

## **BOARD RESOLUTION**

### **WIGGINS LAKES & PRESERVE ASSOCIATION, INC.**

WHEREAS, on April 8, 2025, the Association held a duly noticed Special Members' Meeting to vote on the following documents: 1) Proposed Second Amended and Restated Declaration of Protective Covenants for Wiggins Lakes and Preserve, 2) Proposed Combined, Amended and Restated Declaration of Condominium of Wiggins Lakes Condominium, Wiggins Preserve Condominium One, and Wiggins Preserve Condominium Two, 3) Proposed Amended and Restated Articles of Incorporation, and 4) Proposed Amended and Restated Bylaws (collectively referred to herein as "Proposed Amended and Restated Condominium Documents"); and

WHEREAS, after review and advice of counsel, the Board of Directors hereby finds that all of the Proposed Amended and Restated Condominium Documents duly approved by the requisite vote of the Owners and does hereby approve ratify the Proposed Amended and Restated Condominium Documents in their entirety; and

WHEREAS, the appropriate officers shall have the authority to cause the appropriate certifications to be recorded upon the Collier County Public Records (and the amendments to the Articles of Incorporation filed with the Division of Corporation), substantially in the form attached hereto, without need for further action of the Board. Management shall also issue a letter to Unit Owners substantially in the form attached hereto, notifying the Owners of the status of this matter.

This Resolution was adopted by the Board of Directors on the 30th day of July 2025. There are six (6) total Board members. The number of Board members who voted in favor of this Resolution is 6. The number of Board members who voted against this Resolution is 0. The vote of each Director is reflected in the minutes of the meeting at which this Resolution was adopted.

WIGGINS LAKES & PRESERVE  
ASSOCIATION, INC.

By: \_\_\_\_\_  
Tom Wennogle, President

Date: \_\_\_\_\_

(CORPORATE SEAL)

**Wiggins Lakes & Preserve Association, Inc.**

c/o Resort Management  
Attn: Derek Tatum, Manager  
2685 Horseshoe Dr. South #215  
Naples, FL 34104

July 31, 2025

**Re: Amended and Restated Condominium Documents**

Dear Owners:

After considering the advice of legal counsel, the Board has reviewed the Association's vote on the Amended and Restated Condominium Documents held on April 8, 2025. Based on same, we are pleased to report that all of the documents were approved and are in the process of being recorded with the appropriate authorities. We will let you know when that happens and will make the recorded version of the new documents available for all Owners.

It was long past time to update our documents. They are some 35 years old and have been amended somewhat willy-nilly to accommodate the history of our development. This has created a large volume of documents which are difficult to read or use. The documents were full of conflicts and out of sync with the current Florida Statutes on insurance and a myriad of other issues.

We believe this is a positive step forward for the Lakes & Preserve. Thank you for your participation in passing these documents.

Very truly yours,

Tom Wennogle, President

Prepared by and returned to:

Becker & Poliakoff, P.A.  
Joseph E. Adams, Esquire  
12140 Carissa Commerce Court, Suite 200  
Fort Myers, FL 33966

**CERTIFICATE OF RECORDATION**

**SECOND AMENDED AND RESTATED  
DECLARATION OF PROTECTIVE  
COVENANTS**

**FOR  
WIGGINS LAKES AND PRESERVE**

**COMBINED AMENDED AND RESTATED  
DECLARATION OF CONDOMINIUM  
OF**

**WIGGINS LAKES CONDOMINIUM  
WIGGINS PRESERVE CONDOMINIUM ONE  
WIGGINS PRESERVE CONDOMINIUM TWO**

**AMENDED AND RESTATED ARTICLES OF INCORPORATION  
AND**

**AMENDED AND RESTATED BYLAWS  
FOR  
WIGGINS LAKES & PRESERVE ASSOCIATION, INC.**

I HEREBY CERTIFY that the attached Amended and Restated Condominium Documents were duly adopted by the Association membership at the duly noticed special members' meeting of the Association on the 8<sup>th</sup> day of April 2025. Said Amended and Restated Condominium Documents were approved by a proper percentage of voting interests of the Association. The original Declaration of Protective Covenants for Wiggins Lakes and Preserve ("Master Declaration") is

