

This instrument was prepared by:
Alan Schwartzseid, Esq.
KAYE BENDER REMBAUM, P.L.
855 East S.R. 434, Suite 2209
Winter Springs, FL 32708

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 09/28/2026 03:03:29 PM
FILE #: 2026127310 OR BK 9024 PGS 318-336
REC FEES: \$163.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

Ref: O.R. Bk 572 Pg 276
O.R. Bk 6605 Pg 277

CERTIFICATE OF RECORDING
AMENDED AND RESTATED ARTICLES OF INCORPORATION OF RAINBOW
SPRINGS PROPERTY OWNERS ASSOCIATION, INC.,
AND
AMENDED AND RESTATED BYLAWS OF RAINBOW SPRINGS PROPERTY
OWNERS ASSOCIATION, INC.

THIS CERTIFICATE OF RECORDING is executed by the undersigned officers of RAINBOW SPRINGS PROPERTY OWNERS ASSOCIATION, INC. (the "Association") the corporation in charge of the operation and control of Rainbow Springs, a subdivision, located in Marion County, Florida, according to the Restated Declaration of Covenants, Conditions, Restrictions and Easements for Rainbow Springs, and its By-Laws, and Articles of Incorporation, as recorded in the Public Records of Marion County, Florida, in Official Records Book 6605, beginning at Page 277. The undersigned hereby certify that the attached amendments were approved in accordance with the governing documents of the Association.

IN WITNESS WHEREOF, we have affixed our hands this 23 day of September, 2026, at Marion County, Florida.

WITNESS 1:

By: [Signature]
Name: Yarasheilin Matos
Address: 19330 SW 83rd Pl. Rd.
Dunnellon, FL 34432

RAINBOW SPRINGS PROPERTY
OWNERS ASSOCIATION, INC.

By: [Signature]
Name: John Shutts, its President

WITNESS 2:

By: [Signature]
Name: Bradley A. Pote
Address: 19330 SW 83rd Pl. Rd.
Dunnellon, FL 34432

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☐ physical presence or online notarization, on this 23rd day of SEPTEMBER, 2026, by John Shutts, as President, for Rainbow Springs Property Owners Association, Inc., a Florida not for profit corporation, on behalf of the corporation, who are personally known to me or have produced FL DRIVER LICENSE as identification and did take an oath.

By: Donna D McConnell
Name: Donna D McConnell
Notary Public, State of Florida
Commission Expires: 2/21/27



Donna D McConnell
Comm.: HH 362172
Expires: February 21, 2027
Notary Public - State of Florida

Notary Seal

ATTESTED TO BY:

RAINBOW SPRINGS PROPERTY
OWNERS ASSOCIATION, INC.

By: Brad Potts
Name: Brad Potts, its Secretary

WITNESS 1:

By: Carachelin Matos
Name: Carachelin Matos
Address: 19330 SW 83rd Pl. Rd.
Dunnellon, FL 34432

WITNESS
By: John Shutts
Name: JOHN SHUTTS
Address: 19330 SW 83rd PLACES RD.
DUNNELLON, FL 34432

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☐ physical presence or online notarization, on this 23rd day of SEPTEMBER, 2026, by Brad Potts, as Secretary, for Rainbow Springs Property Owners Association, Inc., a Florida not for profit corporation, on behalf of the corporation, who are personally known to me or have produced FL DRIVER LICENSE as identification and did take an oath.

By: Donna D McConnell
Name: Donna D McConnell
Notary Public, State of Florida
Commission Expires: 2/21/2027



Donna D McConnell
Comm.: HH 362172
Expires: February 21, 2027
Notary Public - State of Florida

Notary Seal

AMENDED AND RESTATED BYLAWS OF RAINBOW SPRINGS PROPERTY OWNERS' ASSOCIATION, INC.

(Substantial Rewording. See governing documents for former text)

ARTICLE I DEFINITIONS

As used herein terms and words shall have the meaning stated in the Restated Declaration of Covenants, Conditions, Restrictions and Easements for Rainbow Springs, recorded in the official records of Marion County, Florida, as amended and/or restated from time to time (the "Declaration").

