RIVER OAKS HOMEOWNERS ASSOCIATION

ARTICLES OF INCORPORATION

1985

State of Florida

Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of RIVER OAKS OF PALM BEACH COUNTY HOMEOWNERS' ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on September 16, 1985, as shown by the records of this office.

The document number of this corporation is N11104.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 18th day of September, 1985.

George Firestone
Secretary of State

CER-101

FILED

1985 SEP 16 PM 3:30

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

RIVER OAKS OF PALM BEACH COUNTY HOMEOWNERS' ASSOCIATION, INC.

(A Florida Corporation Not-For-Profit)

The undersigned by these Articles associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes (1983), and certify as follows:

ARTICLE I - NAME

The name of this corporation is RIVER OAKS OF PALM BEACH COUNTY HOMEOWNERS' ASSOCIATION, INC., hereinafter referred to as the "Association".

ARTICLE II - DURATION

This Association shall have perpetual existence commencing on the date of the filing of these Articles with the Department of State.

ARTICLE III - PURPOSE

This Association is organized for the purpose of administering and managing the common areas and recreational facilities to be constructed, located and maintained in a single family residential subdivision situated in Palm Beach County, Florida, and known as "RIVER OAKS" as well as for effecting such purposes and activities and transactions as are authorized under the provisions of Chapter 617, Florida Statutes (1983).

ARTICLE IV - MEMBERSHIP

The members of the Association shall consist of all of the owners of units within the RIVER OAKS residential subdivision. Each unit owner shall become a member upon acquisition of title thereto and following the recording of the deed of title in the Public Records of Palm Beach County, Florida. Transfer of membership shall be accomplished as an appurtenance to, and by reason of, the transfer of title to such unit and following recordation in the Public Records of Palm Beach County, Florida of the deed of title or other comparable instruments of conveyance. The owner(s) of each unit shall be entitled collectively to one (1) vote as a member of the Association. The manner of exercising voting rights shall be determined by the By-Laws of the Association.

ARTICLE V - DIRECTORS

A. Number and Qualification. The affairs of the Association shall be managed by a Board of Directors comprised of three (3) Directors. The number of Directors may be increased or decreased by amendment hereto but, in no event, shall be less than three (3) in number. Directors, except for the initial Board, as well as any replacements designated by the Developer, The Barwood Development Corporation and Coral Gables Service Corporation, doing business as a Florida Joint Venture known as Gables of Boca Barwood, must be members of the Association.

B. Duties and Powers. All of the duties and powers of the Association existing under Chapter 617, Florida Statutes (1983), the Declaration of Covenants and Restrictions, the By-Laws and Rules and Regulations of the Association and these Articles shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, unless otherwise specifically provided.

C. Election; Removal. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

D. Term of First Directors. The Developer, its successors and assigns, shall be required to transfer control of the Association to Members no later than the earliest occurrence of any of the following events: When Unit Members other than the Developer own fifteen (15%) percent or more of the units that will be operated ultimately by the Association, the Members other than the Developer shall be entitled to elect not less than one-third (1/3) of the Members of the Board of Directors of the Association. Unit Members other than the Developer shall be entitled to elect not less than a majority of the members of the Board of Directors of the Association: three (3) years after fifty (50%) percent of the Units that will be ultimately operated by the Association have been conveyed to purchasers; or when some of the Units have been conveyed to purchasers and none of the others are offered for sale by the Developer in the ordinary course of business; or 120 days after seventy-five (75%) percent of the Units in the development have been conveyed to purchasers; or five (5) years following conveyance of the first unit, whichever of the events shall first occur. The Developer shall be entitled to elect not less than one (1) member of the Board of Directors of the Association so long as the Developer holds for sale in the ordinary course of business at least five (5%) percent of the Units in the Development which will ultimately be operated by the Association. However, the Developer may, at its option, relinquish control of the Board of Directors of the Association at any time the Developer may so elect.

