EXHIBIT B

AMENDED AND RESTATED ARTICLES OF INCORPORATION

SECOND AMENDED AND RESTATED
ARTICLES OF INCORPORATION OF
MOUNT ROYAL AIRPARK PROPERTY OWNERS' ASSOCIATION, INC.,
a Florida not for profit corporation

Pursuant to Sections 617.1002, 617.1006 and 617.1007, Florida Not For Profit Corporation Act, the undersigned hereby certifies that the following Second Amended and Restated Articles of Incorporation required the vote of the Board of Directors. Accordingly, the Second Amended and Restated Articles of Incorporation were approved (i) on June 20, 2014 by a majority of the Board of Directors, and (ii) on June 21, 2014 by two-thirds of the Members of the Association.

The Amended and Restated Articles of Incorporation as heretofore filed in the Office of the Florida Secretary of State on August 8, 2006, are hereby amended and restated in their entirety to read as follows:

ARTICLE I - NAME

The name of this Corporation will be **MOUNT ROYAL AIRPARK PROPERTY OWNERS' ASSOCIATION, INC.** (the "Corporation" or "Association").

ARTICLE II - PURPOSE

The corporation does not contemplate pecuniary gain or profit, direct or indirect to its Members, and its primary purposes are:

A. To regulate the use, and provide for the quiet enjoyment of, the various easements and common areas located within the subdivision;

B. To provide for the quiet enjoyment of all properties located within Mount Royal Airpark and to enforce the terms and conditions of that certain Second Amended and Restated Declaration of Easements, Covenants, Conditions and Restrictions for Mount Royal Airpark, dated August __, 2014, to be recorded contemporaneously herewith in the public records of Putnam County, Florida (the "Declaration");

C. To establish other covenants, restrictions and guidelines as may be agreed upon by the Members;

D. To own, operate and manage properties conveyed to the Association and to engage in such activities as may be to the mutual benefit of the Members and owners;

E. To engage in such other business and duties as are necessary to carry out the purpose of the Corporation.

ARTICLE III - POWERS

The Corporation will have all of the powers reserved for, and granted to, corporations not for profit by the laws of the State of Florida. Said powers include, but are not limited to:

Section 1. To elect and maintain a Board of Directors;

Section 2. To make, levy and collect assessments from its Members for purposes deemed appropriate by the Association;

Section 3. To contract with others to maintain and protect the Mount Royal Airpark property;

Section 4. To sue, and be sued, and to initiate legal action, on behalf of the Association when necessary to enforce or defend Association actions and decisions;

Section 5. To make, establish and enforce reasonable rules and regulations governing the use of property owned by the Association;

Section 6. To maintain, repair, replace and operate those portions of the property for which the subdivision is responsible;

Section 7. To purchase insurance upon its common property and to construct, repair and reconstruct improvements located on its properties.

ARTICLE IV - MEMBERS

The qualification of the Members, the manner of their admission to Membership, termination of such Membership, and voting by Members will be as follows:

A. Membership will be mandatory of all record owners and subsequent purchasers of properties within the Mount Royal Airpark Subdivision as defined by all of those Lots now or hereafter submitted to the terms, covenants, conditions and restrictions of the Declaration.

B. Members will be those persons entitled to Membership as set forth above who have paid yearly dues, plus any annual or special assessments voted by the Membership and have met all other further and additional requirements for Membership as may be determined by the Association. Such persons will be termed "Members in good standing" and will be eligible to participate in meetings and vote in accordance with the Association rules.

C. Each member in good standing will be entitled to one (1) vote for each Lot owned within the Mount Royal Subdivision. In the event that any one person, firm or entity owns more than one Lot, then said person, firm or entity will be entitled to one vote for each Lot owned and for which an assessment and/or Membership dues are paid. Persons, firms or entities owning more than one Lot who pay only one assessment will be entitled to only one vote. In the event ownership of any Lot is comprised of more than one person or

entity, there will be neither any fractional voting with respect to any Lot nor more than one (1) vote per Lot.

ARTICLE V - DIRECTORS

The affairs of the Corporation will be managed by the Board of Directors. The Board of Directors will consist of the President, the Vice President, the Secretary and the Treasurer, as named below. The Board of Directors will serve terms as more particularly set forth in the Amended and Restated Bylaws of the Corporation to be adopted by the Board of Directors of the Corporation contemporaneously with the filing of these Articles (the "Bylaws").

The names and addresses of the Members of the Board of Directors who will hold office until their successors are elected and have qualified, or until removed, are as follows:

Name:	Address:
Jason I. Sheffield	104 Indian Mound Drive Crescent City, Florida 32112
David V. Zawistowski	142 Temple Mound Road Crescent City, Florida 32112
James C. Manus, Jr.	141 Temple Mound Road Crescent City, Florida 32112
William 'Bill' Izzard	106 Wilcox Court Crescent City, Florida 32112
John J. Gostomski	119 Airport Drive Crescent City, Florida 32112
Thomas E. Cacek	121 Temple Mound Road Crescent City, Florida 32112
Marshall O. Tetterton	1656 River Road Astor, Florida 32102

ARTICLE VI - OFFICERS

The Board of Directors will elect a President, Vice President, Secretary and Treasurer. The President will preside over the annual meeting of the Members as well as other meetings and will administer the day-to-day operations and responsibilities of the Association, including the collection of assessments and payment of ad valorem taxes and other fees, as directed by the Board of Directors. The President will also be the Association's designated recipient of all comments, suggestions and correspondence from owners. The Vice President will serve and perform the duties of the President in the absence of the President and to engage in such other, further and additional conduct and duties as may be directed by the President or the Association.

