

AMENDED AND RESTATED
BY-LAWS OF
IBIS POINT HOMEOWNERS ASSOCIATION, INC.

A not-for-profit corporation under
the laws of the state of Florida

The purpose of these Amended and Restated By-Laws is to continue the purposes of the By-Laws as originally enacted.

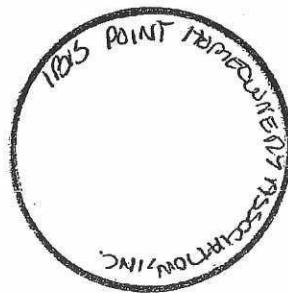
In cases of any conflict between the Articles of Incorporation of the Association and these By-Laws, the Articles of Incorporation shall govern and control. In case of any conflict between the Declaration and these By-Laws, the said Declaration shall govern and control.

ARTICLE I
IDENTITY

Section 1. The name of this corporation is IBIS POINT HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Corporation" or "Association".

Section 2. The principal office of the Corporation will be designated from time to time by the Board of Directors.

Section 3. The seal of the Association shall bear the name of the Association, the word "Florida", the words "Corporation not for Profit", and the year of the incorporation, an impression of which is as follows:



Section 4. All terms used herein which are defined in that certain Declaration of Covenants and Restrictions for Ibis Point, as it may be amended from time to time (the "Declaration"), shall have the same meaning herein as therein.

ARTICLE II**PURPOSES**

This Association is organized to serve as the instrumentality of Owners in the Property for the purpose of controlling and regulating use of the amenities therein; of promoting, assisting, and providing adequate and proper maintenance of the Property for the benefit of all Owners therein; the maintenance of the land and facilities; to exercise all powers and discharge all responsibilities granted to it as a corporation under the laws of the State of Florida, its Articles of Incorporation, these By-Laws, and the Declaration; to acquire, hold, convey and otherwise deal with real and/or personal property in the Association's capacity as a homeowners association; and to otherwise engage in such additional lawful activities for the benefit, use convenience and enjoyment of its Members as it may deem proper.

ARTICLE III**DIRECTORS AND OFFICERS****Section 1. Directors**

- A. The affairs of the Association shall be managed by a Board of Directors which shall consist of seven (7) members.
- B. The Board of Directors shall be elected at the annual meeting by the Members of the Association.
- C. Directors shall be elected as follows: Prior to each annual meeting, the Board of Directors shall appoint a Nominating Committee consisting of three (3) Members, using such procedures as the Board may establish. The Nominating Committee shall nominate at least one person for each vacancy to be filled at that annual meeting, and each Board member shall be provided with a list of the nominations at least one (1) day prior to the annual meeting. Other nominations may be made from the floor. The election shall be by written ballot (unless dispensed with by unanimous consent) and by a plurality of the votes cast, each person voting being entitled to cast his votes for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.
- D. The term of the directors' service shall be staggered. At the first election following the approval of these Amended and Restated By-Laws, four (4) directors shall serve for two (2) years, and the remaining directors shall serve for one (1) year. The length of the terms of all directors elected thereafter shall be two (2) years. the decision as to which directors will be entitled to which initial term upon the implementation of staggered terms will be decided by the number of votes received by each director. The four (4) directors receiving the highest number of votes shall serve for an initial term

of two (2) years, with the remaining directors serving an initial term of one (1) year. In the event there is no election because the number of candidates does not exceed the number of vacancies, then the decision as to which directors will be entitled to which initial term will be decided by a lottery.

- E. The organizational meeting of the newly elected Board of Directors shall be held within ten (10) days of their election at such place and time as shall be fixed by the directors at the meeting at which they were elected, and no further notice of the organizational meeting shall be necessary.
- F. No director shall receive or be entitled to any compensation for his services as director, but shall be entitled to reimbursement for all expenses incurred by him as such, if incurred upon the authorization of the Board.
- G. All directors and officers must be members of the Association.

Section 2. Officers. The executive officers of the Association shall be: President, Vice-President, Secretary and Treasurer, and such other officers as the Board of Directors may appoint. Officers are appointed by the Board of Directors and serve at the pleasure of the Board.