E. First Directors. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

JOHN B. SPARLING, President	450 Fairway Drive, Suite 204 Deerfield Beach, Florida 33441-1862
GEORGE H. SPARLING, III, Vice-President	450 Fairway Drive, Suite 204 Deerfield Beach, Florida 33441-1862
JOHN W. NEUMAN, Secretary/Treasurer	450 Fairway Drive Suite 204 Deerfield Beach, Florida 33441-1862

ARTICLE VI - OFFICERS

The affairs of the Association shall be administered by a President, a Secretary and a Treasurer, and as many Assistant Secretaries and Assistant Treasurers as the Board of Directors shall from time to time establish. Such Officers shall be elected by the Board of Directors from among the Board of Directors at its first meeting following the Annual Meeting of the members of the Association. Officers shall serve without compensation at the pleasure of the Board of Directors. The same person may hold two offices, the duties of which are not incompatible; provided, however, that the office of President and Secretary or Assistant Secretary or Treasurer or Assistant Treasurer be held by the same person. The names and addresses of the Officers who shall serve until their successors are designated by the Board of Directors are as follows:

Name	Address
JOHN B. SPARLING, President	450 Fairway Drive, Suite 204 Deerfield Beach, Florida 33441-1862
GEORGE H. SPARLING, III Vice-President	450 Fairway Drive, Suite 204 Deerfield Beach, Florida 33441-1862
JOHN W. NEUMAN, Secretary/Treasurer	450 Fairway Drive, Suite 204 Deerfield Beach, Florida 33441-1862

ARTICLE VII - INDEMNIFICATION

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved by reason of his being or having been a Director or Officer of the Association or any settlement thereof, whether or not he is a Director or Officer at the time such expenses are incurred, except in such cases wherein the Director or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors has approved such settlement and reimbursement as being for the best interests of the Association. The foregoing indemnification shall be in addition to, and not exclusive of, all other rights to which such Director or Officer may be entitled. The use of any gender shall include all genders where appropriate.

ARTICLE VIII - BY-LAWS

The By-Laws of the Association shall be adopted by the Board of Directors at the first organizational meeting of the Association.

ARTICLE IX - AMENDMENTS

Amendments to these Articles of Incorporation shall be proposed and adopted in the following manner:

A. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

B. A resolution for the adoption of a proposed amendment may be proposed by the Board of Directors of the Association or by the members of the Association. Members may propose such an amendment by instrument in writing directed to the President or Secretary of the board signed by not less than ten (10%) percent of the membership. Amendments may be proposed by the Board of Directors by action of a majority of the Board at any regularly constituted meeting thereof. Upon an amendment being proposed as herein provided, the Board of Directors shall call a meeting of the membership to be held not sooner than fifteen (15) days nor later than sixty (60) days thereafter for the purpose of considering such amendment. Except as elsewhere provided, such approvals must be either by:

1. Not less than sixty-six and two-thirds (66-2/3%) percent of the entire membership of the Board of Directors and by not less than fifty-one (51%) percent of the entire membership of the Association; or

2. Not less than seventy-five (75%) percent of the entire membership of the Association. Provided, that until such time as a majority of the members of the Board of Directors of the Association shall be elected by Unit Members other than the Developer, all amendments to the Articles of Incorporation shall be approved as set forth in Paragraph (B)(1) above.

C. Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of the members, without approval in writing by all members, including the Developer. No amendment shall make any changes which would in any way affect any of the rights, privileges, powers and/or options herein provided in favor of or reserved to the Developer, or any person who is an officer, stockholder or director of the Developer, or any corporation having some or all of its directors, officers or stockholders in common with the Developer, unless the Developer shall join in the execution of such amendment.

D. A copy of each amendment shall be filed with the Secretary of State, pursuant to the provisions of the applicable Florida Statutes, and a copy certified by the Secretary of State shall be recorded in the Public Records of Palm Beach County, Florida.

