

EXHIBIT A

LEGAL DESCRIPTION

The legal description of the community affected by the listed covenants or restrictions is:

THE FAIRWAYS, A SUBDIVISION SITUATED IN SECTION 14 TOWNSHIP 4 SOUTH, RANGE 15 WEST OF BAY COUNTY FLORIDA (PLAT BOOK 16, PAGE 28).

Also described as,

TRACT "M": COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 29 OF THE CORRECTIVE PLAT OF DRAGON'S RIDGE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 107 AND 108 AS RECORDED IN THE BAY COUNTY, FLORIDA, PUBLIC RECORDS; THENCE N69°34'56"W 30.00 FEET TO THE CENTERLINE OF DRAGON CIRCLE; THENCE S20°40'40"W ALONG THE CENTERLINE OF SAID DRAGON CIRCLE, 441.78 FEET TO THE CENTERLINE OF THE ENTRANCE ROAD; THENCE S81°33'20"E ALONG SAID CENTERLINE, 38.01 FEET; THENCE S07°39'40"E 31.23 FEET TO THE SOUTHERLY RIGHT OF WAY OF THE ENTRANCE ROAD AND THE **POINT OF BEGINNING**; THENCE S81°33'20"E ALONG THE RIGHT OF WAY OF THE ENTRANCE ROAD 60 FEET; THENCE S07°39'41"E 168.78 FEET; THENCE S26°00'12"E: 524.06 FEET; THENCE S10°45'44"E 911.28 FEET; THENCE N63°42'16"W 387.14 FEET; THENCE N29°37'26"W 417.09 FEET; THENCE N50°16'55"W 223.04 FEET; THENCE N39°47'09"W 280.56 FEET; THENCE N14°35'04"W 221.25 FEET; THENCE N05°01'02"E 227.67 FEET; THENCE N87°23'43"E 484.06 FEET; THENCE N07°39'40"W 188.92 FEET TO THE POINT OF BEGINING.

Exhibit B

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF**

FAIRWAYS HOMEOWNERS ASSOCIATION AT BAY POINT, INC.

**SUBSTANTIAL REWORDING OF ARTICLES OF INCORPORATION .
SEE CURRENT ARTICLES OF INCORPORATION FOR PRESENT TEXT**

These are the Amended and Restated Articles of Incorporation of Fairways Homeowners Association at Bay Point, Inc., originally filed with the Florida Department of State on March 1, 2002, under Charter Number N02000001495. Amendments included have been added pursuant to Chapter 617, Florida Statutes (2021).

The name and address of the current registered office is Fairways Homeowners Association at Bay Point, Inc., P.O. Box 27387, Panama City, FL 32411-7387. The Board of Directors may, from time to time, change the designation of the principal office, the mailing address of the corporation, the registered office, and the registered agent, in the manner provided by law.

1. NAME. The name of the corporation is Fairways Homeowners Association at Bay Point, Inc. For convenience, the corporation shall be referred to in this instrument as the “Association,” The Fairways Declaration of Covenants, Conditions, and Restrictions, as “Declaration,” these Articles of Incorporation as the “Articles,” and the Bylaws of the Association as the “Bylaws.”

2. PURPOSE. The purpose for which the Association is organized is to serve as a “Homeowners’ Association” as described in Section 720.301, Florida Statutes, including but not limited to the power to operate, administer, and manage the Common Areas in accordance with the Declaration and other Governing Documents, and to provide for the architectural control and the administration and enforcement of covenants and restrictions applicable to the Lots in The Fairways.

3. DEFINITIONS. The terms used in these Articles shall have the same definitions and meaning as those set forth in the Declaration, and as provided in the Act, unless herein provided to the contrary, or unless the context otherwise requires.

4. POWERS. The powers of the Association shall include the following:

4.1 General. The Association shall have all of the common law and statutory powers of a corporation not for profit under the laws of Florida that are not in conflict with the provisions of the Declaration, these Articles, or the Bylaws.

4.2 Enumeration. The Association shall have all the powers and duties set forth in Chapters 617 and 720, Florida Statutes, as amended from time to time, except as they may be limited by the Declaration, these Articles, and the Bylaws (all as they may be amended from time to time), including but not limited to the following:

4.2.1 To make and collect Assessments and other Charges against Members as

Owners of Lots within the Community, and to use the proceeds thereof in the exercise of its powers and duties.

4.2.2 To buy, own, operate, lease, sell, and trade both real and personal property as may be necessary or convenient in the administration of the Association.

4.2.3 To maintain, repair, replace, reconstruct, add to, and operate the Common Areas and other property acquired or leased by the Association for use by Owners.

4.2.4 To purchase property insurance and insurance for the protection of the Association, and its Officers, Directors, and other persons or entities deemed appropriate by the Association.

4.2.5 To make and amend Rules and Regulations concerning the transfer, use, appearance, maintenance, and occupancy of the Lots, the Dwelling Units thereon, and the Common Areas, and to enact rules, policies, and resolutions pertaining to the operation of the Association, subject to any limitations contained in the Declaration.

4.2.6 To enforce by legal means the provisions of the Declaration, these Articles, the Bylaws, the Rules and Regulations, and the policies of the Association.

4.2.7 To contract for the management of the Association and any facilities used by the Owners, and to delegate to the party with whom such contract has been entered into all of the powers and duties of the Association except those which require specific, non-delegable approval of the Board of Directors or the membership of the Association.