The secretary will keep accurate records of the activities of the Association and the occurrences at scheduled meetings. The Treasurer will maintain accurate accounting records reflecting all receipts and expenditures of the Association, and will prepare and file the annual report.

The officers will be elected on an annual basis by a majority vote of the Members in good standing. The officers of the Corporation will serve for terms as set forth in the Bylaws.

The names and addresses of the officers who will serve until their successors are designated are as follows:

Office:	Name:	Address:
President	Jason I. Sheffield	104 Indian Mound Drive Crescent City, Florida 32112
Vice President	David V. Zawistowski	142 Temple Mound Road Crescent City, Florida 32112
Secretary	James C. Manus, Jr.	141 Temple Mound Road Crescent City, Florida 32112
Treasurer	James C. Manus, Jr.	141 Temple Mound Road Crescent City, Florida 32112

ARTICLE VII – ANNUAL MEETING

The annual meeting of the Members will occur during the first calendar quarter of each year at a time and date and at a place within Putnam County, Florida.

ARTICLE VIII – ACTIONS BY THE CORPORATION

Action by the Corporation, including amendments to these Articles or to the Bylaws, will require a vote of a majority of the Board of Directors at a duly called meeting at which notice of the proposed amendment(s) has been given and at which quorum has been obtained.

ARTICLE IX – COMPENSATION OF MEMBERS

No dividends will be paid and no part of the income of the Corporation will be distributed to its Members, directors or officers pursuant to the requirements of Florida Statute 617.0505. However, the Corporation may, in accordance with said statute, pay compensation in a reasonable amount to its Members, directors, and/or officers for services rendered by them, and may confer benefits upon its Members in conformity with its purposes.

This Corporation, being a not-for-profit corporation, will not issue shares of stock. Membership may be evidenced by a certificate of Membership which may be issued at the option of the Members. Notwithstanding the right to issue a certificate of Membership, the secretary of the Corporation will keep an active and up-to-date Membership roll which will be updated on a

regular basis. The Membership roll will be kept in the corporate book along with these Articles, the Bylaws, the corporate seal and the Minutes of Annual and Special Meetings. It will not be the obligation of the Secretary to verify changes in ownership. Owners of Lots within the Mount Royal Airpark Subdivision and Members of the Association are vested with the responsibility of notifying any purchaser of the existence of the Declaration referred to in Article II of these Articles and of their obligation to join the Association, to pay dues and assessments, and to abide by the terms and conditions of the Declaration as well as the mandates of the Membership of the Association.

ARTICLE X - PRINCIPAL OFFICE AND REGISTERED AGENT

The principal office of the Corporation will be located at 111 Indian Mound Drive, Crescent City, Florida 32112, but the Corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors. The registered office of this Corporation will be located at 111 North Orange Avenue, Suite 1800, Orlando, Florida 32801-2386 and the registered agent of the Corporation will be Douglas Stanford, attorney.

ARTICLE XIII – DEFINITIONS AND CONSTRUCTION

Capitalized terms contained herein will have the definitions and meanings set forth in the Declaration, unless expressly provided herein to the contrary. Should any of the provisions herein imposed be void or become unenforceable at law or in equity, the remaining provisions of this instrument will nevertheless be and remain in full force and effect. If any irreconcilable conflict should exist, or hereafter arise, with respect to the interpretation of these Articles and the Bylaws subsequently adopted by the Corporation, the provisions of these Articles will prevail.

IN WITNESS WHEREOF, the Corporation has caused its duly authorized President to make and file these Second Amended and Restated Articles of Incorporation declaring and certifying that the facts stated herein are true, and hereby subscribes thereto and hereunto sets his hand and seal this ___ day of August, 2014.

MOUNT ROYAL AIRPARK PROPERTY OWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation

By: _____
Jason I. Sheffield, President

STATE OF FLORIDA)
COUNTY OF PUTNAM)

The foregoing instrument was acknowledged before me this 25th day of August, 2014, by Jason I. Sheffield, the President of **MOUNT ROYAL AIRPARK PROPERTY OWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation. He either [X] is personally known to me or [ ] has produced _____ as identification.

Notary Public, State of Florida
Printed Name: Elizabeth Mickler
Commission No. FF086883
My Commission Expires: 18 Feb 2018

[NOTARIAL SEAL]

ELIZABETH MICKLER
MY COMMISSION #FF086883
EXPIRES February 18, 2018
(407) 398-0153 FloridaNotaryService.com