The "Articles" shall refer to the Amended and Restated Articles of Incorporation of Rainbow Springs Property Owners Association, Inc., recorded in the official records of Marion County, Florida as amended and/or restated from time to time.

The "Bylaws" shall refer to these Amended and Restated By-Laws of Rainbow Springs Property Owners Association, Inc., as amended and/or restated from time to time.

ARTICLE II LOCATION

Section 1. The principal office of the Association shall be listed on the webpage for the Association as found on Sunbiz.org or any replacement website.

ARTICLE III MEMBERSHIP

Every person or entity which is a record owner of a fee or undivided fee interest in any Lot, or Unit, or a purchaser under an Agreement for Deed as those terms are defined in the Declaration shall be a member of the Association. The foregoing is not intended to include those persons or entities which hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and not be separated from ownership of any such property.

ARTICLE IV MEETINGS OF MEMBERS AND ELECTION OF DIRECTORS

Section 1. The first Annual Meeting following the adoption and recording of these Bylaws shall be held in March and thereafter not more than thirteen (13) months following the prior Annual Meeting at such time and place as determined by the Board of Directors. The purpose of the Annual Meeting shall be to hear reports of officers, elect members of the Board, and transact any other

authorized business of the Association. The Association shall provide all notices, candidate forms, ballots, candidate information sheets, and election materials in the manner and within the time periods required by these Bylaws and applicable Florida law. No election meeting or second notice shall be required if the number of vacancies equals or exceeds the number of eligible candidates who have timely submitted notice of intent to run.

Section 2. Special meetings of the members may be called by the President, or Vice President, Secretary or Treasurer following the death or resignation of the President, or by the joint call of any two (2) directors, or upon written request of members entitled to cast twenty percent (20%) of the votes of the membership. Notice of any special meeting shall be provided at least fourteen (14) days in advance and shall state the nature of the business to be transacted. Notice may be provided by hand delivery, by mail, electronically if authorized by the member, or by any other method permitted by these Bylaws or Florida law.

Section 3. Unless a greater percentage is required by the Articles, Declaration, these By-Laws, or applicable law, the presence in person, by proxy, by ballot, or by authorized electronic voting of members entitled to cast ten percent (10%) of the total voting interests shall constitute a quorum at any meeting of the members. Ballots, proxies, and electronic votes received by the Association shall be counted for quorum purposes.

Section 4. Eligible members may vote in person by ballot, by limited proxy, or electronic voting as permitted by these By-Laws and Florida law. A member may vote for themselves in the election of directors. If no proxyholder is designated, the Secretary shall serve as proxyholder. All ballots and proxies must be signed, dated, and contain the identifying information required by Chapter 720, Florida Statutes. Members may vote only for the number of candidates corresponding to the number of vacancies and any excess votes appearing on a ballot shall invalidate the ballot but not its use for quorum purposes. The use of general proxies is not permitted.

Section 5. Members may vote through an Association-approved electronic voting system if the member has provided written consent and all system requirements as set forth in Section 720.317, Florida Statutes, are satisfied. Limited proxies may be revoked as permitted by law and these By-Laws. Ballots once received by the Association may not be revoked by the member. No officer, director, or ACB member, or spouse or other family member of the foregoing, shall handle or count ballots or proxies; however, the Association may engage a licensed management company, certified public accountant, or other person to receive, verify, and count ballots and proxies and report election results. The Board may also appoint an election committee to assist with the counting of ballots, proxies, and electronic votes (if applicable). Any election dispute shall be resolved in accordance with Chapter 720, Florida Statutes. Notwithstanding anything herein to the contrary, membership meetings, elections, and Board meetings may be conducted in whole or in part by electronic means as permitted by Florida law. Nominations from the floor of the annual meeting and write-in candidates are not permitted.

Section 6. The Board of Directors may adopt, prior to noticing the annual meeting, an election policy which sets for a process for the scheduling of the annual meeting; seeking candidates for the Board of Directors; the means for noticing the annual meeting; the appointment

of an election committee; the handling of ballots, proxies, or electronic votes; a method for breaking of tie-votes; and, the announcement of winning candidates. The policy may be amended when needed by the Board subject to a statement of need by the Board at a duly noticed meeting of the Board.