4.2.8 To employ personnel to perform the services required for proper operation of the Association.

4.2.9 To make contracts and incur liabilities, borrow money at such rates of interest as the Board may determine, issue its notes, bonds, and other obligations, and secure any of its obligations by mortgage and pledge of all or any of its property, franchises, Assessments, Special Assessments, income, or rights.

4.3 Association Property. All funds and the titles of all properties acquired by the Association and their proceeds shall be held for the benefit and use of the Members in accordance with the provisions of the Declaration, these Articles, and the Bylaws.

4.4 Distribution of Income. The Association shall make no distribution of income to its Members, Directors, or Officers.

4.5 Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration, these Articles, and the Bylaws.

5. MEMBERS AND VOTING. The qualification of Members, the manner of their admission to membership and voting by Members shall be as follows:

5.1 Members. The membership of the Association shall be comprised of the Owner

Members. The Owner of every Lot shall become an Owner Member upon recordation in the Public Records of an instrument establishing the ownership by said Owner of such Lot. Each such Owner shall notify the Association of said recordation within thirty (30) days thereof and shall transmit to the Association true copies of such instrument.

5.2 Voting Rights. Each Member shall possess one vote for any Lot owned by such Member.

5.3 Each and every Member shall be entitled to the benefits of membership, and shall be bound to abide by the provisions of the Governing Documents.

6. TERM OF EXISTENCE. The Association shall have a perpetual existence.

7. OFFICERS. Officers of the Board shall be elected by the Board at its first meeting following the annual meeting of the Members of the Association and shall serve at the pleasure of the Board of Directors. The Bylaws may provide for the removal of Officers, for filling vacancies, and for the duties of the Officers.

8. DIRECTORS.

8.1 Number and Qualification. The Board of Directors are elected as outlined in the Bylaws, and shall consist of not less than three (3) Directors.

8.2 Duties and Powers. All the duties and powers of the Association existing under the Declaration, these Articles, the Bylaws, and the Rules and Regulations (all as amended from time to time) shall be exercised exclusively by or under the direction of the Board of Directors, or as may be delegated to its Officers, agents, contractors or employees, subject only to approval by Members when such approval is specifically required.

8.3 Election; Removal. 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.

9. BYLAWS. The Bylaws of this corporation may be altered, amended, or repealed in the manner provided in the Bylaws.

10. AMENDMENTS. These Articles may be amended in the following manner:

10.1 Proposal of Amendments. An amendment may be proposed by the President of the Association, the Directors, or by twenty-five percent (25%) of the entire Voting Interests.

10.2 Adoption. An amendment so proposed may be adopted by two-thirds (2/3rds) the Voting Interests of the Association present (in person or by proxy) and voting at a duly noticed meeting at which a quorum is present. Amendments correcting errors, omissions, scrivener's errors, violations of applicable law, or conflicts between the Governing Documents, may be executed by the Officers of the Association, upon Board approval, without need for Association membership vote.

10.3 Recording. 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 shall be recorded in the Public Records of Bay County, Florida.

11. INDEMNIFICATION.

11.1 Indemnity. The Association shall indemnify any Officer, Director, or Committee member who was or is a party or is threatened to be made a party to any threatened, pending, or contemplated action, suit or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that he is or was a Director, Officer, or Committee member of the Association, against expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit, or proceeding, unless (i) a court of competent jurisdiction finally determines, after all appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (ii) such court also determines specifically that indemnification should be denied. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of *nolo contendere* or its equivalent shall not, of itself, create a presumption that the person failed to act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful. It is the intent of the membership of the Association, by the adoption of this provision, to provide the most comprehensive indemnification possible to their Officers, Directors, and Committee members as permitted by Florida law. In the event of a settlement, the right to indemnification shall not apply unless the Board of Directors approves such a settlement as being in the best interest of the Association.

11.2 Defense. To the extent that a Director, Officer, or Committee member of the Association has been successful on the merits or otherwise in defense of any action, suit, or proceeding referred to in Section 11.1 above, or in defense of any claim, issue, or matter therein, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually and reasonably incurred by him in connection therewith.

11.3 Advances. Reasonable expenses incurred in defending a civil or criminal action, suit, or proceeding shall be paid by the Association in advance of the final disposition of such action, suit, or proceeding upon receipt of an undertaking by or on behalf of the affected Director, Officer, or Committee member to repay such amount if it shall ultimately be determined that he is not entitled to be indemnified by the Association as authorized by this Article 11. However, if the Board, by majority vote, determines that the person seeking advancement did not act in good faith or in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, the Association shall not be obligated to pay for any expenses incurred prior to the final disposition of the subject action.

11.4 Miscellaneous. The indemnification provided by this Article 11 shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under

any Bylaw, agreement, vote of Members, or otherwise, and shall continue as to a person who has ceased to be a Director, Officer, or Committee member and shall inure to the benefit of the heirs and personal representatives of such person.


11.5 Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, Officer, Committee member, employee, or agent of the Association, or a Director, Officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the duty to indemnify him against such liability under the provisions of this Article.

CERTIFICATION

These Amended and Restated Articles of Incorporation were approved by the affirmative vote of eighty-six percent of the eligible voting members, which is greater than the number required to be cast for the amendment to be valid; at a duly noticed and called owners meeting at which a quorum was present in person or by proxy on November 28, 2023.

Dated: November 30, 2023

Fairways Homeowners Association at Bay Point, Inc.

By: 

Robert A. Fletcher, President