Section 3. Resignation, Vacancy, Removal.

- A. Resignation: Any director or officer of the Association may resign at any time, by instrument in writing. Resignations shall take effect at the time specified therein, and if no time is specified, resignations shall take effect at the time of receipt by the President or Secretary of the Association. The acceptance of a resignation shall not be necessary to make it effective.
- B. Director Vacancy: When a vacancy occurs on the Board of Directors, the vacancy shall be filled by the affirmative vote of the majority of the remaining members of the Board, even though the remaining directors constitute less than a quorum, or by the sole remaining director, as the case may be. A Director appointed by the Board to fill a vacancy shall be appointed for the unexpired term of the predecessor in office.
- C. Officer Vacancy: When a vacancy occurs in an office for any reason, the office shall be filled by the Board of Directors at its next meeting.
- D. Removal: Any Officer may be removed with or without cause by a majority vote of the Board of Directors at a meeting of Directors

called at least in part for the purpose of considering such removal. Any officer or director may be removed with or without cause, and for any reason, by the vote or agreement in writing by a majority of all votes of the Membership.

Section 4. Indemnification of Directors and Officers. Every Director and Officer of the Association shall be indemnified by the Association against liability and expenses which he may incur by reason of his being or having been a Director or Officer in accordance with the terms of the Articles of Incorporation of the Association (hereinafter referred to as the "Articles of Incorporation"), and the Declaration.

ARTICLE IV

POWERS AND DUTIES OF THE ASSOCIATION AND THE EXERCISE THEREOF

The Association shall have all powers granted to it by common law, Florida Statutes, the Declaration, the Articles of Incorporation, and these By-Laws, all of which shall be exercised by its Board of Directors unless the exercise thereof is otherwise restricted in the Declaration, these By-Laws or by law; the powers of the Association shall include, but not be limited to, the following:

1. All of the powers specifically provided for in the Declaration and in the Articles of Incorporation.
2. The power to levy and collect Assessments against Parcels, as provided for in the Declaration.
3. The power to expend monies collected for the purpose of paying the Common Expenses of the Association.
4. The power to purchase equipment, supplies and material required for the maintenance, repair, replacement, operation and management of the Association Property, the Common Property and the maintenance of such other property as provided in the Declaration.
5. The power to insure and keep insured the buildings and Improvements of the Association and other Improvements within the Property, as provided in the Declaration.
6. The power to employ the personnel required for the operation of the Association, the Association Property, and the Common Property, and the maintenance of such other property as provided in the Declaration.
7. The power to pay utility bills for utilities serving the Association Property and the Common Property.

8. The power to contract for the management of the Association and to delegate its contractor as manager, all of the powers and duties of the Association, except those matters which must be approved by Members.

9. The power to make reasonable rules and regulations and to amend them from time to time.

10. The power to improve the Association Property and the Common Property, subject to the limitations of the Declaration.

11. The power to enforce by any legal means the provisions of the Articles of Incorporation, the By-Laws, the Declaration and its rules and regulations promulgated by the Association. Such legal means include, but are not limited to, proceedings at law or in equity or the levying of fines.

12. The power to collect delinquent Assessments by suit or otherwise, and to abate nuisances and enjoin or seek damages from Owners for violation of the provisions of the Declaration, the Articles of Incorporation, these By-Laws or the Rules and Regulations.

13. The power to pay all taxes and assessments which are liens against the Association Property and the Common Property.

14. The power to control and regulate the use of the Association Property and the Common Property by the Owners, and to promote and assist adequate and proper maintenance of that property.

15. The power to borrow money and the power to select depositories for the Association's funds, and to determine the manner of receiving, depositing, and disbursing those funds and the form of check and the person or persons by whom the same shall be signed, when not signed as otherwise provided by these By-Laws.

16. The power to acquire real and personal property for the benefit and use of its Members and to dispose of the property in accordance with the Declaration and the Articles of Incorporation.

