

**RESTATED AND AMENDED ARTICLES OF INCORPORATION  
OF  
PINE RIDGE PROPERTY OWNERS ASSOCIATION, INC.**

Pursuant to the provisions of section 617.1007, Florida Statutes, the undersigned Florida not for profit corporation pursuant to a resolution duly adopted by its board of directors adopts the following restated and amended articles of incorporation:

**FIRST:** The name of the Corporation is: “PINE RIDGE PROPERTY OWNERS ASSOCIATION, INC.”, (hereinafter referred to as the “Corporation”).

**SECOND:** Said Corporation is incorporated as a corporation not for profit under the provisions of Chapter 617, Florida Statutes, as current.

**THIRD:** The principal office of the Corporation is at 5690 West Pine Ridge Boulevard, Beverly Hills, Florida, 34465. This will be the address of the registered agent.

**FOURTH:**

- (a) The purposes, objectives, and powers for which this Corporation is organized are to promote the health, safety and welfare of its members, being the Lot owners of that area known and described as Pine Ridge Subdivision, Citrus County, Florida, and more particularly described from time to time in plats of various units of said subdivision, recorded in the Public Records of Citrus County, Florida (hereinafter referred to as the “Plats”).
- (b) Said purposes, objectives and powers shall include, but shall not be limited to, the carrying out of those functions and activities to be performed by the Corporation enumerated in the Declaration of Restrictions (hereinafter referred to as the “Restrictions”) restricting lots, tracts and parcels of land shown on the said Plats of Pine Ridge Subdivision, as said Restrictions are recorded or intended to be recorded in the future in the Official Records of Citrus County, Florida.
- (c) The Corporation shall have all the powers enumerated in Chapter 617, and/or Chapter 720, Florida Statutes, current or as amended, not inconsistent herewith, and shall have all the powers of corporations, not for profit, not prohibited by some provision of law, unless otherwise excepted herein.
- (d) The Corporation may enter into contracts, including contracts with any of its members. The Corporation may do everything that a natural person could or might do which is necessary or incidental to the conducting and carrying out of all of its various purposes, objectives and powers as set forth herein and in the Restrictions.

**FIFTH:**

- (a) There is one class of membership in this Corporation which shall be restricted to the owner of a lot, tract or parcel of land shown on a plat of the Pine Ridge Subdivision which has been deeded or leased by the Deltona Corporation, or its successors or assigns. Membership in this Corporation shall cease and terminate upon the sale, transfer or disposition of the member's lot or parcel.
- (b) Said members shall be entitled to one vote in the affairs of the Corporation for each lot, tract or parcel owned by said members. In the event a lot, tract or parcel is owned by more than one person, firm or corporation, the membership relating thereto shall nevertheless have only one vote, which shall be exercised by the owner, or person designated in writing by the owners as the one entitled to cast the vote for the membership concerned.
- (c) Reference herein to the "Voting Membership" shall mean the membership entitled to vote in the affairs of the Corporation at the time that said vote is to be taken.

**SIXTH:** The term for which the Corporation is to exist is perpetual unless the purposes for which the Corporation is to exist are terminated in accordance with the Restrictions hereinabove referred to.

**SEVENTH:** The affairs of the Corporation are to be managed by the following officers:

- President
- Vice President
- Secretary
- Treasurer

The Corporation may also have additional vice-presidents and assistant secretaries and assistant treasurers.

**EIGHTH:** The Corporation shall be governed by a five member Board of Directors, who must meet the qualifications for directors and shall be elected in accordance with the procedures contained in the Bylaws. The number of directors may be increased by a majority of the members voting in a referendum to increase said number of directors.

**NINTH:** The Bylaws of the Corporation are those annexed to the Declaration of Restrictions recorded among the Official Records of Citrus County, Florida, which said Declarations of Restrictions pertain to Pine Ridge Subdivisions Units 1, 2, 3, 4, 5 and 6. Such By-Laws may be altered, amended or added to in the manner provided for therein and herein and in the Restrictions and in conformity with the provisions and requirements of the Florida Statutes.

**TENTH:** Unless otherwise limited herein or in the Restrictions or the By-Laws, this Certificate of Incorporation may be altered, amended or added to at any duly called meeting of the members of this Corporation entitled to vote at said meeting in the manner now or hereafter provided by law.

**ELEVENTH:** This Corporation shall never have or issue shares of stock and no part of the income of the Corporation shall be distributable or distributed to its member or members, directors or officers, except as provided in Paragraph Twelfth.

**TWELFTH:** In the event of termination of the Corporation pursuant to the aforesaid Restrictions, any assets owned by the Corporation shall be disbursed for the benefit of its members or shall be proportionately and equitably distributed to its members.

**THIRTEENTH:** In the event of any discrepancy between this Certificate of Incorporation and Restrictions, the Restrictions shall prevail.

The restated and amended articles of incorporation primarily restate and integrate the provisions of the corporation's articles of incorporation, and also contain certain amendments that were adopted pursuant to the Florida Statutes. The Eighth and Fourteenth Articles in the original Charter were eliminated and the remaining Articles were sequentially renumbered. The Second through Fifth and Eighth, Ninth, Eleventh and Twelfth Articles herein were Amended. There is no discrepancy between the corporation's articles of incorporation as previously amended and the provisions of the restated articles of incorporation other than the inclusion of amendments adopted pursuant to the Florida Statutes and the omission of matters of historical interest.

**CERTIFICATE**

The restated and amended articles of incorporation contain amendments to the articles requiring Member approval. The undersigned certify that the number of votes cast for the amendments by the Members was sufficient for approval.

IN WITNESS WHEREOF, the undersigned President and Secretary of this corporation has executed these Restated and Amended Articles of Incorporation this \_\_\_\_\_ day of \_\_\_\_\_ 2002.

PINE RIDGE PROPERTY OWNERS  
ASSOCIATION, INC.

By: \_\_\_\_\_  
CHARLES T. GRIMES,  
President

ATTEST:

\_\_\_\_\_  
ARTHUR DAVIS  
Secretary

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2002, by CHARLES T. GRIMES as President of PINE RIDGE PROPERTY OWNERS ASSOCIATION, INC. who is personally known to me or produced \_\_\_\_\_ as identification and who did not take an oath.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2002, by Arthur Davis as Secretary of PINE RIDGE PROPERTY OWNERS ASSOCIATION, INC., who is personally known to me or produced \_\_\_\_\_ as identification and who did not take an oath.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

[Note: Articles of Incorporation (Charter) were originally filed on January 28, 1972 and assigned document number 722556]