ARTICLE X - INITIAL REGISTERED OFFICE AND AGENT

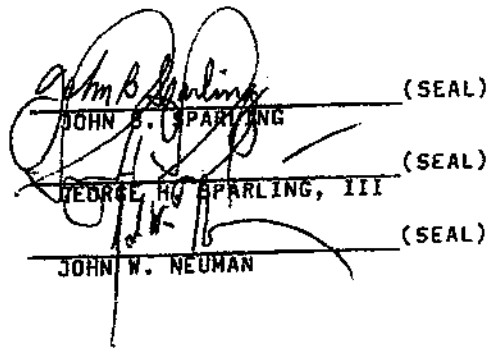
The principal office of the Association shall be 450 Fairway Drive, Suite 204, Deerfield Beach, Florida 33441-1862, or at such other place as may be subsequently designated by the Board of Directors. The initial registered office is at Suite 206, 2501 East Commercial Boulevard, Fort Lauderdale, Florida 33308 and the initial registered agent therein is Joseph P. Mullen.

ARTICLE XI - INCORPORATORS

The names and addresses of the persons signing these Articles are:

NAME	ADDRESS
JOHN B. SPARLING,	450 Fairway Drive, Suite 204 Deerfield Beach, Florida 33441-1862
GEORGE H. SPARLING, III	450 Fairway Drive, Suite 204 Deerfield Beach, Florida 33441-1862
JOHN W. NEUMAN,	450 Fairway Drive, Suite 204 Deerfield Beach, Florida 33441-1862

IN WITNESS WHEREOF, the undersigned, as subscribers hereto, have hereunto set their respective hands and seal this 22 day of July, 1985.



JOHN B. SPARLING (SEAL)

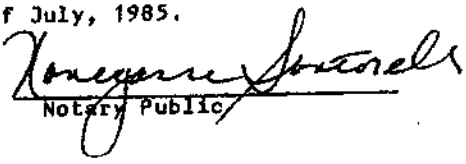
GEORGE H. SPARLING, III (SEAL)

JOHN W. NEUMAN (SEAL)

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JOHN B. SPARLING, GEORGE H. SPARLING, III and JOHN W. NEUMAN, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 22nd day of July, 1985.



Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV 22 1988
BONDED THRU GENERAL INS. UNDERWRITERS

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Amendment, filed on March 19, 1986, to Articles of Incorporation for RIVER OAKS OF PALM BEACH COUNTY HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is N11104.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 21st day of March, 1986.



George Firestone
Secretary of State

CR2E022 (10-85)

FILED
1986 MAR 19 AM 10:4
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF AMENDMENT

OF

RIVER OAKS OF PALM BEACH COUNTY HOMEOWNERS' ASSOCIATION, INC.

1. Article 1 of the ARTICLES OF INCORPORATION OF RIVER OAKS OF PALM BEACH COUNTY HOMEOWNERS' ASSOCIATION, INC. is hereby amended by the interlineation of the following underscored words:

"The same person may hold two offices, the duties of which are not incompatible; provided, however, that the office of President and Secretary or Assistant Secretary or Treasurer or Assistant Treasurer shall not be held by the same person."

2. This Amendment was adopted November 7, 1985 by the Board o Directors of the corporation.

3. This Amendment shall become effective upon filing with the Secretary of State.

4. Except as otherwise modified herein, the ARTICLES OF INCORPORATION OF RIVER OAKS OF PALM BEACH COUNTY HOMEOWNERS' ASSOCIATION, INC. remains in full force and effect.

IN WITNESS WHEREOF, the President and Secretary of the corporation have set their hands and seals this 20th day of November, 1985.