17. The power to enter into a long term contract with any person, firm, corporation or real estate management agent of any nature or kind, to provide for the maintenance, operation, repair and upkeep of the Association Property and the Common Property of any facilities on lease to the Association or otherwise provided for the Members' usage and for the maintenance of such other property as provided in the Declaration. The contract may provide that the total operation of the managing agent, firm or corporation shall be at the cost of the Association as Common Expense. The contract may further provide that the managing agent shall be paid from time to time a reasonable fee either stated as a fixed fee or as a percentage of the total costs of maintenance, operation, repair and upkeep or of the total funds of the Association handled and managed by the managing agent. Such fee, if any, shall be another of the

management function costs to be borne by the Association, as a Common Expense, unless the contract provides to the contrary.

18. The power to establish additional officers and/or directors of this Association and to appoint all officers, except as otherwise provided herein.

19. The power to appoint such committees as the Board of Directors may deem appropriate.

20. The power to possess, employ and exercise all powers necessary to implement, enforce and carry into effect the powers above described, including the power to acquire, hold, convey and deal in real and personal property.

21. The power to deal with the Master Association on all matters which affect the Property, the Members, the Owners, or the Association.

22. The power to appoint an individual to represent the Association on the Board of Directors of the Master Association and to replace such individual.

23. The power to appoint individuals to represent the Association on committees of the Master Association as required from time to time.

24. The power to enter into agreements for the provision of cable or other television services for the property.

ARTICLE V

DUTIES OF OFFICERS

Section 1. President. The President shall be the chief executive officer of the Association and shall:

- A. Act as presiding officer at all meeting of Members of the Association and of the Board of Directors.
- B. Call special meetings of the Board of Directors or the Members.
- C. Sign, with the Secretary or Treasurer, if the Board of Directors so requires, all checks, contracts, promissory notes, leases, deeds and other instruments on behalf of the Association, except those which the Board of Directors specifies may be signed by other persons.
- D. Perform all acts and duties usually required of an executive to insure that all orders and resolutions of the Board of Directors are carried out.
- E. Appoint committees and act as ex-officio member of all committees, and render an annual report at the annual meeting of Members.

Section 2. Vice Presidents. The Vice President, in the absence or disability of the President, shall exercise the powers and perform the duties of the President. The Vice President also shall assist the President generally, and exercise such other powers and perform such other duties as shall be prescribed by the Directors.

Section 3. Secretary. The Secretary shall have the following duties and responsibilities:

- A. Attend all regular and special meetings of the Members of the Association and of the Board of Directors and keep all records and minutes of proceedings thereof or cause the same to be done.
- B. Have custody of the corporate seal and affix the same when necessary or required.
- C. Attend to all correspondence on behalf of the Board of Directors, prepare and serve notice of meetings, keep membership books, and receive all applications for membership.
- D. Perform such other duties as the Board of Directors may determine and on all occasions in the execution of his duties, act under the superintendence, control and direction of the Board of Directors.
- E. Have custody of the minutes book of the meetings of the Board of Directors and Members, and act as transfer agent of the corporate books.

Section 4. Treasurer. The Treasurer shall:

- A. Attend all meetings of the membership and of the Board of Directors.
- B. Receive such monies as shall be paid into his hands for the account of the Association and disburse funds as may be ordered by the Board of Directors, taking proper vouchers for such disbursements, and be custodian of all securities, contracts, leases and other important documents of the Association which he shall keep safely deposited.
- C. Supervise the keeping of accounts of all financial transactions of the Association in books belonging to the Association and deliver such books to his successor. He shall prepare and distribute to all of the members of the Board of Directors prior to each annual meeting, and whenever else required, a summary of the financial transactions and condition of the Association from the preceding year. He shall make a full and accurate report on matters and business pertaining to his office to the Members at the annual

meeting, and make all reports required by law. He shall prepare the annual budget, and present it to the Board of Directors for its consideration.

- D. The Treasurer may have the assistance of an accountant or auditor, who shall be employed by the Association as a Common Expense. In the event the Association enters into a management agreement, it shall be proper to delegate such of the Treasurer's functions to the management agent as is deemed appropriate by the Board of Directors.

