P. "County" means Pinellas County, Florida.

Q. "Declaration" means the Declaration of Condominium by which the Condominium is submitted by Developer to the condominium form of ownership in accordance with the Act.

R. "Developer" means SUN VISTA INDIAN PASS, LLC, a Florida limited liability company, its grantees, successors and assigns.

S. "Director" means a member of the Board.

T. "Member" means a member of the Condominium Association.

U. "Public Records" means the Public Records of the County.

V. "Voting Certificate" means "voting certificate" as defined in the Act and is the document which designates one (1) of the record title owners, or the corporate, partnership or entity representative who is authorized to vote on behalf of a Condominium Unit owned by more than one (1) owner or by any entity.

W. "Voting Interests" means "voting interests" as defined in the Act and are the voting rights distributed to Members pursuant to a Declaration.

#### **ARTICLE I** **NAME AND ADDRESS**

The name of this Condominium Association shall be BAREFOOT BEACH RESORT OF INDIAN SHORES CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, having principal office and mailing address is 19417 Gulf Boulevard, Indian Shores, Florida, 33785.

**ARTICLE II**  
**PURPOSE OF CONDOMINIUM ASSOCIATION**

A. Developer intends to develop the Condominium on property Developer owns in the County, as fully described in the Condominium Documents. The Condominium shall be the only condominium administered by the Association.

B. The Condominium Association shall be the condominium association responsible for the operation of BAREFOOT BEACH RESORT OF INDIAN SHORES, a Condominium, subject to the terms and restrictions of the Condominium Documents. Each Condominium Unit Owner shall be a Member of the Condominium Association as provided in these Articles.

C. The purpose for which this Condominium Association is organized is to maintain, operate and manage the Condominium; to own portions of, operate, lease, sell, trade and otherwise deal with the Condominium and certain of the improvements located therein now or in the future, all in accordance with the plan set forth in the Condominium Documents and all other lawful purposes.

**ARTICLE III**  
**POWERS**

The Condominium Association shall have the following powers which shall be governed by the following provisions:

A. The Condominium Association shall have all of the common law and statutory powers of a corporation not for profit, which are not in conflict with the terms of the Condominium Documents or the Act.

B. The Condominium Association shall have all of the powers to be granted to the Condominium Association in the Condominium Documents. All provisions of the Declaration and Bylaws which grant powers to the Condominium Association are incorporated into these Articles, including, but not limited to, the operation, maintenance, management, repair and replacement of Common Elements, the levying and collection of Common Expenses, and the promulgation and enforcement of rules and regulations.

C. The Condominium Association shall have all of the powers of an association under the Act and shall have all of the powers reasonably necessary to implement the purposes of the Condominium Association including, but not limited to, the following:

- (i) To make, establish and enforce reasonable rules and regulations governing the use of the Condominium Property (including the Condominium Units and the Common Elements);
- (ii) To make, levy, collect and enforce Assessments and special charges and any other charges and/or fees as provided in the Condominium Documents against Condominium Unit Owners, in order to provide funds to pay for the expenses of the Condominium Association, and the payment of Common Expenses and other expenses in the manner provided in the Condominium Documents and the Act and to use and expend the proceeds of such Assessments in the exercise of the powers and duties of the Condominium Association;
- (iii) To maintain, repair, replace and operate the Condominium Property in accordance with the applicable Declaration and the Act;
- (iv) To reconstruct improvements on the Condominium Property in the event of casualty or other loss;
- (v) To enforce by legal means the provisions of the Condominium Documents and the Act;

- (vi) To employ personnel, retain independent contractors and professional personnel, and to enter into service contracts to provide for the maintenance, operation, check-in/check-out service, security and management of the Condominium Property and to enter into any other agreements consistent with the purposes of the Condominium Association including, but not limited to, agreements as to the management of the Condominium Property and agreements to acquire possessory or use interests in real property and to provide therein that the expenses of said real property and any improvements thereon, including taxes, insurance, utility expenses, maintenance and repairs, are Common Expenses of the Condominium, and as to the installation, maintenance and operation of a cable television system; and
- (vii) To purchase: (a) Resort Units upon which the Condominium Association has chosen to exercise any right of first refusal it may have and to obtain such financing as is necessary to effectuate the same; and (b) other real and/or personal property as determined by the Condominium Association in compliance with the Condominium Documents.

