

734397

(Requestor's Name)

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PICK-UP     WAIT     MAIL

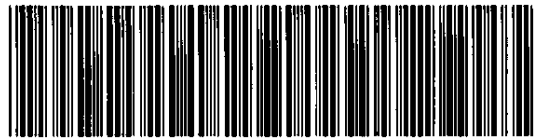
(Business Entity Name)

(Document Number)

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06/30/09--01021--001 \*\*43.75

2009 JUN 30 AM 9:27  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

*AKR*  
*7/6/09*

Mini Farms P.O.A.  
P.O. Box 1289  
Crystal River, FL.  
34423

June 26, 2009

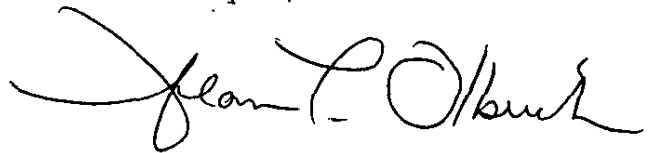
Amendment Section  
Division of Corporations  
P.O. Box 6337  
Tallahassee, FL.  
32314

Dear Sirs,

Enclosed please find our amended articles of incorporation for filing and a certified copy of same, as well as a check in the amount of \$ 43.75.

The return address is above and the telephone number is:  
(352) 795-7813

Thank you,



Alan T. Olbrich  
Treasurer, Mini Farms P.O.A.

ARTICLES OF AMENDMENT  
to the ARTICLES OF INCORPORATION of the  
MINI FARMS PROPERTY OWNERS' ASSOCIATION, INC.

FILED  
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TALLAHASSEE, FLORIDA

FIRST

The name of this Association shall be MINI FARMS PROPERTY OWNERS' ASSOCIATION, INC.  
a Florida not-for-profit Association.

SECOND

- A. The sole purpose for which this Association is organized is to maintain for all abutting property owners' roads and necessary drainage located in the easement areas of property sold by CONTEXT DEVELOPMENT CO., a Delaware corporation, in Citrus County, Florida, which while unplatted, is known as MINI FARMS; to collect and receive from the property owners in said Mini Farms area, an estimated cost of such road maintenance and necessary drainage, whether such roadways are located on land now or later owned by CONTEXT DEVELOPMENT CO. or third parties, and to contract for such maintenance and expend the funds received for such actual maintenance and repairs. The Board of Directors of this Association is given the option to accept other unplatted subdivisions which are adjacent to the area known as Mini Farms. Should the Board of Directors elect to accept such properties, the persons, firms, or corporations asking for inclusion of those properties into the network of roads maintained by this Association shall comply with all the requirements deemed necessary by the Board of Directors of this Association.
- B. The Board of Directors of this Association shall have the sole power and authority to interpret and enforce the Deed Restrictions applicable to those certain parcels of acreage known as Mini Farms.

THIRD

- A. The membership of this Association shall be limited to those persons or entities and their heirs, successors, or assigns which hold either the fee simple title or have entered into an agreement for Deed with the fee simple title holder of a parcel of land located in Citrus County, Florida, which may be restricted by covenants running with the land imposed by CONTEXT DEVELOPMENT CO., a Delaware corporation, its' successors or assigns, and which Restrictive Covenants specifically require membership in this Association, to assess, collect, and expend for road and drainage maintenance and repairs, and empowers this Association to enforce such assessments and restrictions. Should the Board of Directors of this Association elect to include real estate outside of those lands originally conveyed by CONTEXT DEVELOPMENT CO., all persons, firms, or corporations owning real estate within the boundaries of said lands shall be entitled to membership in this Association as specified in the Articles of Incorporation.

- B. Voting rights of each member hereof shall for each parcel owning entity, be one vote.
- C. All members in good standing have voting rights in this Association and there shall be no qualifications for membership herein other than to be the owner of the fee simple title of the lands restricted aforesaid. A member in good standing is recognized as a member who has no outstanding assessments, liens, or monies of any kind outstanding more than ninety (90) days and due to the Association.
- D. When a member sells or conveys lands in the Mini Farms, or his or its' fee title interest shall pass voluntarily or involuntarily, in any manner whatsoever, the membership interest of such members whose title shall have passed shall cease, and the party receiving such fee title interest shall thereupon be a member of this Association.
- E. Annual assessments for road and drainage maintenance shall be budgeted, determined, and set by the Board of Directors, who shall be empowered to determine such assessments, which shall include reasonable annual dues for the purpose of maintenance of this Association and its' records, and the paying of all costs and expenses incident to the maintenance of this Association.
- F. There shall be no limitation as to the number of members of this Association.

#### FOURTH

The Association shall have perpetual existence.