ARTICLE VI

MEMBERSHIP AND VOTING

Section 1. Qualifications for Membership. The qualification for membership, and the manner of admission to membership and termination of such membership, shall be as follows: A person or entity shall automatically become a Member of the Association upon acquisition of fee simple title to any Parcel, by filing a deed therefor in the Public Records of Martin County, Florida. Membership shall continue until such time as the Member transfers or conveys his interest of record or the interest is transferred or conveyed by operation of law, at which time membership, with respect to the Parcel conveyed, shall automatically be conferred upon the transferee. Membership shall be appurtenant to, and may not be separated from ownership of property subject to the Declaration. No person or entity holding an interest of any type or nature whatsoever in a Parcel only as security for the performance of an obligation, shall be a member of the Association.

Section 2. Voting. The Association shall have one (1) class of voting membership. Each member shall be entitled to one (1) vote for each Parcel owned by such Member as to matters on which the membership shall be entitled to vote, which vote may be exercised or cast by that member in person or by proxy. Any member who owns more than one (1) Parcel shall be entitled to exercise or cast one (1) vote for each such Parcel. When more than one (1) person owns a Parcel, all such persons shall be Members of the Association; provided, however, that the vote of such Owners shall be exercised as provided hereinbelow, and that in no event shall more than one (1) vote be cast with respect to each Parcel. If more than one (1) person, a corporation, or other entity, owns a Parcel, they shall file a certificate with the Secretary of the Association naming the person authorized to cast votes for said Parcel. If the certificate is not on file, such Owner(s) shall not be qualified to vote and the vote of such Owner(s) shall not be considered nor shall the presence of such Owner(s) at a meeting be considered in determining whether the quorum requirement has been met. If a Parcel shall be owned by husband and wife as tenants by the entirety, no certificate need be filed with the Secretary naming the person authorized to cast votes for said Parcel, and either spouse, but not both, may vote in person or by proxy and be considered in determining whether the quorum requirement has been met at any meeting of the members, unless prior to such meeting, either spouse has notified the Secretary in writing that there is a

disagreement as to who shall represent the Parcel at the meeting, in which case the certificate requirements set forth above shall apply.

Section 3. Proxies. The members have the right to vote in person or by proxy. To be valid, a proxy must be dated, must state the date, time and place of the meeting for which it was given, and must be signed by the authorized person who executed the proxy. A proxy is effective only for the specific meeting for which it was originally given, as the meeting may lawfully be adjourned and reconvened from time to time, and automatically expires ninety (90) days after the date of the meeting for which it was originally given. A proxy is revocable at any time at the pleasure of the person who executes it. If the proxy form expressly so provides, any proxy holder may appoint, in writing, a substitute to act in his or her place. Proxies must be filed with the Secretary of the Association prior to the meeting.

ARTICLE VII

MEETINGS

Section 1. Meetings of Members.

- A. Place of Meetings: Meetings of the Association shall be held at such time and place in Martin County, Florida, as shall be stated in the notice thereof.
- B. Annual Meetings: Annual Members' Meetings shall be held upon a date appointed by the Board of Directors which shall fall between the first day of January and the 30th day of April, in each calendar year. No meeting shall be held on a legal holiday. The meetings shall be held at such time as the Directors shall appoint from time to time. The purpose of such meetings shall be the election of directors and the transaction of other business authorized to be transacted by Members. The order of business shall be as determined by the Board of Directors.
- C. Special Meetings: Special Meetings shall be held whenever called by the President or by a majority of the Board of Directors and must be called by the Secretary, upon receipt of a written request from Members of the Association holding a majority of the total votes of the membership. Business transacted at all special meetings shall be confined to the objects and actions to be taken, as stated in the notice of the meeting.
- D. Quorum: A quorum for the transaction of business at the annual meeting or any special meeting shall consist of thirty percent (30%) of the total votes of the membership, being present either in person or by proxy, but the Members present at any meeting although less than a quorum, may adjourn the meeting to a future date.

- E. Voting Required to Make Decisions: When a quorum is present at any meeting, the vote of a majority of the Members' votes present in person or by proxy shall decide any question brought before the meeting, unless the Declaration, the Articles of Incorporation, these By-Laws or any applicable statute provides otherwise.