#### **ARTICLE IV** **MEMBERS**

The qualification of Members of the Condominium Association, the manner of their admission to membership, the manner of the termination of such Membership, and the manner of voting by Members shall be as follows:

A. Until such time as the Condominium is submitted to condominium ownership by the recordation of the Declaration, the membership of this Condominium Association shall be comprised solely of the members of the "First Board" (as defined in Article IX hereof).

B. Once the Condominium is submitted to condominium ownership by the recordation of the Declaration, the Condominium Unit Owners, which shall mean in the first instance Developer as the owner of all the Condominium Units, shall be entitled to exercise all of the rights and privileges of Members.

C. Except as set forth above, membership in the Condominium Association shall be established by the acquisition of ownership of fee title to a Condominium Unit as evidenced by the recording of a deed or other instrument of conveyance amongst the Public Records, whereupon the membership of the prior owner shall terminate as to that Condominium Unit. Where title to a Condominium Unit is acquired from a party other than Developer, the person, persons, corporation or other legal entity thereby acquiring such Condominium Unit shall not be a Member unless and until such acquisition is in compliance with the provisions of the applicable Declaration. New Members shall deliver to the Condominium Association a true copy of the deed or other instrument of acquisition of title to the Condominium Unit.

D. No Member may assign, hypothecate or transfer in any manner his or her membership or his or her share in the funds and assets of the Condominium Association except as an appurtenance to his or her Condominium Unit.

E. With respect to voting, the following provisions shall apply:

- (i) Each Condominium Unit shall be entitled to only one (1) vote, which vote shall be exercised and cast in accordance with the applicable Condominium Documents. In the event there is more than one (1) Condominium Unit Owner with respect to a Condominium Unit as a result of the fee interest in such Condominium Unit being held by more than one (1) person or entity, such owners collectively shall be entitled to only one (1) vote in the manner determined by the applicable Declaration.

- (ii) Matters substantially pertaining to the Resort Unit Owners shall be voted upon only by the Resort Unit Owners and shall be determined by such Resort Unit Owners at any meeting having a proper quorum (as determined in accordance with the Bylaws).
- (iii) Matters substantially pertaining to the Commercial Unit Owners shall be voted upon only by the Commercial Unit Owners and shall be determined by such Commercial Unit Owners at any meeting having a proper quorum (as determined in accordance with the Bylaws).
- (iv) Matters substantially pertaining to the Association shall be voted upon only by the Members of the Association and shall be determined by a vote of the majority of the voting interests in attendance at any meeting having a proper quorum (as determined in accordance with the Bylaws); and
- (v) Any decision as to whether a matter substantially pertains to the Condominium or to the Condominium Association as a whole, for purposes of voting, shall be determined solely by the Board.
- (vi) The membership shall be entitled to elect the Board as provided in Article IX of these Articles.
- (vii) Notwithstanding any other provisions of these Articles, on matters which require voting by the Members, if the question is one upon which, by express provisions of the Act or the Condominium Documents (provided the express provisions of the Condominium Documents are in accordance with the requirements of the Act), requires a vote of other than a majority vote of a quorum, then such express provision shall govern and control the required vote on the decision of such question.

**ARTICLE V**  
**TERM**

The term for which this Condominium Association is to exist shall be perpetual.

**ARTICLE VI**  
**INCORPORATOR**

The name and address of the Incorporator of these Articles are as follows:

Steven Gianfilippo  
475 Central Avenue, Suite M4  
St. Petersburg, FL 33701

**ARTICLE VII**  
**OFFICERS**

A. The affairs of the Condominium Association shall be managed by a President, one (1) or several Vice Presidents, a Secretary and a Treasurer and, if elected by the Board, an Assistant Secretary and an Assistant Treasurer, which officers shall be subject to the directions of the Board. The Board may employ a managing agent and/or such other managerial and supervisory personnel or entities as it deems necessary to administer or assist in the administration of the operation or management of the Condominium Association and Developer shall have the right to be reimbursed for expenses incurred by Developer on behalf of the Condominium Association in managing the Condominium Association.

