

AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF  
NEW HAVEN CONDOMINIUM ASSOCIATION, INC.

This instrument constitutes the Articles of Incorporation of NEW HAVEN CONDOMINIUM ASSOCIATION, INC., a not-for-profit corporation under Florida Statutes, Chapter 617.

ARTICLE I

Name

The name of the corporation shall be NEW HAVEN CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association."

ARTICLE II

Purpose

The purpose for which the Association is organized is to provide the entity required by the Florida Condominium Act (the "Condominium Act") for the operation of NEW HAVEN CONDOMINIUM, hereinafter referred to as the "Condominium."

ARTICLE III

Powers

The powers of the Association shall include and be governed by the following provisions:

SECTION 1. The Association shall have all of the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles.

SECTION 2. The Association shall also have all of the powers and duties set forth in the Condominium Act, and those set forth in these Articles and the Declaration of Condominium for

as such may be amended from time to time, including, but not limited to, the following:

a. To make and collect assessments against members to defray the costs, expenses and losses of the Condominium and to pay the common expenses.

b. To use the proceeds of assessments in the exercise of its powers and duties.

c. To maintain, repair and replace the Condominium Property. This also includes the irrevocable right of access to each unit during reasonable hours when necessary for the maintenance, repair or replacement of any common elements, or at any time for making emergency repairs necessary to prevent damage to the common elements or to another unit.

d. To purchase insurance upon the Condominium Property and property owned by the Association and insurance for the protection of the Association and its members.

e. To reconstruct improvements after casualty and to further improve the Condominium Property.

f. To make and amend reasonable rules and regulations respecting the use of the Condominium Property.

g. To enforce by legal means the provisions of the Condominium Act, the Declaration, these Articles, the bylaws of the Association, hereinafter referred to as the "Bylaws," and the regulations adopted by the Association or the board of directors of the Association for the use of the Condominium Property.

h. To contract for the management and maintenance of the Condominium.

i. To employ personnel to perform the services required for proper operation of the Condominium.

members of the Association in accordance with the provisions of the Declaration, these Articles and the Bylaws.

ARTICLE IV

Members

SECTION 1. Every person or entity owning a unit in the Condominium is a member of the Association; membership in the Association ceases when a member's title to a unit is conveyed.

SECTION 2. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his unit.

SECTION 3. The owner, or owners, collectively, of each unit shall be entitled to one (1) vote. The manner of exercising voting rights shall be determined by the Bylaws.

ARTICLE V

Directors

SECTION 1. The affairs of the Association will be managed by a board consisting of the number of directors determined by the Bylaws.

SECTION 2. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the board of directors shall be filled in the manner provided by the Bylaws.

SECTION 3. The names and addresses of the present members of the board of directors, who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

other officers as may be designated by the Bylaws, and at the times and in the manner prescribed in the Bylaws. The names and addresses of the present officers who shall serve until their successors are designated are as follows:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

ARTICLE VII

Indemnification

The Association shall, and does hereby, indemnify, including reimbursement of cost of defense, any person for any and all liability arising from his official capacity or from any acts committed or failure to act by him in his official capacity as an officer or director of the Association to the full extent allowed by law.

ARTICLE VIII

Bylaws

The Bylaws shall be made, altered or rescinded by the approval of a majority of the voting members of the Association.

ARTICLE IX

Amendments

Amendments to the Articles, not inconsistent with the Condominium Act or the Declaration, may be proposed by the board of directors or by five voting members of the Association, and may be adopted by the affirmative vote of a majority of the voting members of the Association.

ARTICLE X