Section 2. Directors' Meetings:

- A. Annual Meeting: The annual meeting of the Board of Directors shall be held immediately following the adjournment of the annual meeting of Members. The Board of Directors may establish a schedule of regular meetings to be held at such place as the directors may designate.
- B. Special Meetings: Special meetings of the Board of Directors may be called by the President, upon notice to each director to be delivered by telephone, mail, electronic mail or in person. Special meetings may also be called on written request of two (2) directors. All notices of special meetings shall state the purpose, time and place of the meeting.
- C. Quorum: At all meetings of the Board of Directors, a majority of the directors shall constitute a quorum for the transaction of business, and the acts of a majority of the directors present at such meeting at which a quorum is present, shall be the acts of the Board of Directors except where approval by a greater number is required by the Declaration, the Articles of Incorporation or these By-Laws. At any meeting at which a quorum is not present, the presiding officer may adjourn the meeting from time to time, and at any such adjourning meeting, any business which might have been transacted at the meeting as originally called, may be transacted without further notice.
- D. Joinder: The joinder of a Director in the action of a meeting by signing and concurring in the minutes of that meeting shall constitute the presence of such Director for the purpose of determining a quorum.
- E. Written Action: Any action required to be taken at a meeting of the Directors may be taken without a meeting if a consent in writing setting forth the action so to be taken, signed by all of the Directors, is filed in the minutes of the proceedings of the Board. Such consent shall have the same effect as a unanimous vote.
- F. Presiding Officer: In the absence of the presiding officer, the Directors present shall designate one of their number to preside.

- G. Telephone Meeting: Any regular or special meeting of the Board of Directors may be held by telephone conference, at which each participating member can hear and be heard by all other participating members.
- H. Order of Business: The order of business at Director's meetings shall be as determined by the Board of Directors.
- I. Member Attendance: All meetings of the Board of Directors must be open to all Members, except for meetings between the Board and its attorney with respect to proposed or pending litigation, where the contents of discussion would otherwise be governed by the attorney-client privilege. Any member attending a meeting of the Board of Directors may speak for at least three (3) minutes on any matter placed on the agenda by petition of the voting interests pursuant to Florida Statute §720.303(2)(d)(2004), as amended from time to time. The Association may adopt additional written rules governing the frequency, duration and other manner of member statements at Board Meetings.
- J. Posted Notice: Notice of all Board Meetings must be posted in a conspicuous place in the community at least forty-eight (48) hours in advance of a meeting, except in an emergency, as provided by Florida Statutes §720.303(2)(2004), as amended from time to time. Notwithstanding the foregoing, written notice of any Board Meeting at which special assessments will be considered or at which amendments to rules regarding parcel use will be considered must be mailed or delivered to members and posted conspicuously on the property at least fourteen (14) days before the meeting.

ARTICLE VIII

NOTICE OF MEMBERS MEETINGS

Section 1. Annual Meeting. Written notice of the annual meeting of Members shall be served upon or mailed to each Member entitled to notice, at least ten (10) days, and no more than sixty (60) days, prior to the meeting. Such notice shall be hand delivered or mailed to each Member at its address as it appears on the books of the Association. Proof of such mailing may be given by the affidavit of the person giving the notice.

Section 2. Special Meeting. Written notice of a special meeting of Members stating the time, place and object of such meeting shall be served upon or mailed to each Member at least two (2) days, and no more than sixty (60) days, prior to such meeting.

Section 3. Waiver. Nothing herein is to be construed to prevent Members from waiving notice of meetings or acting by written agreement without meetings.

ARTICLE IX

PROCEDURE

Robert's Rules of Order (latest edition) shall govern the conduct of corporate proceedings when not in conflict with the Articles of Incorporation and By-Laws of the Association or with the Statutes of the State of Florida.

ARTICLE X

ASSESSMENTS AND MANNER OF COLLECTION

The Board of Directors shall have the power to levy and enforce assessments against Parcels and Owners, as set forth in the Declaration.

ARTICLE XI

FISCAL MANAGEMENT

Section 1. Fiscal Year. The fiscal year of the Association shall be the calendar year.