B. The Board shall elect the President, the Vice President, the Secretary, and the Treasurer, and as many other Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall from time to time determine appropriate. Such officers shall be elected annually by the Board at the first meeting of the

Board following the "Annual Members' Meeting" (as described in Section 4.1 of the Bylaws); provided, however, such officers may be removed by such Board and other persons may be elected by the Board as such officers in the manner provided in the Bylaws. The President shall be a Director of the Condominium Association, but no other officer need be a Director. The same person may hold two (2) offices, the duties of which are not incompatible; provided, however, the offices of President and Vice President shall not be held by the same person, nor shall the same person hold the office of President who holds the office of Secretary or Assistant Secretary.

**ARTICLE VIII**  
**FIRST OFFICERS**

The names and addresses of the officers who are to serve until the first election of officers by the Board are as follows:

<u>TITLE</u>	<u>NAME</u>	<u>ADDRESS</u>
President	John Loder	475 Central Avenue, Suite M4 St. Petersburg, FL 33701
Vice President	Charles Palmer	475 Central Avenue, Suite M4 St. Petersburg, FL 33701
Secretary/Treasurer	Steven Gianfilippo	475 Central Avenue, Suite M4 St. Petersburg, FL 33701

**ARTICLE IX**  
**BOARD OF DIRECTORS**

A. The number of Directors on the first Board of Directors ("First Board"), the "Initial Elected Board" (as hereinafter defined) and all Boards elected prior to the "Majority Election Date" (as hereinafter defined) shall be three (3). Beginning with the Majority Election Date, there shall be five (5) Directors, one (1) Director elected by the Commercial Unit Owners and four (4) Directors elected by the Resort Unit Owners. There shall always be an odd number of Directors. The number of Directors elected by the Members at and subsequent to the Majority Election Date shall be as provided in Paragraph K of this Article IX.

B. The names and addresses of the persons who are to serve as the First Board are as follows:

<u>NAME</u>	<u>ADDRESS</u>
John Loder	475 Central Avenue, Suite M4 St. Petersburg, FL 33701
Charles Palmer	475 Central Avenue, Suite M4 St. Petersburg, FL 33701
Steven Gianfilippo	475 Central Avenue, Suite M4 St. Petersburg, FL 33701

Developer reserves the right to designate successor Directors to serve on the First Board for so long as the First Board is to serve, as hereinafter provided. Developer reserves the right to remove any Director from the First Board and the right to remove any Director designated by Developer in accordance with these Articles.

C. Upon the conveyance by Developer to Owners other than Developer ("Purchaser Members") of fifteen percent (15%) or more of the Condominium Units, the Purchaser Members shall be entitled to elect

one-third (1/3) of the Board, which election shall take place at the Initial Election Meeting. Developer shall designate the remaining Directors on the Board at the Initial Election Meeting. The Director to be so elected by the Purchaser Members and the remaining Directors to be designated by Developer are hereinafter collectively referred to as the "Initial Elected Board" and shall succeed the First Board upon their election and qualification. Subject to the provisions of Paragraph IX.D below, the Initial Elected Board shall serve until the next Annual Members' Meeting, whereupon, the Directors shall be designated and elected in the same manner as the Initial Elected Board. The Directors shall continue to be so designated and elected at each subsequent Annual Members' Meeting until such time as the Purchaser Members are entitled to elect not less than a majority of the Directors on the Board. Developer reserves the right, until such time as the Purchaser Members are entitled to elect not less than a majority of the Directors on the Board, to designate successor Directors to fill any vacancies caused by the resignation or removal of Directors designated by Developer pursuant to this Paragraph IX.C.

D. Purchaser Members are entitled to elect not less than a majority of the Board upon the happening of any of certain events.