ARTICLE V BOARD OF DIRECTORS

Section 1. The affairs of the Association shall be governed by a Board of Directors consisting of not fewer than three (3) nor more than nine (9) Directors. The exact number of Directors shall be fixed by resolution of the Board of Directors and may be increased or decreased from time to time by resolution of the Board of Directors; provided, however, that no decrease in the number of Directors shall shorten the term of any serving Director.

Directors shall be elected at the Annual Meeting as provided herein and the election of Directors shall be decided by a plurality of the votes cast by eligible voters. The members of the Board shall serve staggered terms which will be established so that a majority of the Board is elected every other year, the remaining directors the following. In the event the staggering of Director terms is disrupted or subject to challenge due to the failure to hold an election, vacancies, changes in the number of Director positions, or any other circumstance, the staggered-term structure shall be reestablished at the election held during the next annual meeting. For purposes of restoring staggered terms, those candidates which would comprise a majority of the Board which receive the greatest number of votes shall be elected to the available two (2) year terms, with the remaining candidates elected to one (1) year terms so as to reestablish the staggered-term structure, after which all Director positions shall again be elected for regular two (2) year terms on a staggered basis.

Section 2. Any director may be removed from the Board at any time with or without cause by the affirmative vote of a majority of the total Association membership as provided by Section 720.303(10), Florida Statutes. In addition to any removal by vote of the Members, recall process, or removal required by applicable law, a director shall be deemed to have abandoned his or her seat on the Board and such seat shall automatically be deemed to be vacant upon the Board's determination that the director has failed to attend or participate in three (3) consecutive meetings of the Board of Directors, or has undertaken or directed action on behalf of the Association that was not authorized by a vote of the Board and that was contrary to the advice of professionals or other experts retained by the Association, or has disclosed attorney-client privileged communications, or other privileged information of the Association to any person not entitled to receive such information without prior authorization by a vote of the Board of Directors; provided, however, that any determination of abandonment under this Section shall require the affirmative vote of a majority of the remaining directors at a duly called meeting, with the affected director being provided notice and an opportunity to be heard prior to the vote. Any vacancy on the Board, unless filled via recall ballot, may be filled as decided by the Board among either: (a) a new

election, or (b) the vote of a majority of the remaining directors. Any director or officer who resigns or is removed from their seat or office under any circumstance must return all Association property or Official Records to the Association within five (5) days of removal from their position as described by Section 720.303(10)(e), Florida Statutes.

Section 3. The first meeting of the duly elected Board of Directors, for the purpose of organization and the election of officers, shall be held immediately after the Annual Meeting, provided the majority of the members of the Board are present. At such meeting, the Board shall organize itself by electing officers, which may include a President, Vice President, Secretary, and Treasurer, and may take such other organizational actions as are necessary to commence the functioning of the Board, including appointment of committees, assignment of responsibilities, and establishment of meeting schedules. Any action taken at such meeting shall be by a majority of the members of the Board. If the majority of the members of the Board are not present at that time, or if the directors shall fail to elect officers, the meeting of the Board to elect officers shall then be held within thirty (30) days after the Annual Members' Meeting upon three (3) days' notice in writing to each member of the Board ~~elected~~, stating the time, place and purpose or purposes thereof.

Section 4. Regular meetings of the Board of Directors may be held at any place within Marion County, Florida, on such days and at such hours as the Board of Directors may, by resolution, appoint. Notice of regular meetings of the Board shall be given to the Members of the Association by posting of a Notice and Agenda for the meeting not less than forty-eight (48) hours prior to the time of the meeting, and continuous posting of the notice in a conspicuous place or places as designated by the Board from time to time. Notice of such Board meetings may also be posted on the Association website, or by electronic mail to those Members who have consented to such notice. If notice is provided by mail, then such notice must be mailed not later than seven (7) days prior to the date of the meeting, postage paid, to the address of the Members on file with the Association.