Section 2. Depositories. The funds of the Association shall be placed in such accounts in Martin County, Florida, as may be selected by the Board of Directors, including checking and savings accounts in one (1) or more banks and/or savings and loan associations, Certificates of Deposit, U.S. Treasury Bills and money market accounts with an investment firm or firms, all in accordance with resolutions approved by the Board of Directors. Association funds shall be withdrawn only over the signature of the Treasurer, the President or such other persons as the Board may authorize. The Board may require more than one (1) signature on checks and bank drafts. The funds shall be used only for corporate purposes.

Section 3. Fidelity Bonds. Fidelity bonds may be required at the discretion of the Board of Directors from all officers and employees of the Association, and from any contractor handling or responsible for corporate funds. The premiums for such bonds shall be paid by the Association as a Common Expense.

Section 4. Records. The Association shall maintain accounting records according to good practice which shall be open to inspection by Members at reasonable times. Such records shall include a record of receipts and expenditures and accounts for each Member, which accounts shall designate the name and address of the Member, the due dates and amount of each Assessment, the amounts paid upon the account, and the balance due. A register of the names of all Institutional Mortgagees who have notified the Association of their liens, and to which lien holders the Association will give notice of default if required, shall also be maintained.

Section 5. Financial Reporting. The Association shall prepare an annual financial report as required by Florida Statute §720.303(7)(2004) as amended from time to time. The annual financial report will be prepared within sixty (60) days after the

close of the fiscal year. The Association shall provide each member with a copy of the annual financial report or a written notice that a copy of the financial report is available upon request at no charge to the member.

Section 6. Insurance. The Association shall procure, maintain and keep in full force and effect, such insurance as may be required by the Declaration to protect the interests of the Association and the Members.

Section 7. Expenses. The receipts and expenditures of the Association may be credited and charged to accounts as the Board of Directors may determine, in accordance with good accounting practices.

Section 8. Budget. The Board of Directors shall adopt a budget for each fiscal year that shall include the estimated funds required to defray the Common Expenses, and to provide and maintain funds for the accounts established by the Board of Directors, in accordance with good accounting practices. The Association shall provide each member with a copy of the annual budget or a written notice that a copy of the budget is available upon request at no charge to the member as required by Florida Statutes §720.303(6)(2004) as amended from time to time.

ARTICLE XII

ADMINISTRATIVE RULES AND REGULATIONS

The Board of Directors may, from time to time, adopt Rules and Regulations governing the details of the operation and use of the Association Property and the Common Property and the Parcels, provided that the Rules and Regulations shall be equally applicable to all Members and uniform in application and effect.

ARTICLE XIII

VIOLATIONS AND DEFAULTS

In the event of a violation of any of the provisions of the Declaration, these By-Laws, the rules and regulations adopted by the Association or the Articles of Incorporation, the Association and/or Martin Downs Property Owners Association, Inc. (the "Master Association") shall have all rights and remedies provided by law, including without limitation (and such remedies shall be cumulative) the right to sue for damages, the right to injunctive relief, the levying of fines, and, in the event of a failure to pay Assessments, the right to foreclose its lien as provided in the Declaration; and in every such proceeding, the Owner at fault shall be liable for court costs and the Association's or Master Association's attorneys' fees, as the case may be. A suit to collect unpaid Assessments may be prosecuted by the Association and/or the Master Association without waiving the lien securing such unpaid Assessments.

ARTICLE XIVAMENDMENT OF BY-LAWS

These By-Laws may be amended, altered or rescinded upon approval of at least fifty-one percent (51%) of the votes of the members. Votes may be cast at a meeting of the Members, voting in person or by proxy or Members may express their approval by written consent; provided, however, that at no time shall the By-Laws conflict with the terms of the Declaration or the Articles of Incorporation. No amendment, alteration or modification of these By-Laws shall be made which affects the rights or privileges of any Institutional Mortgagee, nor may these By-Laws be rescinded without the express, prior written consent of all Institutional Mortgagees so affected. Any attempt to amend, alter, modify or rescind contrary to these prohibitions shall be of no force or effect.