- (i) Purchaser Members other than the Developer are entitled to elect not less than a majority of the Board upon the happening of any of the following, whichever shall first occur (reciting the provisions of Sections 718.301(1)(a) - (e), F.S., as required by Rule 61B-17.0012, F.A.C.):
  - (a) Three (3) years after fifty percent (50%) of all Condominium Units have been conveyed to purchasers;
  - (b) Three (3) months after ninety percent (90%) of all Condominium Units have been conveyed to purchasers;
  - (c) When some of the Condominium Units have been conveyed to purchasers and none of the others are being offered for sale by the Developer in the ordinary course of business; or
  - (d) Seven (7) years after recordation of the Declaration. The Developer is entitled to elect at least one (1) member of the Board of the Condominium Association as long as the Developer holds for sale in the ordinary course of business at least five percent (5%) of the Condominium Units in a the Condominium. Following the time the Developer relinquishes control of the Condominium Association, the Developer may exercise the right to vote any Developer-owned Condominium Units in the same manner as any other Condominium Unit Owner except for purposes of reacquiring control of the Condominium Association or selecting a majority of the members of the Board.
  - (e) Notwithstanding the above Article IX.D (1), Developer shall have the right to at any time, upon written notice to the Condominium Association, relinquish its right to designate a majority of the Board.

E. The election of not less than a majority of Directors by the Purchaser Members shall occur on a date to be called by the Board for such purpose ("Majority Election Date").

F. On the Majority Election Date, the Purchaser Members shall elect four [4] directors (three (3) shall be elected by Resort Unit Owners and one (1) shall be elected by the Commercial Unit Owners) and Developer shall designate one [1] Director. Until the Developer's Resignation Event, Developer shall be entitled to designate Directors, the number of which shall be one (1) less than the number of Directors elected by the Purchaser Members. Developer reserves the right, until the Developer's Resignation Event, to name the successor, if any, to any Director it has so designated; provided, however, Developer shall in any event be

entitled to exercise any right it may have to representation on the Board as granted by law, notwithstanding the occurrence of the Developer's Resignation Event.

G. The Board shall continue to be elected by the Members subject to Developer's right to appoint at least one (1) member to the Board as specified in the Act at each subsequent Annual Members' Meeting, until Developer is no longer entitled to appoint a member or members to the Board.

H. The Initial Election Meeting and the Majority Election Date shall be called by the Condominium Association, through its Board, within seventy-five (75) days after the Purchaser Members are entitled to elect a Director or the majority of Directors, as the case may be. A notice of the election shall be forwarded to all Members in accordance with the Bylaws; provided, however, that the Members shall be given at least sixty (60) days' notice of such election. The notice shall also specify the number of Directors that shall be elected by the Purchaser Members and the remaining number of Directors designated by Developer.

I. Developer shall cause all of its designated Directors to resign when Developer no longer holds at least five percent (5%) of the Condominium Units in the Condominium for sale in the ordinary course of business. In addition, Developer may at any time, in its sole discretion, cause the voluntary resignation of all of the Directors designated by it. The happening of either such event is herein referred to as the "Developer's Resignation Event." Upon the Developer's Resignation Event, the Directors elected by Members shall elect successor Directors to fill the vacancies caused by the resignation or removal of the Developer's designated Directors. These successor Directors shall serve until the next Annual Members' Meeting and until their successors are elected and qualified; provided, however, nothing herein contained shall be deemed to waive any right to representation on the Board which Developer may have pursuant to the Act. Developer specifically reserves the right to assert any right to representation on the Board it may have pursuant to the Act, notwithstanding that the Developer's Resignation Event may have previously occurred.

J. At each Annual Members' Meeting held subsequent to the year in which the Majority Election Date occurs, the number of Directors to be elected shall be determined by the Board from time to time, but there shall not be less than five (5) Directors.

K. The following provisions shall govern the right of each Director to vote and the manner of exercising such right:

- (i) There shall be only one (1) vote for each Director.
- (ii) All of the Directors of the Board shall vote thereon as one (1) body on matters which pertain to the Condominium Association or the Condominium.
- (iii) In the case of deadlock by the Board, application shall be made to a court of competent jurisdiction to resolve the deadlock.
- (iv) In the determination of whether a quorum exists or whether the Board has duly acted with respect to any matter on matters which are voted on by the Board, such determination shall be made with respect to the number of all of the Directors.