Section 5. Special meetings of the Board of Directors may be called at any time by the President or by any two members of the Board and may be held at any place or places within Marion County, Florida and at any time. Notice of budget meetings of the Board, meetings at which a special assessment may be approved, or adoption of rules or regulations which may affect the use of the Property, or amendments of any of the Governing Documents of the Association shall be provided to the Members not less than fourteen (14) days prior to the meeting as well as posted in a conspicuous location(s) as designated by the Board from time to time or on the Association website continuously for that same period. Along with a copy of the meeting notice, the Association shall provide a copy of the proposed budget, explanation and details of any proposed special assessment as to the amount and purposes of the assessment, rule, or proposed amendment. Notice and a copy of the budget may be delivered by mail, postage paid, to the address of the Members on file with the Association as provided by Section 4 hereinabove, by hand-delivery, or by electronic mail if the Member has consented to such notice.

Section 7. Any Director may resign at any time by delivering written notice of resignation to the Board of Directors, the President, or the Secretary of the Association, which notice may be communicated by letter or electronic mail. The resignation shall be effective upon receipt and shall not require acceptance to be effective. No resignation may be revoked after receipt by the Board, President, Secretary, or Association. On the effective date of the resignation, the director shall cease to be both a director and to hold any office that person held. At the next duly noticed meeting of the Board of Directors following receipt of the resignation, the Board shall acknowledge receipt of the resignation and enter it into the minutes of the meeting. The resulting vacancy shall be filled in accordance with Section 2 of this Article. Unless the Board determines to conduct an election of the Members to fill the vacancy, the remaining Directors may appoint a qualified person to serve as Director for the unexpired balance of the resigning Director's term by the affirmative vote of a majority of the remaining Directors, even if less than a quorum. Any Director appointed to fill a vacancy resulting from a resignation shall serve for the remainder of the term of the Director whose seat became vacant and until a successor is duly elected or appointed and qualified.

ARTICLE VI OFFICERS

Section 1. The offices of the Association shall consist of a President, Vice President, Secretary, and Treasurer, together with such other officers as the Board of Directors may establish by resolution. The President and Vice President shall be directors of the Association. The offices of Secretary and Treasurer may be held by a director, a member of the Association, or such other person as the Board of Directors determines is qualified to serve. The offices of President and Treasurer shall not be held by the same person. Officers shall be elected or appointed by the Board of Directors for one (1) year terms and shall serve until their successors are elected or appointed, unless they sooner resign, are removed, or become disqualified. Officers, unless also directors, shall not vote on Board issues as directors may. Non-director officers may, if recognized by the meeting chair, be permitted to speak on any issue which the meeting chair believes the officer may provide valuable information or insight on any pending agenda item.

Section 2. The Board of Directors shall elect one President. The President shall preside at all meetings of the members of the Association and of the Board of Directors. The President shall have the general powers and duties of supervision and management of the Association which usually pertain to such office, shall oversee the implementation of the policies and decisions of the Board of Directors unless otherwise delegated, and shall perform all such duties as are properly required of the President by the Board of Directors.

Section 3. The Board of Directors shall elect at least one Vice President, who shall have such powers and perform such duties as usually pertain to such office or as are properly required by the Board of Directors. If more than one Vice President is elected, then only one of these officers shall be the successor to the President when needed, the others may be designated as officers having particular oversight of the functions of the Association. In the absence or disability of the

President, or in the event of the President's resignation, removal or inability to act or refusal to act in accordance with a vote of the Board, the designated Vice President shall perform the duties and exercise the powers of the President.

Section 4. The Board of Directors shall elect or appoint one Secretary and as many assistant Secretaries as the Board shall reasonably judge are necessary to provide for the recording and maintenance of the official records of the Association. Assistant Secretaries shall report to the Secretary. The Secretary shall be responsible for ensuring that notices of meetings are provided as required by law and these By-Laws, minutes of meetings of the membership and the Board of Directors are prepared and maintained, and the official records of the Association are maintained and preserved in accordance with applicable law. The Secretary may delegate administrative recordkeeping, notice, and minute-taking functions to a managing agent, management company, or other person authorized by the Board of Directors; provided, however, that the Secretary shall retain oversight responsibility for such functions.