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recorded at O.R. Book 1552, Page 872 *et seq.*, of the Public Records of Collier County, Florida. The Amended and Restated Master Declaration is recorded at O.R. Book 4337, Page 3526 *et seq.*, of the Public Records of Collier County, Florida. The Declaration of Condominium for Wiggins Lakes Condominium is recorded at O.R. Book 1551, Page 776 *et seq.*, of the Public Records of Collier County, Florida. The Declaration of Condominium for Wiggins Preserve Condominium One is recorded at O.R. Book 1910, Page 1451 *et seq.*, of the Public Records of Collier County, Florida. The Declaration of Condominium for Wiggins Preserve Condominium Two is recorded at O.R. Book 1997, Page 2085 *et seq.*, of the Public Records of Collier County, Florida.

The Second Amended and Restated Master Declaration is attached hereto. The Combined Amended and Restated Declaration of Condominium is attached hereto. All previous site plans of record are incorporated by reference, with select photocopies recorded for reference as Exhibit "A." The Amended and Restated Articles of Incorporation of Wiggins Lakes & Preserve Association, Inc. are attached as Exhibit "B." The Amended and Restated Bylaws of Wiggins Lakes & Preserve Association, Inc. are attached as Exhibit "C."

WITNESSES:  
(TWO)

WIGGINS LAKES & PRESERVE  
ASSOCIATION, INC.

\_\_\_\_\_  
Witness #1 Signature

\_\_\_\_\_  
Witness #1 Printed Name

\_\_\_\_\_  
Witness #1 Address

\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Witness #2 Printed Name

\_\_\_\_\_  
Witness #2 Address

BY: \_\_\_\_\_

Thomas J. Wennogle, President  
c/o Resort Management  
2685 Horseshoe Dr. South #215  
Naples, FL 34104

Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Gary Doyle, Secretary  
c/o Resort Management  
2685 Horseshoe Dr. South #215  
Naples, FL 34104

Date: \_\_\_\_\_

(CORPORATE SEAL)

STATE OF \_\_\_\_\_ )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_ 2025, by **Thomas J. Wennogle** as President of **Wiggins Lakes & Preserve Association, Inc.**, a Florida Corporation, on behalf of the corporation. He is ☐ personally known to me or ☐ has produced (type of identification) \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

My commission expires: \_\_\_\_\_

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**ARTICLES OF AMENDED AND RESTATED  
ARTICLES OF INCORPORATION**

Pursuant to the provision of Chapter 617, Florida Statutes, the undersigned corporation adopts the following Articles of Amended and Restated Articles of Incorporation.

FIRST: The name of the corporation is Wiggins Lakes & Preserve Association, Inc.

SECOND: The attached Amended and Restated Articles of Incorporation were adopted by the membership.

THIRD: The attached Amended and Restated Articles of Incorporation were adopted by the required vote of the members on the 8<sup>th</sup> day of April 2025.

FOURTH: The number of votes cast were sufficient for approval.

WITNESSES:  
(TWO)

WIGGINS LAKES & PRESERVE  
ASSOCIATION, INC.

\_\_\_\_\_  
Signature

BY: \_\_\_\_\_  
Thomas J. Wennogle, President

\_\_\_\_\_  
Printed Name

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature

(CORPORATE SEAL)

\_\_\_\_\_  
Printed Name

STATE OF \_\_\_\_\_ )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_ 2025, by **Thomas J. Wennogle** as President of **Wiggins Lakes & Preserve Association, Inc.**, a Florida Corporation, on behalf of the corporation. He is ☐ personally known to me or ☐ has produced (type of identification) \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

My commission expires: \_\_\_\_\_