#### **ARTICLE X** **POWERS AND DUTIES OF THE BOARD OF DIRECTORS**

All of the powers and duties of the Condominium Association shall be exercised by the Board in accordance with the provisions of the Act and the Condominium Documents, where applicable, and shall include, but not be limited to, the following:

A. Making and collecting Assessments against Members to defray the costs of the Common Expenses; and collecting that portion of Common Expenses attributable to Condominium Unit Owners in the Condominium as determined in accordance with the Condominium Documents.



- B. Using the proceeds of Assessments in the exercise of the powers and duties of the Condominium Association and the Board.
- C. Maintaining, repairing and operating the improvements within the Condominium.
- D. Reconstructing improvements after casualties and losses and making further authorized improvements within the Condominium.
- E. Making and amending rules and regulations with respect to the Condominium.
- F. Enforcing by legal means the provisions of the Condominium Documents.
- G. Contracting for the management and maintenance of the Condominium Property and authorizing a management agent to assist the Condominium Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of improvements or portions thereof for which the Condominium Association has such responsibility and providing security, check-in/check-out services, and other services with funds that shall be made available by the Condominium Association for such purposes and terminating such contracts and authorizations. The Condominium Association and its officers shall, however, retain at all times the powers and duties granted by the Condominium Documents and the Act including, but not limited to, the making of Assessments, promulgation of rules and regulations and execution of contracts on behalf of the Condominium Association.
- H. Paying taxes and assessments which are or may become liens against the Common Elements of the Condominiums and assessing the same against Condominium Units, the Owners of which are responsible for the payment thereof.
- I. Purchasing and carrying insurance for the protection of Members and the Condominium Association against casualty and liability in accordance with the Act and the Condominium Documents and acquiring one insurance policy to insure the Condominium Property of the Condominium and to allocate the premiums therefor in a fair and equitable manner.
- J. Paying costs of all power, water, sewer and other utility services rendered to the Condominium Property of the Condominium and not billed directly to Owners of the individual Condominium Units.
- K. Hiring and retaining such employees as are necessary to administer and carry out the services required for the proper administration and purposes of this Condominium Association and paying all salaries therefor.
- L. Engaging in mandatory non-binding arbitration as provided for in Section 718.112(2)(a)2 of the Act for the settlement of disputes as provided for in Section 718.1255 of the Act. The provisions of Sections 718.112(2)(a)2 and 718.1255 are incorporated by reference herein.
- M. Preparing a question and answer sheet, if and as required by the Act and the rules promulgated in the Florida Administrative Code by the Division of Florida Land Sales, Condominiums and Mobile Homes, and updating the question and answer sheet at least annually.
- N. Maintaining an adequate number of copies of the Condominium Documents, as well as the question and answer sheet referred to in Paragraph X.M. above, on the Condominium Property to ensure their availability to Condominium Unit Owners and prospective purchasers. The Condominium Association may charge its actual costs for preparing and furnishing the foregoing to those requesting same.
- O. Ensuring that the following contracts shall be in writing:

- (i) Any contract for the purchase, lease or renting of materials or equipment which is not to be fully performed within one (1) year from the date of execution of the contract.
- (ii) Any contract, regardless of term, for the provision of services, other than contracts with employees of the Condominium Association, and contracts for attorney and accountant services, and any other service contracts exempted from the foregoing requirement by the Act or rules set forth in the Florida Administrative Code as they relate to condominiums, as the Act and such rules may be amended from time to time.

P. Obtaining competitive bids for materials, equipment and services where required by the Act and rules set forth in the Florida Administrative Code as they relate to condominiums, as the Act and such rules may be amended from time to time.

Q. All other powers and duties reasonably necessary to operate and maintain the Condominium administered by the Condominium Association, in compliance with the Condominium Documents and the Act.