Section 5. The Board of Directors shall elect or appoint one Treasurer and as many assistant Treasurers as the Board shall reasonably judge are needed to oversee and carry on the financial affairs of the Association. Such assistant Treasurers shall report to the Treasurer. The Treasurer shall be responsible for overseeing the financial affairs of the Association and ensuring that accurate financial records are maintained. The Treasurer shall review the Association's financial condition, monitor the receipt and expenditure of Association funds, and ensure that financial reports are provided to the Board of Directors. The Treasurer may delegate bookkeeping, accounting, collection, disbursement, investment, and other financial functions to a managing company, accountant, bookkeeper, or other person authorized by the Board of Directors; provided, however, that the Treasurer shall retain oversight responsibility for the Association's finances and shall perform all such duties as usually pertain to this office or as are properly required by the Board of Directors.

Section 6. Any officer may resign at any time by delivering a written notice to the Board of Directors, the President, or the Secretary, which notice may be communicated by letter or electronic mail. Unless otherwise specified in the notice, the resignation shall be effective upon receipt, is not subject to revocation after receipt, and shall not require acceptance by the Board of Directors and shall be effective as to only the office held unless the notice also states that the person is resigning as a director of the Association. Following receipt of the resignation, the Board shall acknowledge the resignation at the next Board meeting and enter the resignation into the official records of the Association.

Section 7. Any officer may be removed, with or without cause, by the affirmative vote of a majority of the Board of Directors at any duly called regular or special meeting of the Board.

Section 8. Vacancies in any office arising from any cause may be filled by the Board of Directors at any regular or special meeting.

ARTICLE VII BOOKS AND PAPERS

The books, records and papers of the Association shall consist of those documents and records as detailed in Section 720.303(4), Florida Statutes, and are subject to the inspection of any Member of the Association as outlined in Section 720.303(5), Florida Statutes, at a time and on a date provided by the Association during reasonable business hours, following the receipt by the Association of a statutorily compliant records inspection request. Notwithstanding the foregoing, the Board may adopt reasonable rules and regulations concerning the frequency, time, location, notice, records to be inspected, and manner of inspections for such inspections. All requests for inspection of records shall be submitted to the Association at its offices by registered mail, return receipt requested, using the appropriate form, and shall be subject to any policies adopted by the Board of Directors pertaining to the frequency, time, location, notice, records to be inspected, and manner of inspections, regarding such inspections. Copies of records will be provided pursuant to the costs and procedures defined in Florida Statutes. Notwithstanding this paragraph, records that are not accessible to members or parcel owners shall include all records exempt from inspection pursuant to Section 720.303(5), Florida Statutes, and any other applicable law, as such statutes and laws may be amended from time to time.

ARTICLE VIII COMMITTEES

The members of the Architectural Control Board ("ACB") shall be appointed by the Board of Directors. The ACB shall be comprised of not less than five (5) members, nor more than seven (7) members, with the exact number being determined by the Board of Directors. Members of the ACB shall serve at the pleasure of the Board of Directors. The chair of the ACB shall serve a one (1) year term and shall be determined by a vote of the members of the ACB. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its ~~purpose~~ the purposes of the Association, including, without limitation, committees relating to covenant enforcement and levying of fines or suspensions, budget and finance, maintenance or improvement of common areas, governing documents and legal matters, community events, and other Association functions. Unless otherwise provided in the Governing Documents, the Board shall determine composition, members, authority, duties, and duration of such committees and has final authority as to the findings, reports, and work product of all committees, including the ACB.

ARTICLE IX INDEMNIFICATION

The Association shall indemnify and hold harmless each director and officer of the Association, and all members of committees of the Association, from any liability, loss claim,

action or suit, including but not limited to attorneys' fees and costs arising from or by virtue of any action, except willful or gross malfeasance or misfeasance, taken or failure to take any action relative to their service as such director or officer.

ARTICLE X AMENDMENTS

Section 1. These By-Laws may be amended, by a vote of two thirds (2/3) of the Board of Directors; provided, however, the provisions which are governed by the Articles may not be amended except as provided in the Articles or applicable law; and provided further that any matters stated herein to be or which are in fact governed by the Declaration may not be amended except as provided in such Declaration.

Section 2. In case of any conflict between the Articles and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-laws, the Declaration shall control.