WITNESSES:

Linda Lantoll

Joseph P. Mullen

Linda Lantoll

Joseph P. Mullen

John B Sparling
JOHN B. SPARLING, President

JOHN W. NEUMAN, Secretary

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing ARTICLES OF AMENDMENT were acknowledged before me this 20th day of November, 1985, by JOHN 8. SPARLING and JOHN NEUMAN, as President and Secretary, respectively of RIVER OAKS OF PALM BEACH COUNTY HOMEOWNERS' ASSOCIATION, INC. on behalf of such corporation.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV. 27 1988
BONDED THRU GENERAL INS. UNDERWRITERS

Return to: (enclose self-addressed stamped envelope)

Name

Address

Property Appraisers Parcel Identification (Folio) Number(s):

MAR-18-1988 01:20pm 88-071676

ORB 5607 Pg 374

Con 725,000.00 Doc 3,987.50
JOHN B. DUNKLE, CLERK - PB COUNTY, FL

NAMCO FORM 33

WARRANTY DEED
(FROM CORPORATION)

This Warranty Deed *Made and executed the* 14th *day of* March *A. D.* 1988 *by*

RIVER OAKS DEVELOPMENT CORPORATION

a corporation existing under the laws of Florida *and having its principal place of business at* 450 Fairway Drive, Suite 103, Deerfield Beach, FL 33441 *hereinafter called the grantor, to*

LIFESTYLE BUILDERS OF BOCA, INC., a Florida Corporation *whose postoffice address is* 9090-B S.W. 21st Street, Boca Raton, FL 33428

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in* County, Florida, viz:

Sites 25, 36, 37, 38, 39, 40, 41 and 48 SANDALFOOT COVE SECTION TWELVE REPLAT, according to the Plat thereof as recorded in Plat Book 51, Pages 7 and 8, of the Public Records of Palm Beach County, Florida.

SUBJECT TO: Taxes for the year 1988 and subsequent years, which taxes are not yet due and payable; applicable zoning regulations and ordinances; all of the terms, provisions, conditions, rights, privileges, obligations, restrictions, and easements set forth and contained in the Declaration of Covenants and Restrictions for RIVER OAKS, recorded in Official Records Book 4630, Page 1674, of the Public Records of Palm Beach County, Florida, as amended from time to time; all other covenants, agreements, conditions, restrictions and easements of record, including these set forth in the Plat of SANDALFOOT COVE SECTION TWELVE REPLAT, recorded in Plat Book 51, Pages 7 and 8 of the Public Records of Palm Beach County, Florida.

ORB 5607 Pg 375

Together *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances*

In Witness Whereof *the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.*

(CORPORATE SEAL)

ATTEST: ..... Secretary

RIVER OAKS DEVELOPMENT CORPORATION

By: George H. Sparling
George H. Sparling, President

Signed, sealed and delivered in the presence of:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared GEORGE H. SPARLING

well known to me to be the President and respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily, under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of March, A. D. 19 88

Linda Santorelli

LINDA SANTORELLI
My Comm. Expires Feb. 28, 1992
Bonded thru [illegible]

This Instrument prepared by:
Address

LAW OFFICE
JOSEPH R. SMALLEN, P.A.
SUITE 800
2415 EAST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33308

RECORD VERIFIED
PALM BEACH COUNTY, FLA.
JOHN B. DUNKLE
CLERK CIRCUIT COURT

CLERK OF CIRCUIT COURT ☆ PALM BEACH COUNTY, FL ☆ VESTITIA PLAT

CLERK OF THE CIRCUIT COURT PALM BEACH COUNTY, FL. VESTITIA PLAT

I hereby certify that the foregoing is a true copy
of the record in my office this day, May 12, 2004.
DOROTHY H. WILKEN, Clerk of Court, Palm Beach County, Florida
BY _____ Deputy Clerk