#### **ARTICLE XI INDEMNIFICATION**

Every Director and every officer of the Condominium Association (and the Directors and/or officers as a group) shall be indemnified by the Condominium Association against all expenses and liabilities, including counsel fees (at all trial and appellate levels) reasonably incurred by or imposed upon them in connection with any proceeding, litigation or settlement in which he or she may become involved by reason of his or her being or having been a Director or officer of the Condominium Association. The foregoing provisions for indemnification shall apply whether or not he or she is a Director or officer at the time such expenses and/or liabilities are incurred. Notwithstanding the above, in the event of a settlement, the indemnification provisions herein shall not be automatic and shall apply only when the Board approves such settlement and authorizes reimbursement for the costs and expenses of the settlement as in the best interest of the Condominium Association. In instances where a Director or officer admits or is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties, the indemnification provisions of these Articles shall not apply. Otherwise, the foregoing rights to indemnification shall be in addition to and not exclusive of any and all rights of indemnification to which a Director or officer may be entitled whether by statute or common law. The indemnification hereby afforded to Directors and officers shall also extend to any entity other than the Condominium Association found responsible or liable for the actions of such individuals in their capacity as Directors or officers, including, but not limited to Developer.

#### **ARTICLE XII BYLAWS**

The Bylaws of the Condominium Association shall be adopted by the First Board and thereafter may be altered, amended or rescinded by the affirmative vote of not less than a majority of the Members present at an Annual Members' Meeting or special meeting of the membership and the affirmative approval of a majority of the Board at a regular or special meeting of the Board. In the event of a conflict between the provisions of these Articles and the provisions of the Bylaws, the provisions of these Articles shall control.

#### **ARTICLE XIII AMENDMENTS**

A. Prior to the recording of a Declaration amongst the Public Records, these Articles may be amended by an instrument in writing signed by the President (or a Vice President) and the Secretary (or an Assistant Secretary) and filed in the Office of the Secretary of State of the State of Florida. The instrument amending these Articles shall identify the particular Article or Articles being amended, give the exact language of such amendment and give the date of adoption of the amendment by the Board. A certified copy of each such amendment shall always be attached to any certified copy of these Articles or a certified copy of the

Articles as restated to include such Amendments and shall be an exhibit to each Declaration upon the recording of each Declaration. This Article XIII is intended to comply with Chapter 617, Florida Statutes.

B. After the recording of the first Declaration amongst the Public Records, these Articles may be amended in the following manner:

- (i) The Board, as a whole, shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of Members, which may be either the Annual Members' Meeting or a special meeting. Any number of amendments may be submitted to the Members and voted upon by them at one meeting;
- (ii) Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member of record entitled to vote within the time and in the manner provided in the Bylaws for the giving of notice of Meetings of Members ("Required Notice");
- (iii) At such meeting a vote of the Members, including Developer as to any Condominium Units it owns, shall be taken on the proposed amendments. The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of all Members entitled to vote thereon; or
- (iv) An amendment may be adopted by a written statement signed by all Directors and written consent of Members representing the Voting Interests sufficient to pass the amendment at a meeting where all members of the Board are present and setting forth their intention that an amendment to the Articles be adopted. Where an amendment is passed by written consent in lieu of a meeting, those Members not submitting written consent shall be notified in writing of the passage thereof.

C. No amendment may be made to the Articles which shall in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights and obligations set forth in the applicable Declaration.

D. A copy of each amendment shall be certified by the Secretary of State of the State of Florida and, after the recordation of a Declaration, recorded amongst the Public Records as an amendment to the Declaration.

E. Notwithstanding the foregoing provisions of this Article XIII, there shall be no amendment to these Articles which shall abridge, amend or alter the rights of Developer, including the right to designate and select the Directors as provided in Article IX hereof, without the prior written consent thereto by Developer nor shall there be any amendment to these Articles which shall abridge, alter or modify the rights of the Developer or of the holder, guarantor or insurer of a first mortgage on any Condominium Unit or of any "Institutional Mortgagee" (as defined in the Declaration) without such party's prior written consent to the degree this provision is permitted by the Act.