ARTICLE XI FINING PROCEDURE

In addition to all other remedies, the Association may levy reasonable fines against any Member, Member's tenant, guest or invitee and may suspend, for a reasonable period of time, the rights of the Member, or the Member's tenant, guest or invitee, to use the common areas and facilities or to vote at Member Meetings, for violation of any provision of the Association's governing documents or Chapter 720, Florida Statutes, including without limitation any provision of the Declaration, Articles, By-laws, Rules and Regulations. The Association shall follow the procedures set forth in Section 720.305, Florida Statutes, as amended from time to time, in levying fines or suspending use or voting rights, and the Board of Directors may adopt policies and procedures consistent with the requirements of Chapter 720. Florida Statutes and the Association's governing documents.

ADOPTION CERTIFICATE

IN WITNESS WHEREOF, this AMENDED AND RESTATED BYLAWS OF RAINBOW SPRINGS PROPERTY OWNERS ASSOCIATION, INC. was approved by not less than a majority of the members of the Board of Directors at a properly noticed meeting of the Board of Directors, is executed by the Officers below this 23 day of September in the Year 2026.

On behalf of the Board of Directors:

By: [Signature]
Name: JOHN SAUTER
President.

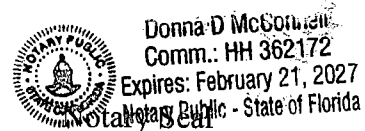
WITNESSES:

By: [Signature]
Name: Yarasheilin Matos
Address: 19330 SW 83rd Pl Rd
Dunnellon, FL 34432
By: [Signature]
Name: Bradley A. Potts
Address: 19330 SW 83rd Pl Rd
Dunnellon, FL 34432

STATE OF FLORIDA
COUNTY OF MARION

Acknowledged before me by ☒ physical presence or ☐ remote notarization on this 23rd day of SEPTEMBER in the Year 2026 by JOHN SAUTER as President of the Rainbow Springs Property Owners Association, Inc., who has ☒ produced FL DRIVER LICENSE as identification or ☐ of is personally known to me.

By: [Signature]
Name: DONNA D McCONNELL
Notary Public, at large, State of Florida
Commission: HH362172
Expires: 2/21/2027



Attested:

By: [Signature]
Name: Bradley A. Potts
Secretary.

By: [Signature]
Name: JOHN SAUTER
Address: 19330 SW 83rd Pl Rd
DUNNELLON, FL 34432
By: [Signature]
Name: Yarasheilin Matos
Address: 19330 SW 83rd Pl Rd
Dunnellon, FL 34432

STATE OF FLORIDA
COUNTY OF MARION

Acknowledged before me by ☐ physical presence or ☐ remote notarization on this 23rd day of SEPTEMBER in the Year 2026 by BRADLEY POTTS as Secretary of the Rainbow Springs Property Owners Association, Inc., who has ☒ produced FL DRIVERS LICENSE as identification or ☐ of is personally known to me.

By: Donna D McConnell
Name: Donna D McConnell
Notary Public, at large, State of Florida
Commission: HH 362172
Expires: 2/21/2027



Donna D McConnell
Comm.: HH 362172
Expires: February 21, 2027
Notary Public - State of Florida
Notary Seal

**AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF
RAINBOW SPRINGS PROPERTY OWNERS ASSOCIATION, INC.**

(Substantial Rewording. See governing documents for former text)

**ARTICLE I
NAME**

The name of the corporation shall be RAINBOW SPRINGS PROPERTY OWNERS ASSOCIATION, INC., which is hereinafter referred to as the "Association."

**ARTICLE II
PURPOSES AND POWERS**

Section 1. Purpose. The purpose of the Association is to provide for maintenance, preservation and architectural control of the real property defined in Exhibit A to the Restated Declaration of Covenants, Conditions, Restrictions and Easements, as amended, and to promote the health, safety and welfare of the residents within the Properties. The Association is not organized for profit and no part of the net earnings, if any, shall inure to the benefit of any member or individual, person, firm or corporation.

