



**SECOND AMENDED AND RESTATED
ARTICLES OF INCORPORATION OF
MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.**

Pursuant to Chapter 617, Florida Statutes, these Articles of Incorporation of Mt. Olive Shores Lot Owners' Association of Polk County, Inc., a Florida corporation not for profit originally incorporated on February 16, 1996, are hereby amended and restated in their entirety. All amendments included herein have been adopted pursuant to Chapter 617, Florida Statutes, and there is no discrepancy between the corporation's current Articles of Incorporation and the provisions of these Amended and Restated Articles of Incorporation other than the inclusion of amendments adopted pursuant to Chapter 617, Florida Statute, and the omission of matters of historical interest. The Articles of Incorporation shall henceforth be as follows:

**ARTICLE I
NAME**

The name of the corporation is MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC., sometimes referred to as the "Association," which is a corporation not for profit under Chapter 617, Florida Statutes and a homeowner's association governed by Chapter 720, Florida Statutes, as same may be amended from time to time. The principal address and the mailing address of the corporation is 215 N. Howard Ave., Ste. 200, Tampa, FL 33606.

**ARTICLE II
DEFINITIONS**

Unless otherwise defined herein or the context requires otherwise, the capitalized terms herein shall have the meaning set forth in the Third Amended and Restated Declaration of Restrictions for Mt. Olive Shores, recorded in the Official Records of Polk County, Florida (the "Restrictions"). Unless otherwise stated herein, "Lot" means and includes Lots and Half-lots.

**ARTICLE III
PURPOSE**

The purposes of the Association are those purposes authorized under Chapter 617 and Chapter 720, Florida Statutes, to operate the community known as Mt. Olive Shores, located in Polk County, Florida, and to own and convey real and personal property, maintain and operate common property, subject to including, without limitation, a surface water management system, assess and collect assessments for maintenance, management, and other purposes of the corporation, all in accordance with the terms of these Articles of Incorporation, the bylaws of the corporation, and the Declaration.

**ARTICLE IV
POWERS**

The Association shall have all of the common law and statutory powers of a Florida corporation not for profit consistent with these Articles of Incorporation, the Third Amended and Restated Bylaws ("Bylaws") and the Declaration, as they may be amended from time to time, including but not limited to the following powers:

Section 1. To enforce all provisions of the Restrictions.

Section 2. To fix, levy and collect assessments against the Members to pay the common expenses of the Association and to exercise the powers and duties of the corporation, and to enforce liens for nonpayment of such assessments.

Section 3. To pay all expenses incident to the conduct of the business of the corporation.

Section 4. To adopt, disseminate, amend, and enforce such rules and regulations as the Board of Directors of the corporation may from time to time deem appropriate and in the best interests of the corporation in accordance with the Declaration.

Section 5. To contract for the management and maintenance of the Common Areas and Association property and to delegate any powers and duties of the Association in connection therewith, except as such are specifically required by the Declarations to be exercised by the Board of Directors or the Members of the Association.

Section 6. To protect, maintain, repair, replace, and operate the Common Area and Association property, including the surface water management system, and repair and reconstruct improvements after casualty and to make further improvements to the Common Area.

Section 7. To purchase insurance for the protection of the Common Area, the Association and the Members.

Section 8. To employ accountants, attorneys, and other professionals to perform services required for the operation of the community.

Section 9. To borrow money as necessary to perform the functions and duties hereunder and pursuant to the Bylaws and Declarations.

Section 10. To exercise any and all powers, rights and privileges of a non-profit corporation permitted by Chapter 617, Florida Statutes. and

Section 11. To exercise any other powers necessary and proper for the governance and operation of the Association, including those powers set forth in the Restrictions.

Section 12. To acquire, own, lease and dispose of real and personal property.

