

732091

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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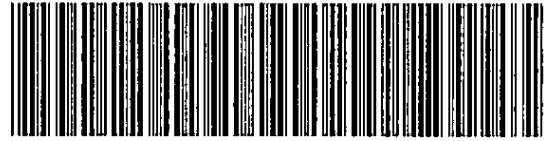
(Business Entity Name)

(Document Number)

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2021 MAR 11 PM 7:46  
SECRETARY OF STATE  
TALLAHASSEE, FL

A. Butler

**MCKINNON & HAMILTON, PLLC**

ATTORNEYS AND COUNSELORS AT LAW

Charles W. McKinnon  
Lisa R. Hamilton

The Atrium Building  
3055 Cardinal Dr., Suite 302  
Vero Beach, Florida 32963

Telephone • 772-231-3770  
Facsimile • 772-231-3774

March 8, 2021

Amendment Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

**In re: Articles of Amendment  
Document No. 732091  
Pebble Beach Villas, Inc.**

Dear Sir/Madam:

Enclosed please find the following:

1. Cover Letter and Division of Corporations' Articles of Amendment to Articles of Incorporation form;
2. Original Articles of Amendment to Articles of Incorporation of Pebble Beach Villas, Inc. for filing with the Secretary of State;
3. One photocopy of the Articles of Amendment to Articles of Incorporation of Pebble Beach Villas, Inc.;
4. A check in the amount of \$43.75 for the filing fee and certified copy charge.

Please file the original Articles of Amendment to Articles of Incorporation with the Florida Secretary of State, issue and return to us the certified copy.

If you should have any questions, please feel free to contact me. Thank you for your assistance in this regard.

Sincerely,



Charles W. McKinnon

Enclosures  
CWM:sj  
28433-001

This Instrument Prepared by and Return to:  
Charles W. McKinnon, Esq.  
McKinnon & Hamilton, PLLC  
3055 Cardinal Drive, Suite 302  
Vero Beach, FL 32963  
Courthouse Box #79

**ARTICLES OF AMENDMENT  
TO  
ARTICLES OF INCORPORATION  
OF  
PEBBLE BEACH VILLAS, INC.**

**THE UNDERSIGNED**, being the President and Secretary of **PEBBLE BEACH VILLAS, INC.** a Florida not for profit corporation, hereby certify that after the adoption of a Resolution proposing said amendments at a duly called meeting of the Board of Directors, by the affirmative vote of not less than seventy-five percent (75%) of the entire membership of the Board of Directors, not less than seventy-five percent (75%) of the entire membership of the Association, at a duly called meeting of all of the owners of condominium units in the above-named condominium, held on the 11<sup>th</sup> day of January, 2021, in accordance with the requirements of Florida law, and of the Articles of Incorporation of **PEBBLE BEACH VILLAS**, affirmatively voted to amend the Articles of Incorporation as hereinafter set out.

**NOW, THEREFORE**, in consideration of the foregoing, the Articles of Incorporation, shall be amended as follows:

- I. Article III, Section 3.2 F.** of the above referenced Articles of Incorporation shall be amended to read as follows:

To make and amend reasonable regulations respecting the use of the property in the condominium; provided, however, that all such regulations and their amendments shall be approved by not less than an affirmative vote of at least a majority of the members voting in person, electronically or by Proxy, at a meeting at which a quorum has been established before such shall become effective.

- II. Article V, Section 5.1** of the above referenced Articles of Incorporation shall be amended to read as follows:

The affairs of the Corporation will be managed by a board consisting of the number of directors determined by the By-Laws but not less than three directors, and in the absence of such determination shall consist of three directors.

- III. Article IX, Section 9.2 A.** of the above referenced Articles of Incorporation shall be amended to read as follows:

**A.** Such approvals must be by not less than an affirmative vote of at least two thirds (2/3) of the members voting in person, electronically or by Proxy, at a meeting at which a quorum has been established.

- IV. Article IX, Section 9.2 B.** of the above referenced Articles of Incorporation shall be deleted in its entirety.

IN WITNESS WHEREOF, the undersigned President and Secretary of the Association have executed this Certificate of Amendments to the Articles of Incorporation, this 5th day of February, 2021.