Section 2. Powers. The Association shall have the power to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligation of the Association as set forth in that certain Restated Declaration of Covenants, Conditions, Restrictions and Easements for Rainbow Springs, as amended, hereinafter called the "Declaration" applicable to the property and recorded in the Public Records of Marion County, Florida and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) Acquire, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) Borrow money, and with the assent of a majority of the members mortgage, pledge, deed in trust, or hypothecate, any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the Common Area to any party other than a public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless approved by a

vote of two-thirds of the members appearing in person or by proxy at a duly called meeting of the members, agreeing to such dedication, sale or transfer;

(f) To have and to exercise all of the common law and statutory powers of a Florida corporation not for profit as permitted or granted under Chapters 617 and 720, Florida Statutes, which are not in conflict with the terms of these Articles and the Declaration.

(g) To enforce, by legal action or otherwise, the Covenants, Conditions, and Restrictions as set forth in the Declaration.

ARTICLE III MEMBERS

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot, or Unit, or a purchaser under an Agreement for Deed, as those terms are defined in the Declaration, shall be a member of the Association. The foregoing is not intended to include the persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and not be separated from ownership of any such property.

ARTICLE IV VOTING RIGHTS

Each Member shall have the following voting rights.

Owners of Residential Lots and Family Dwelling Units shall be entitled to one vote for each Residential Lot or Family Dwelling Unit owned. Provided, however, that the construction of a Family Dwelling Unit upon a Residential Lot shall not increase the number of votes for the ownership of such Lot.

When any property entitling the owner to membership as a member of the Association is owned of record in the name of two or more persons or entities, whether fiduciaries, joint tenants, tenants in common, tenants in partnership or any other manner of joint or common ownership, or if two or more persons or entities have the same fiduciary relationship respecting the same property, the votes for such property shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any property.

ARTICLE V MEETINGS OF MEMBERS

The By-Laws of the Association shall provide for any meeting of members and may make provision for regular and special meetings of members other than the annual meeting.

ARTICLE VI CORPORATE EXISTENCE

The Corporation shall have perpetual existence.

ARTICLE VII

DIRECTORS

Section 1. Management by Directors. The Association shall be governed by a Board of Directors.

Section 2. Board of Directors. The Board of Directors shall consist of not fewer than three (3) nor more than nine (9) directors. The number of directors within such range shall be fixed and may be changed only in accordance with the Bylaws, which shall establish the procedure for determining the number of director seats at each election of directors, and when authorized therein, between elections. A majority of the directors then in office shall constitute a quorum for the transaction of business. Meetings of the Board of Directors, including an annual meeting, shall be held as provided in the Bylaws.

Section 3. Election of Members of Board of Directors. All directors shall be members of the Association or shall be authorized representatives, officers, or employees of corporate members of the Association.

Section 4. Duration of Office. Members elected to the Board of Directors shall hold office as provided in the By-Laws.

Section 5. Vacancies. If a director elected by the general membership shall for any reason cease to be a director, the remaining directors may appoint a successor to fill the vacancy for the unexpired term of the former director.

ARTICLE VIII OFFICERS

Section 1. Officers Provided For. The Association shall have a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time elect.

Section 2. Election and Appointment of Officers. The officers of the Association, in accordance with any applicable provisions of the By-Laws, shall be elected by the Board of Directors for terms of one year and until qualified successors are duly elected and have taken office. The By-Laws may provide for the method of voting in the election, for the removal from office of officers, for filling vacancies, and for the duties of the officers. The President and Vice President shall be directors; other officers may or may not be directors of the Association. If the Office of President shall become vacant for any reason, or if the President shall be unable or unavailable to act, the designated Vice President shall automatically succeed to the office or perform its duties and exercise its powers. If any office other than that of President shall become vacant for any reason, the Board of Directors may elect or appoint an individual to fill such vacancy.

ARTICLE IX BY-LAWS

The Board of Directors shall adopt By-Laws. Such By-Laws may be amended or repealed in the manner provided for therein.

**ARTICLE X
AMENDMENTS**

Amendments to these Articles of Incorporation may be made by a vote of two-thirds (2/3) of the Board of Directors.

**ARTICLE XI
CORPORATE ADDRESS AND REGISTERED AGENT**

The address of the Corporation and the name and address of the appointed Registered Agent of the Corporation shall be as stated on the Corporation's page at Sunbiz.org (or any replacement website).

