



INDEX

**1**

AMENDED  
CORPORATE INFORMATION

**2**

AMENDED AND RESTATED  
ARTICLES OF INCORPORATION

**3**

AMENDED AND RESTATED  
BYLAWS

**4**

AMENDED  
RULES AND REGULATIONS

**5**

EXHIBITS

**6**

CERTIFICATE OF RECORDING

**7**

**8**

SEPTEMBER 15, 1999

# INDEX

	PAGE
<b>SECTION 1</b>	
INDEX .....	1
<b>SECTION 2</b>	
AMENDED CORPORATE INFORMATION .....	3
ARTICLE I    NAME AND LOCATION .....	4
ARTICLE II    TYPE OF OWNERSHIP .....	4
ARTICLE III    MANAGEMENT .....	5
ARTICLE IV    RESTRICTIONS OF SALE/LEASE OR TRANSFER .....	5
ARTICLE V    CORPORATE DOCUMENTS, RULES, REGULATIONS AND RESTRICTIONS .....	6
ARTICLE VI    INDIVIDUAL SITES .....	6
ARTICLE VII    UTILITIES AND SERVICE .....	7
ARTICLE VIII    RECREATIONAL AND COMMON AREAS .....	7
ARTICLE IX    APPORTIONMENT OF COMMON EXPENSES AND COMMON OWNERSHIP .....	8
ARTICLE X    MEMBERSHIP TRANSFER AND CLOSING COSTS .....	8
<b>SECTION 3</b>	
AMENDED AND RESTATED ARTICLES OF INCORPORATION .....	9
ARTICLE I    NAME .....	10
ARTICLE II    PURPOSE AND POWERS .....	10
ARTICLE III    MEMBERSHIP .....	11
ARTICLE IV    TERM .....	12
ARTICLE V    BYLAWS .....	12
ARTICLE VI    DIRECTORS AND OFFICERS .....	12
ARTICLE VII    AMENDMENTS .....	12
ARTICLE VIII    REGISTERED AGENT .....	13
ARTICLE IX    INDEMNIFICATION .....	13
CERTIFICATE AND RESOLUTION .....	16
WARRANTY DEED .....	21
<b>SECTION 4</b>	
AMENDED AND RESTATED BYLAWS .....	24
1. GENERAL .....	25
2. MEMBERS .....	25
3. MEMBERS' MEETINGS; VOTING .....	28
4. BOARD OF DIRECTORS .....	31
5. OFFICERS .....	35
6. FISCAL MATTERS .....	36
7. RULES AND REGULATIONS .....	38
8. OCCUPANCY AGREEMENTS .....	39
9. COMPLIANCE AND DEFAULT; REMEDIES .....	39
10. COMMUNITY FOR OLDER PERSONS .....	40
11. AMENDMENT OF BYLAWS .....	46
12. MISCELLANEOUS .....	47

**I N D E X (CONTD.)**

**PAGE**

**SECTION 5**

AMENDED RULES AND REGULATIONS . . . . .	48
ACCEPTANCE OF PROSPECTIVE MEMBERS . . . . .	49
MEMBERS MONTHLY PAYMENT AND FEES . . . . .	49
THE MOBILE HOME LOT . . . . .	50
THE MOBILE HOME . . . . .	51
RENTERS AND THEIR GUESTS . . . . .	52
PETS . . . . .	53
LAUNDRY . . . . .	54
REFUSE AND RECYCLING PROGRAM . . . . .	54
VEHICLES . . . . .	55
RECREATIONAL FACILITIES . . . . .	55
SEAWALLS . . . . .	56
BOAT DOCKS, BOAT LIFTS & DAVITS . . . . .	57
BOATS, BOAT TRAILERS, RECREATIONAL, MOTOR VEHICLES . . . . .	58
PORT CARLOS COVE BOAT LIFT . . . . .	59
PORT CARLOS COVE BOAT RAMP . . . . .	59
MEMBER RESPONSIBILITIES . . . . .	59

**SECTION 6**

EXHIBITS . . . . .	60
EXHIBIT I - PORT CARLOS COVE PLOT . . . . .	61
EXHIBIT II - PORT CARLOS COVE LOTS . . . . .	62
EXHIBIT III - MEMBERSHIP CERTIFICATE . . . . .	63
EXHIBIT IV - LEASE AGREEMENT . . . . .	64
EXHIBIT V - CORPORATE OPERATING BUDGET (SAMPLE) . . . . .	70
EXHIBIT VI - MEMBER OPERATING BUDGET (SAMPLE) . . . . .	71

**SECTION 7**

CERTIFICATE OF RECORDING . . . . .	72
------------------------------------	----