PEBBLE BEACH VILLAS, INC.

By: Kevin M. Kelly  
President

Print Name: Kevin M. Kelly

(CORPORATE SEAL)

ATTEST:

By: Bette J. Tsoutsouras  
Secretary

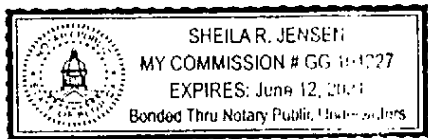
Print Name: Bette J. Tsoutsouras

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that before me, a Notary Public, personally appeared, in physical presence, Kevin M. Kelly and Bette J. Tsoutsouras, respectively the President and Secretary of Pebble Beach Villas, Inc., who  have produced FL Drivers' License as identification or who  are personally known to me to be the persons described in the foregoing instrument and who have acknowledged before me that they executed the same for the purposes therein set forth for and on behalf of said corporation.

WITNESS my hand and official seal in the state and county last aforesaid this 5th day of February, 2021.

Sheila R. Jensen  
Notary Public, State of Florida (Affix Seal)



This Instrument Prepared by and Return to:  
Charles W. McKinnon, Esq.  
McKinnon & Hamilton, PLLC  
3055 Cardinal Drive, Suite 302  
Vero Beach, FL 32963  
Courthouse Box #79

**ARTICLES OF AMENDMENT  
TO  
ARTICLES OF INCORPORATION  
OF  
PEBBLE BEACH VILLAS, INC.**

**THE UNDERSIGNED**, being the President and Secretary of **PEBBLE BEACH VILLAS, INC.** a Florida not for profit corporation, hereby certify that after the adoption of a Resolution proposing said amendments at a duly called meeting of the Board of Directors, by the affirmative vote of not less than seventy-five percent (75%) of the entire membership of the Board of Directors, not less than seventy-five percent (75%) of the entire membership of the Association, at a duly called meeting of all of the owners of condominium units in the above-named condominium, held on the 11<sup>th</sup> day of January, 2021, in accordance with the requirements of Florida law, and of the Articles of Incorporation of **PEBBLE BEACH VILLAS**, affirmatively voted to amend the Articles of Incorporation as hereinafter set out.

**NOW, THEREFORE**, in consideration of the foregoing, the Articles of Incorporation, shall be amended as follows:

- I. Article III, Section 3.2 F.** of the above referenced Articles of Incorporation shall be amended to read as follows:

To make and amend reasonable regulations respecting the use of the property in the condominium; provided, however, that all such regulations and their amendments shall be approved by not less than an affirmative vote of at least a majority of the members voting in person, electronically or by Proxy, at a meeting at which a quorum has been established before such shall become effective.

- II. Article V, Section 5.1** of the above referenced Articles of Incorporation shall be amended to read as follows:

The affairs of the Corporation will be managed by a board consisting of the number of directors determined by the By-Laws but not less than three directors, and in the absence of such determination shall consist of three directors.

- III. Article IX, Section 9.2 A.** of the above referenced Articles of Incorporation shall be amended to read as follows:

**A.** Such approvals must be by not less than an affirmative vote of at least two thirds (2/3) of the members voting in person, electronically or by Proxy, at a meeting at which a quorum has been established.

- IV. Article IX, Section 9.2 B.** of the above referenced Articles of Incorporation shall be deleted in its entirety.

IN WITNESS WHEREOF, the undersigned President and Secretary of the Association have executed this Certificate of Amendments to the Articles of Incorporation, this 5th day of February, 2021.

PEBBLE BEACH VILLAS, INC.

By: Kevin M. Kelly  
President

Print Name: Kevin M. Kelly

(CORPORATE SEAL)

ATTEST:

By: Bette J. Tsoutsouras  
Secretary

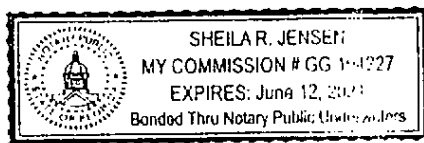
Print Name: Bette J. Tsoutsouras

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that before me, a Notary Public, personally appeared, in physical presence, Kevin M. Kelly and Bette J. Tsoutsouras, respectively the President and Secretary of Pebble Beach Villas, Inc., who  have produced FL DIVERS' LICENSE as identification or who  are personally known to me to be the persons described in the foregoing instrument and who have acknowledged before me that they executed the same for the purposes therein set forth for and on behalf of said corporation.