ADOPTION CERTIFICATE

IN WITNESS WHEREOF, this AMENDED AND RESTATED ARTICLES OF INCORPORATION OF RAINBOW SPRINGS PROPERTY OWNERS ASSOCIATION, INC. was approved by not less than a majority of the members of the Board of Directors at a properly noticed meeting of the Board of Directors, is executed by the Officers below this 23rd day of SEPTEMBER in the Year 2026.

On behalf of the Board of Directors:

By: [Signature]
Name: JOHN SHUTTS
President.

WITNESSES:

By: [Signature]
Name: Brady Potts
Address: 1930 SW 83rd Place Rd
Dunnellon, FL 34732
By: [Signature]
Name: Jarashelin Motos
Address: 1930 SW 83rd Pl. Rd
Dunnellon, FL 34432

STATE OF FLORIDA
COUNTY OF MARION

Acknowledged before me by ☒ physical presence or ☐ remote notarization on this 23rd day of SEPTEMBER in the Year 2026 by JOHN SHUTTS as President of the Rainbow Springs Property Owners Association, Inc., who has ☒ produced DRIVERS LICENSE as identification or ☐ of is personally known to me. STATE OF FL

By: [Signature]
Name: DONNA D McCONNELL
Notary Public, at large, State of Florida
Commission: HH 362172
Expires: 2/21/27



Donna D McConnell
Comm.: HH 362172
Expires: February 21, 2027
Notary Public, State of Florida

Attested:

By: [Signature]
Name: Bradley A. Potts
Secretary.

By: [Signature]
Name: JOHN STEWART
Address: 19330 SW 83rd Place Rd.
Dunnellon, FL 34432

By: [Signature]
Name: Charasheilin Matos
Address: 19330 SW 83rd Pl. Rd
Dunnellon, FL 34432

STATE OF FLORIDA
COUNTY OF MARION

Acknowledged before me by ☒ physical presence or ☐ remote notarization on this 23rd day of SEPTEMBER in the Year 2026 by BRADLEY POTTS as Secretary of the Rainbow Springs Property Owners Association, Inc., who has ☐ produced FL DRIVERS LICENSE as identification or ☐ of is personally known to me.

By: [Signature]
Name: DONNA D McCONNELL
Notary Public, at large, State of Florida
Commission: HH 362172
Expires: 2/21/27



Donna D McConnell
Comm: HH 362172
Expires: February 21, 2027
Notary Public - State of Florida

The name and Florida street address (P.O. Box NOT acceptable) of the registered agent is:

Name: DONNA D McCONNELL

Address: 18610 SW 70TH ST
DUNNELLON, FL 34432



Donna D McConnell
Comm.: HH 362172
Expires: February 21, 2027
Notary Public - State of Florida

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity

Donna D McConnell

Required Signature/Registered Agent

7/23/26

Date

ARTICLE VI ARTICLE CONSOLIDATION

These adopted restated articles of incorporation supersede the original articles of incorporation and all amendments to them.

ARTICLE VII REQUIRED ADOPTION INFORMATION

Adoption of Amendment(s) (CHECK ONE)

☐ These restated articles of incorporation contain an amendment to the articles of incorporation which required member approval. The date of adoption of the amendments was _____, and the votes cast were sufficient for approval

☒ These restated articles of incorporation were adopted by the board of directors.

ARTICLE VIII EFFECTIVE DATE:

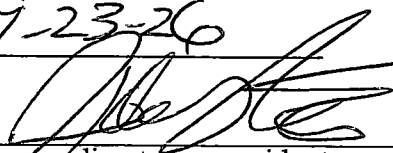
Effective date, if other than the date of filing: _____. (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than 90 days after the filing.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

I submit this document and affirm that the facts stated herein are true. I am aware that the false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Dated: 9-23-20

Signature: 
(By a director, president or other officer – if directors or officers have not been selected, by an incorporator – if in the hands of a receiver, trustee or other court appointed fiduciary by that fiduciary)

John Shutts

(Typed or printed name of person signing)

President

(Title of person signing)