AUG-31-1987 10:22am 87-258097

QUIT-CLAIM DEED FROM CORPORATION

RAMCO FORM 42

This Quit-Claim Deed, *Executed this* 17th *day of* December *, A. D.* 1986 *, by*
RIVER OAKS DEVELOPMENT CORPORATION
a corporation existing under the laws of Florida *, and having its principal place of business at* 10558 Spicewood Trail, Boyton Beach, Florida 33436
first party, to
RIVER OAKS OF PALM BEACH COUNTY HOMEOWNERS' ASSOCIATION, INC.,
a Florida Corporation,
whose postoffice address is
450 Fairway Drive, Suite 204, Deerfield Beach, Florida 33441-1862,
second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party, for and in consideration of the sum of* $ 10.00 *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* Palm Beach *State of* Florida *, to wit:*

All that real property and all improvements now or hereafter situated thereon encompassed within the PLAT OF SANDALFOOT COVE SECTION TWELVE REPLAT according to the Plat thereof recorded in Plat Book 51, Pages 7 and 8 of the Public Records of Palm Beach County, Florida, LESS, EXCEPT AND SAVE THEREFROM the real property encompassed within Sites 1 through 48 inclusive, as depicted upon said PLAT OF SANDALFOOT COVE SECTION TWELVE and LESS, EXCEPT AND SAVE THEREFROM the two (2) parcels of real property described in Exhibits "A" and "B" attached hereto and incorporated herein.

87-258097
Con 10.00 Doc
JOHN B DUNKLE, CLERK - PB COUNTY, FL

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

To Have and to Hold *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof *the said first party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.*

(CORPORATE SEAL)

River Oaks Development Corporation

ATTEST: Barbara M. Sparling, Secretary

By: George H. Sparling Jr., President

Signed, sealed and delivered in the presence of:

STATE OF Florida
COUNTY OF Palm Beach

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared George H. Sparling and Barbara M. Sparling, well known to me to be the President and Secretary, respectively, of the corporation named in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of December, A. D. 1986

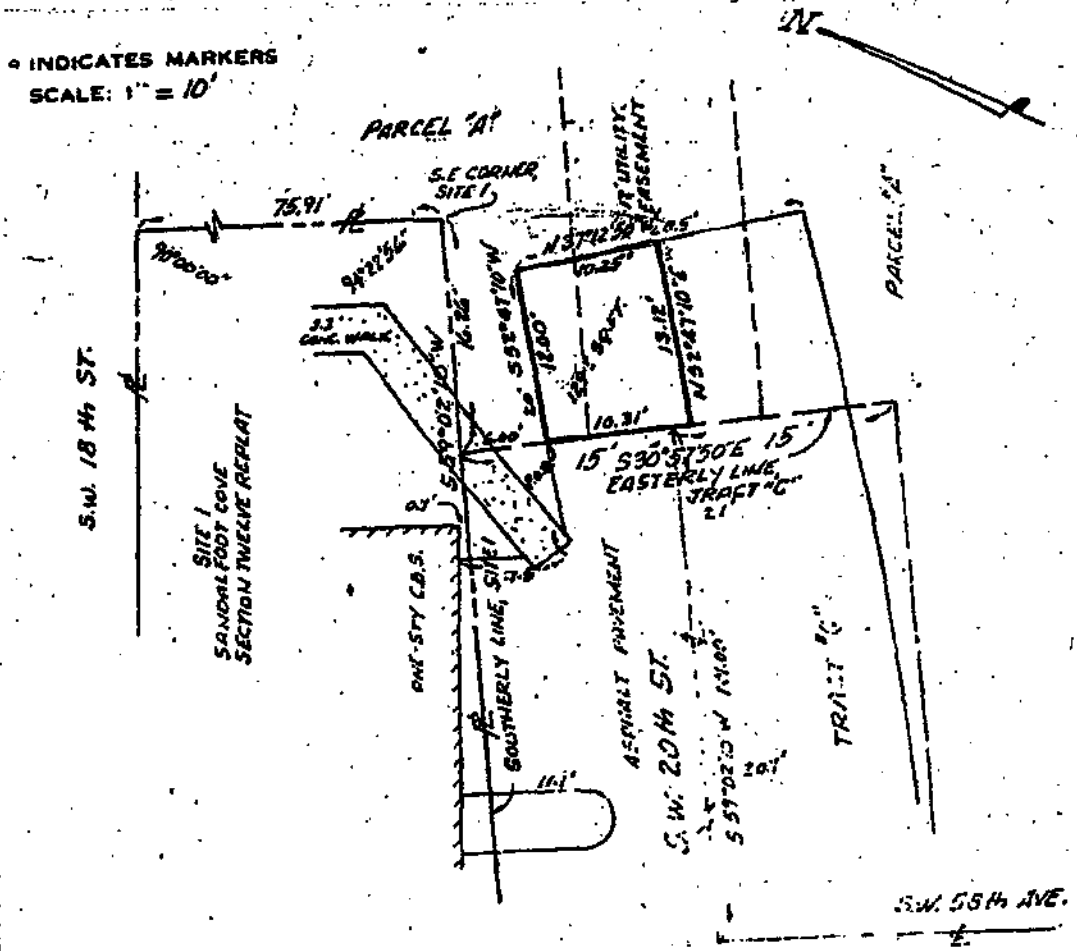
Sophia L. Hutchison
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: OCT. 23, 1990.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