ARTICLE V BOARD OF DIRECTORS

The affairs of the Association shall be administered by a Board of Directors consisting of the number of Directors as determined by the Bylaws of the corporation. Directors shall be elected by the Lot owners of the corporation as provided in the Bylaws and for such terms as the Bylaws may provide. Officers shall be elected each year by the Board of Directors at its first meeting after the annual meeting of the Members. In voting for directors, each Lot is entitled to one vote, and

each Half-lot is entitled to one-half vote. When two or more persons hold an interest in any Lot or Half-lot, all such persons shall be Members; however, there shall be only one vote be cast with respect to such Lot and one half (1/2) vote cast with respect to each Half-lot. Such vote or half vote may be exercised as the co-owners determine among themselves; but no split vote is permitted. Any vacancy occurring in the Board of Directors may be filled by the affirmative vote of a majority of the remaining Directors even though it is less than a quorum of the Board of Directors. A Director elected to fill a vacancy shall hold office for the remainder of the term of that director.

ARTICLE VI MEMBERS

Section 1. Every Owner of a Lot shall be a Member of the Association and membership shall be established as set forth in the Declaration. Membership shall terminate automatically when such Member ceases to be a record Owner of a Lot, regardless of the means by which such Owner ceases to be a record Owner.

Section 2. Special meetings of Members may be called at any time by the President or by a majority of the Board of Directors, or upon written request of at least thirty (30%) of the eligible voting interests, which written request must describe the purpose or purposes for which the meeting is to be held.

Section 3. Adjournment of any Annual or Special Meeting to a different date, time or place must be announced at that meeting before an adjournment is taken. Unless stated on the record at the meeting, written notice of the meeting shall be mailed or emailed to each Member entitled to vote thereat at least fourteen (14) days prior to the new date, stating the date, time, and place of the new meeting. Any business that might have been transacted on the original date of the meeting may be transacted at the adjourned meeting.

Section 4. At any meeting of Members, each Lot is entitled to one vote, and each Half-lot is entitled to one-half vote. When two or more persons hold an interest in any Lot or Half-lot, all of the owners may attend the meeting; however, there shall be only one vote be cast with respect to such Lot and one half (1/2) vote cast with respect to each Half-lot. Such vote or half vote may be exercised as the co-owners determine among themselves; but no split vote is permitted

Section 5. At any meeting of Members, the presence of at least thirty percent (30%) of the votes entitled to be cast at the meeting shall constitute a quorum sufficient for the transaction of business, but a smaller number may adjourn the meeting from day to day.

ARTICLE VII AMENDMENTS

Section 1. Amendments to these Articles of Incorporation shall be adopted upon approval of at least two-thirds (2/3) of the votes entitled to be cast by Members voting, in person or by proxy, at any annual or special meeting of the members duly called in accordance with the Bylaws.

Section 2. The Bylaws of the Association shall be altered, amended or repealed as provided in the Bylaws. The Bylaws may contain any provision for the regulation and management of the affairs of the corporation not inconsistent with law or these Articles of Incorporation.

ARTICLE VIII INDEMNIFICATION

To the fullest extent permitted by law, the Association shall indemnify and hold harmless all persons who may serve or who have served at any time as directors or officers of the corporation against any and all expenses and liabilities, including amounts paid upon judgments, counsel fees, and amounts paid in settlement (before or after suit is commenced), actually and necessarily incurred in connection with the defense or settlement of any claim, action, suit or proceeding in which they or any of them are made a party, or which may be asserted against any of them, by reason of having been a Director or Officer of the corporation except in such cases where the Director or Officer is adjudged guilty of willful misconduct, a violation of criminal law, or a transaction from which the Director derived an improper personal benefit. Such indemnification shall be in addition to any rights to which such Director or Officer may otherwise be entitled. In the event of a settlement, the right to indemnification shall not apply unless the settlement is approved by the Board of Directors as being in the best interests of the Association.

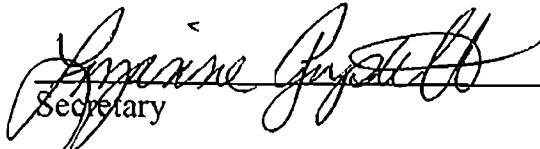
ARTICLE IX REGISTERED ADDRESS AND AGENT

The street address of the registered office of the Association is Appleton Reiss, PLLC, 215 N. Howard Ave. Suite 200, Tampa, FL 33606 and the registered agent at that address is Michelle Reiss, Esq. or such other registered agent as designated by the Board of Directors.

IN WITNESS WHEREOF, the Association has executed these Articles of Incorporation this 3rd day of March, 2025.



President



Secretary