ARTICLE XVVALIDITY

If any By-Law, rule or regulation shall be adjudged invalid, such fact shall not affect the validity of any other By-Law, rule or regulation.

ARTICLE XVICONSTRUCTION

These By-Laws and the Articles of Incorporation of the Association shall be construed, in case of any ambiguity or lack of clarity, to be consistent with the provisions of the Declaration. In the event of any conflict between the terms of the Declaration, the Articles of Incorporation or these By-Laws, the following order of priority shall apply: the Declaration, the Articles of Incorporation and the By-Laws.

WE HEREBY CERTIFY that the foregoing Amended and Restated By-Laws of Ibis Point Homeowners Association, Inc. were duly adopted by the Board of Directors by a vote sufficient for approval at a duly constituted meeting.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 10th day of NOVEMBER, 2005.

WITNESSES:

IBIS POINT HOMEOWNERS
ASSOCIATION, INC.

Ronald G. Morrow
Printed Name: RONALD G. MORROW

William J. Neal
Printed Name: WILLIAM J. NEAL

By: Robert A. Jankowski, President

Ronald C. Christensen
 Printed Name: Ronald C. Christensen

Charles A. Harris
 Printed Name: CHARLES A. HARRIS

By: Jean Belton
JEAN BELTON, Secretary

CORPORATE
SEAL

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me on 11/10, 2005, by JOSEPH A. JAKANSKY, as President of Ibis Point Homeowners Association, Inc. ☒ who is personally known to me, or ☐ who has produced identification [Type of Identification: _____].

Notarial Seal



JOSEPH J. JAKAB, JR.
MY COMMISSION # DD 342549
EXPIRES: August 29, 2008
Bonded Thru Budget Notary Services

Joseph J. Jakab, Jr.
 Notary Public
 Printed Name: JOSEPH J. JAKAB, JR.
 Commission Expires: 8/29/08

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me on 11/10, 2005 by JEAN BELTON, as Secretary of Ibis Point Homeowners Association, Inc. ☒ who is personally known to me, or ☐ who has produced identification [Type of Identification: _____].

Notarial Seal



JOSEPH J. JAKAB, JR.
MY COMMISSION # DD 342549
EXPIRES: August 29, 2008
Bonded Thru Budget Notary Services

Joseph J. Jakab, Jr.
 Notary Public
 Printed Name: JOSEPH J. JAKAB, JR.
 Commission Expires: 8/29/08

JOINDER OF MASTER ASSOCIATION

MARTIN DOWNS PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, hereby joins in this Amended and Restated Bylaws for Ibis Point Homeowners Association, Inc. for the sole purpose of agreeing to perform its obligations contained herein.

WITNESSES:

MARTIN DOWNS PROPERTY
OWNERS ASSOCIATION, INC.

Valerie Karpinski
Printed Name #1: VALERIE KARPINSKI By: Dennis Rohan, Its President

Elizabeth P. Bonan
Printed Name #2: ELIZABETH P. BONAN

Valerie Karpinski
Printed Name #1: VALERIE KARPINSKI By: Robert Graves, Its Secretary

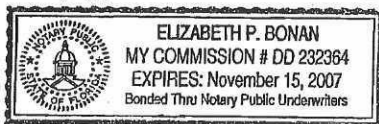
Elizabeth P. Bonan
Printed Name #2: ELIZABETH P. BONAN



STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me on November 14, 2005, by Dennis Rohan as President of Martin Downs Property Owners Association, Inc. [☒] who is personally known to me, or [☐] who has produced identification [Type of Identification: _____].

Notarial Seal

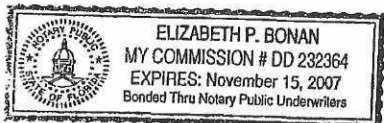


Elizabeth P. Bonan
Notary Public

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me on November 14, 2005, by Robert Graves, as Secretary of Martin Downs Property Owners Association, Inc. [☒] who is personally known to me, or [☐] who has produced identification [Type of Identification: _____].

Notarial Seal



Elizabeth P. Bonan
Notary Public