This instrument prepared by and return to: Joseph P. Mullen, P.A.
Address 2501 E. Commercial Blvd. Suite 206, Ft. Lauderdale, Florida 33308

85401 P1673

○ INDICATES MARKERS
SCALE: 1" = 10'



SKETCH AND DESCRIPTION

A portion of Parcel "A", SANDALFOOT COVE SECTION TWELVE REPLAT, according to the plat thereof, as recorded in Plat Book 51, Pages 7 and 8, of the public records of Palm Beach County, Florida, more paticularly described as follows:
Commencing at the most Southeasterly corner of Site 1 of said SANDALFOOT COVE SECTION TWELVE REPLAT: thence South 59° 02' 10" West, along the Southerly line of said Site 1, a distance of 16.26 feet to the most Easterly line of Tract "C" of said Plat; thence South 30° 57' 50" East, along the most Easterly line of Tract "C" (S.W. 20th Street) a distance of 6.00 feet to the Point of Beginning; thence continue South 30° 57' 50" East, along said most Easterly line of Tract "C", a distance of 10.31 feet; thence North 52° 47' 10" East, a distance of 10.25 feet; thence North 37° 12' 50" West, a distance of 13.12 feet; thence South 52° 47' 10" West, a distance of 12.00 feet to the Point of Beginning, and containing 129 square feet more or less.

Certified correct. Dated at Fort Lauderdale, Florida, this 1st day of April, 1986.

NOTE: This property was not abstracted by McLaughlin Engineering Co., for easements, reservations or right-of-way of record.