WITNESS my hand and official seal in the state and county last aforesaid this 5th day of February, 2021.

Sheila R. Jensen  
Notary Public, State of Florida (Affix Seal)



Articles of Amendment  
to  
Articles of Incorporation  
of

FILED

Pebble Beach Villas, Inc.

2021 MAR 11 PM 7:46

(Name of Corporation as currently filed with the Florida Dept. of State)

732091

SECRETARY OF STATE  
TALLAHASSEE, FL

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

**A. If amending name, enter the new name of the corporation:**

N/A

*The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company" or "Co." may not be used in the name.*

**B. Enter new principal office address, if applicable:**

N/A

*(Principal office address **MUST BE A STREET ADDRESS**)*

**C. Enter new mailing address, if applicable:**

N/A

*(Mailing address **MAY BE A POST OFFICE BOX**)*

**D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:**

*Name of New Registered Agent:* N/A

N/A

*(Florida street address)*

*New Registered Office Address:*

\_\_\_\_\_, Florida \_\_\_\_\_  
*(City) (Zip Code)*

**New Registered Agent's Signature, if changing Registered Agent:**

*I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.*

\_\_\_\_\_  
*Signature of New Registered Agent, if changing*

**If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:**

*(Attach additional sheets, if necessary)*

*Please note the officer/director title by the first letter of the office title:*

*P = President; V= Vice President; T= Treasurer; S= Secretary; D= Director; TR= Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.*

*Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.*

Example:

|  |           |                    |
|--|-----------|--------------------|
| <input checked="" type="checkbox"/> Change | <u>PT</u> | <u>John Doe</u>    |
| <input checked="" type="checkbox"/> Remove | <u>V</u>  | <u>Mike Jones</u>  |
| <input checked="" type="checkbox"/> Add    | <u>SV</u> | <u>Sally Smith</u> |

| <u>Type of Action</u><br>(Check One)                               | <u>Title</u> | <u>Name</u> | <u>Address</u> |
|--|--------------|-------------|----------------|
| 1) <input type="checkbox"/> Change<br><input type="checkbox"/> Add | _____        | <u>N/A</u>  | _____          |
| <input type="checkbox"/> Remove                                    |              |             | _____          |
| 2) <input type="checkbox"/> Change<br><input type="checkbox"/> Add | _____        | <u>N/A</u>  | _____          |
| <input type="checkbox"/> Remove                                    |              |             | _____          |
| 3) <input type="checkbox"/> Change<br><input type="checkbox"/> Add | _____        | <u>N/A</u>  | _____          |
| <input type="checkbox"/> Remove                                    |              |             | _____          |
| 4) <input type="checkbox"/> Change<br><input type="checkbox"/> Add | _____        | <u>N/A</u>  | _____          |
| <input type="checkbox"/> Remove                                    |              |             | _____          |
| 5) <input type="checkbox"/> Change<br><input type="checkbox"/> Add | _____        | <u>N/A</u>  | _____          |
| <input type="checkbox"/> Remove                                    |              |             | _____          |
| 6) <input type="checkbox"/> Change<br><input type="checkbox"/> Add | _____        | <u>N/A</u>  | _____          |
| <input type="checkbox"/> Remove                                    |              |             | _____          |

**E. If amending or adding additional Articles, enter change(s) here:**

*(attach additional sheets, if necessary). (Be specific)*

Please see attached document for amendments to the Articles of Incorporation.

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**The date of each amendment(s) adoption:** January 11, 2021, if other than the date this document was signed.

**Effective date if applicable:** January 11, 2021  
*(no more than 90 days after amendment file date)*

**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.

**Adoption of Amendment(s) (CHECK ONE)**

The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.

There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated Feb 15, 2021

Signature Kevin M. Kelly

(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator – if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

M,  
Kevin Kelly.

\_\_\_\_\_  
(Typed or printed name of person signing)

President

\_\_\_\_\_  
(Title of person signing)