#### **ARTICLE XIV** **EMERGENCY POWERS**

The following shall apply to the extent not viewed to be in conflict with the Act:

A. During any emergency defined in Paragraph XIV.E below or in anticipation of such emergency, the Board may:

- (i) Modify lines of succession to accommodate the incapacity of any Director, officer, agent or employee of the Condominium Association; and

- (ii) Relocate the principal office of the Condominium Association or designate alternate principal offices or authorize officers to do so.

B. During any emergency defined in Paragraph XIV.E below:

- (i) One or more officers of the Condominium Association present at a meeting of the Board may be deemed to be Directors for the meeting, in order of rank and within the same order of rank in order of seniority, as necessary to achieve a quorum; and
- (ii) The Director or Directors in attendance at a meeting shall constitute a quorum.

C. Corporate action taken in good faith during an emergency under this Article XIV to further the ordinary affairs of the Condominium Association:

- (i) Binds the Condominium Association; and
- (ii) May not be used to impose liability on a Director, officer, employee or agent of the Condominium Association.

D. A Director, officer or employee of the Condominium Association acting in accordance with any emergency bylaws is only liable for willful misconduct.

E. An emergency exists for the purposes of this Article XIV if a quorum of the Directors cannot readily assemble because of a catastrophic event.


**ARTICLE XV**  
**REGISTERED OFFICE AND REGISTERED AGENT**

The name and street address of the initial registered agent of the Condominium Association are:

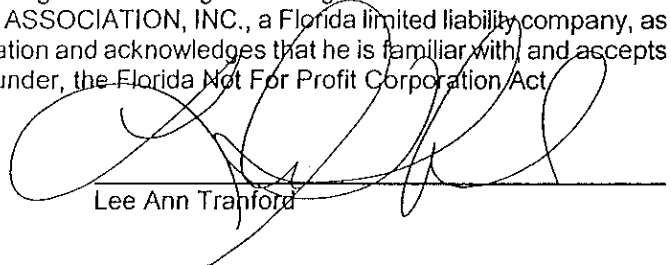
Lee Ann Tranford  
Ruden, McClosky, Smith, Schuster & Russell, P.A.  
150 Second Avenue North, Suite 1700  
St. Petersburg, FL 33701

IN WITNESS WHEREOF, the Incorporator has hereunto affixed his signature, this 7<sup>th</sup> day of December, 2004.

*February, 2005*

  
\_\_\_\_\_  
Steven Gianfilippo

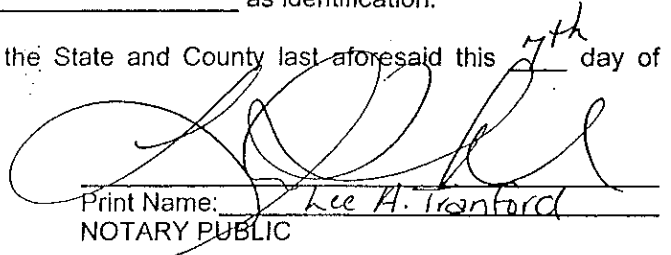
The undersigned hereby accepts the designation of Registered Agent of BAREFOOT BEACH RESORT OF INDIAN SHORES CONDOMINIUM ASSOCIATION, INC., a Florida limited liability company, as set forth in Article XV of these Articles of Incorporation and acknowledges that he is familiar with and accepts the obligations imposed upon registered agents under, the Florida Not For Profit Corporation Act.

  
\_\_\_\_\_  
Lee Ann Tranford

STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared Steven Gianfilippo, to me known to be the person described as the Incorporator in and who executed the foregoing Articles of Incorporation and he acknowledged before me that he executed the same for the purposes therein expressed, and he is personally known to me or has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the State and County last aforesaid this <sup>7<sup>th</sup></sup> day of ~~December, 2004~~ February, 2005  
My Commission Expires:

  
\_\_\_\_\_  
Print Name: Lee H. Tranford  
NOTARY PUBLIC



Lee Ann Tranford  
MY COMMISSION # DD050403 EXPIRES  
September 29, 2005  
BONDED THRU TROY FAIN INSURANCE, INC.