McLAUGHLIN ENGINEERING COMPANY

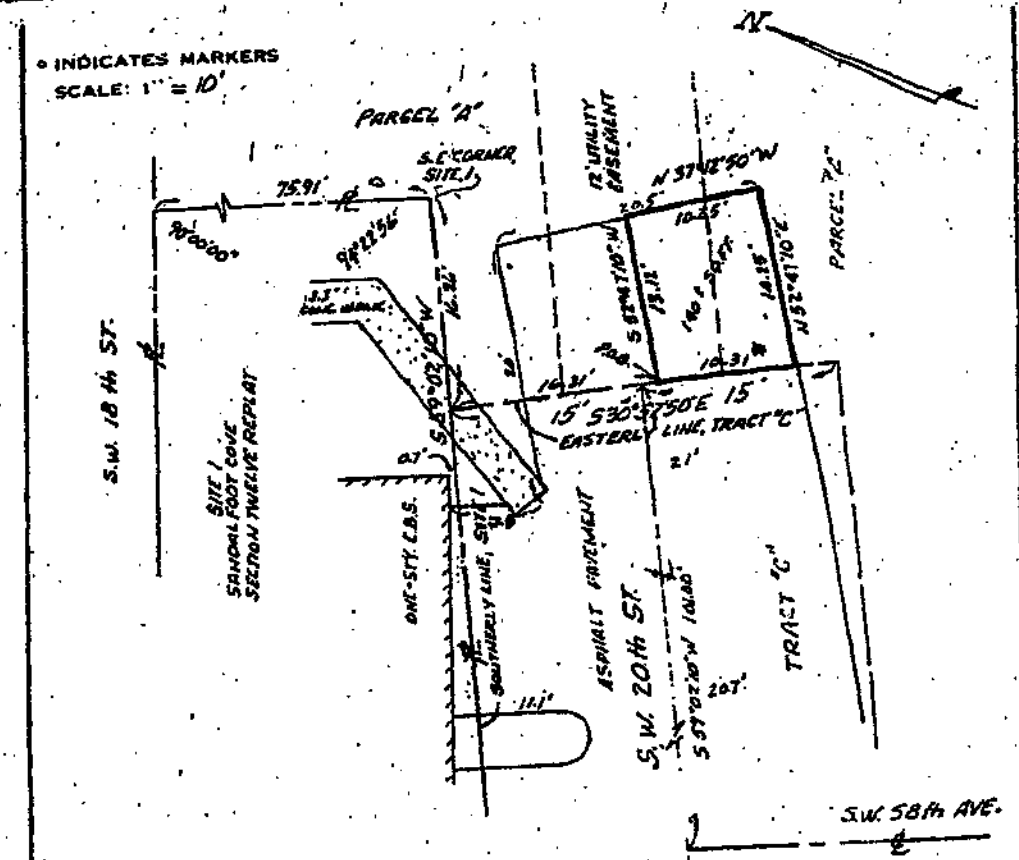
J. [illegible]
Registered Land Surveyor No. 2021
State of Florida

Not Valid Unless Sealed with an Embossed Surveyors Seal

FIELD BOOK No. SEC #12-56 DRAWN BY R.B.
JOB ORDER No. 2-241 CHECKED BY
EXHIBIT "A"

85401 P167

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.



SKETCH AND DESCRIPTION

A portion of Parcel "A", SANDALFOOT COVE SECTION TWELVE REPLAT, according to the plat thereof, as recorded in Plat Book 51, Pages7 and 8 of the public records of Palm Beach County, Florida, more particularly described as follows:
Commencing at the most Southeasterly corner of Site 1 of said SANDALFOOT COVE SECTION TWELVE REPLAT; thence South 59° 02' 10" West, along the Southerly line of said Site 1, a distance of 16.26 feet to the most Easterly lineof Tract "C" of said Plat; thence South 30° 57' 50" East, along the most Easterly lineof Tract "C" (S.W. 20th Street), a distance of 16.31 feet to the Point of Beginning; thence continue South 30° 57' 50" East, along said most Easterly line of Tract "C", a distance of 10.31 feet; thence North 52° 47' 10" East, a distnace of 14.25 feet; thence North 37° 12' 50" West, a distance of 10.25 feet; thence South 52° 47' 10" West, a distnace of 13.12 feet to the Point of Beginning, containing 140 square feet more or less.

Certified correct. Dated at Fort Lauderdale, Florida, this 1st day of April, 1986.

NOTE: This property was not abstracted by McLaughlin Engineering Co., for easements reservations, or right-of-way of records.

McLAUGHLIN ENGINEERING COMPANY

Registered Land Surveyor No. 2021
State of Florida

RECORD VERIFIED
PALM BEACH COUNTY, FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT

"Not Valid Unless Sealed with an embossed Surveyors Seal"

DRAWN BY R.B.
CHECKED BY
FIELD BOOK No. SEC 12-56
JOB ORDER No. P-2098
EXHIBIT "B"

[redacted]

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

RECORD VERIFIED
PALM BEACH COUNTY, FLA.
JOHN B. DUNKLE
CLERK CIRCUIT COURT

I hereby certify that the foregoing is a true copy
of the record in my office this day, May 12, 2004.
DOROTHY H. WILKEN, Clerk of Court, Palm Beach County, Florida
BY _____ Deputy Clerk

FILE NUM 20140655712 OR BOOK/PAGE 27074/0142 DATE: 10/07/2014 12:32:52 PM
Sharon R. Bock, CLERK & COMPTROLLER

CERTIFICATE OF AMENDMENT/ADDITION TO THE ARTICLES OF INCORPORATION FOR RIVER OAKS OF PALM BEACH COUNTY HOMEOWNERS ASSOCIATION, INC.

THIS CERTIFICATE OF AMENDMENT is executed this 25th day of September, 2014, by RIVER OAKS OF PALM BEACH COUNTY HOMEOWNER'S ASSOCIATION, INC., a Florida not for profit corporation, (hereinafter referred to as ("Association").

WHEREAS the Association has been established for the operation of the River Oaks of Palm Beach County Homeowners Association, in accordance with the Declaration of Covenants, and Restrictions, Articles of Incorporation and related documents which were recorded in Official Records Book 4630, Page 1674 of the Public Records of Palm Beach County, Florida, and as subsequently amended (the "Articles of Incorporation"); and

WHEREAS at a duly noticed Special Meeting of the Members and the Board of Directors held on the 11th day of September, 2014 (the "Special Meeting") at which a quorum of the owners were present and in person and by proxy and a quorum of Directors were present in person, amendments to Article V, Section A. of the Articles of Incorporation were submitted to the owners and Directors for their consideration and vote; and

WHEREAS, in accordance with the Declaration of Covenants and Articles of Incorporation the proposed amendment to Article V, Section A of the Articles of Incorporation was approved.

NOW, THEREFORE, the Association does hereby state the following:

1. The foregoing recitals are true and correct and are incorporated herein by reference.

2. Deletions are indicated by ~~**strikeout**~~, additions by **underlining**.

3. Article V, Section A. of the Articles of Incorporation is hereby amended as follows:

> **Number and Qualification. The affairs of the Association shall be managed by a Board of Directors comprised of ~~three (3)~~ five (5) Directors. The number of Directors may be increased of decreased by amendment hereto but, in no event, shall be less than three (3) in number. Directors, except for the initial Board, as well as any replacements designated by the Developer, The Barwood Development Corporation and Coral Gables Service Corporation, doing business as a Florida Joint Venture known as Gables of Boca Barwood, must be members of the Association.**

4. All other sections of the Articles of Incorporation remain unchanged.

IN WITNESS WHEREOF, the undersigned have set their hands and seal this 25TH day of SEPTEMBER, 2014.

Witness

By: Charles J Mastromp
Print: Charles J Mastromp

By: Juana Carrera
Print: Juana Carrera

By: Alan Zaslow
Print: ALAN ZASLOW

By:
Print: ALAN MIRSKY

RIVER OAKS OF PALM BEACH COUNTY HOMEOWNERS ASSOCIATION, INC.

By: Richard Velez
Print: RICHARD VELEZ
Title: President

By: Sharon Vachal
Print: SHARON VACHAL
Title: Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 25 day of September, 2014 by Richard Velez as President and by Sharon Vachal as Secretary, respectively of River Oaks of Palm Beach County Homeowners Association, Inc., a Florida not for profit corporation, on behalf of the corporation. They are personally known to me/have produced _____ as identification and did/did not take an oath

Signature of Notary

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Malissa Hoopes
Commission # EE112812
Expires: JULY 17, 2015
BONDED THRU ATLANTIC BONDING CO., INC.