#### FIFTH

- A. The affairs of this Association shall be managed and controlled by a Board of Directors which shall duly elect the officers of the Association from the membership of the Board of Directors.
- B. The members of the Board of Directors shall be elected by a majority of the members of the Association at its' Annual Meeting, to be held in March of each year, and notice thereof shall be given to each property owner of record at the last address carried on the books by the Association.
- C. All elected members of the Board of Directors shall serve a term of three (3) years. The terms shall be staggered so that approximately one third of the total membership of the Board of Directors' terms shall expire each year.
- D. Any director may be removed at any time, with or without cause, by the affirmative vote of the members holding the majority of votes governed by the By-Laws. A director who has three (3) consecutive absences from board meetings may be removed by the majority vote of the remaining board members, excluding the director to be removed.

## SIXTH

- A. The officers of the Association shall be: President, Vice-President(s), a Secretary, a Treasurer, and such additional and assistant officers as may be elected.
- B. The duties of the officers shall be prescribed by Florida law and in the By-Laws of the Association.
- C. Any office may be created and filled, and vacancies in offices may be filled at any meeting of the Board of Directors. Each officer shall hold office until his successor shall have been duly elected and shall have qualified.

## SEVENTH

The Board of Directors shall consist of not less than five (5) members nor more than seven (7) members in good standing. Other than the initial term herein specified, all members of the Board of Directors shall serve a term of three (3) years, the term of approximately one third of the total membership of the Board of Directors expiring each year. No Director shall continue to serve on the Board if they cease being a parcel owner and member of the Association. The names and addresses of the persons who are currently serving as members of the Board of Directors for the term specified, or thereafter, until their successors are elected and shall have qualified are:

Robert Dougherty, President  
7160 N. Fernandina Ave.  
Dunnellon, FL. 34433  
Term expires: 2011

Allen R. Tallman, Vice-President  
7410 W. Newcastle Ct.  
Dunnellon, FL. 34433  
Term expires: 2011

Allen Olbrich, Treasurer  
7276 Hunterhill Street  
Dunnellon, FL. 34433  
Term expires: 2010

Brenda Tussey, Secretary  
6262 W. Seoul Lane  
Dunnellon, FL. 34433  
Term expires: 2009

Charles Guenther  
6594 N. Goldleaf Point  
Dunnellon, FL. 34433  
Term expires: 2011

Mary Kirby  
6269 W. Kampala Lane  
Dunnellon, FL. 34433  
Term expires: 2010

Don Cassata  
8595 Presnell Terrace  
Dunnellon, FL. 34433  
Term expires: 2010

## EIGHTH

The Association shall use all of its' income for the purposes for which it has been formed and shall not distribute any monies except for such purposes.


NINTH

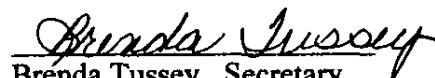
The By-Laws of the Association may be made, altered, and amended by the membership, upon notice, at any Annual Meeting, upon the affirmative vote of a majority of the members present, either in person or by proxy at such meeting, or the By-Laws may be altered and amended by the Board of Directors upon the affirmative vote of the majority of the members of the Board of Directors. Written notice of the changes proposed shall be given to all members or Board members, as the case may be, at least ten (10) days in advance of the meeting date at which such proposed changes may be acted upon.

TENTH

Amendments to the Articles of Incorporation may be proposed by any member of the Association and may be adopted upon the affirmative vote of the majority of members present at a meeting called upon written notice setting forth the proposed amendments.

The Articles of Amendment to the Articles of Incorporation have been adopted by the affirmative vote of a majority of the members present at a meeting called upon written notice setting forth the proposed Amendment (s), which meeting was conducted on the 21<sup>ST</sup> day of March, 2009.


  
Robert Dougherty, President

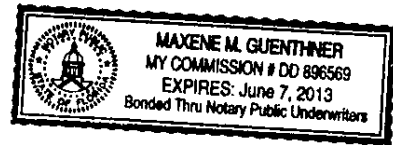
  
Brenda Tussey, Secretary


**ACKNOWLEDGMENT**

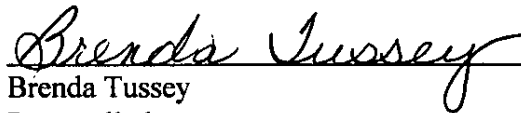
STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing was acknowledged before me this 26<sup>th</sup> Day of JUNE, 2009,  
by Robert Dougherty and by Brenda Tussey, who personally appeared before me and  
acknowledged that he and she signed this instrument voluntarily for the purpose  
expressed in it.

  
\_\_\_\_\_  
Maxene M. Guenther, Notary Public



  
\_\_\_\_\_  
Robert Dougherty  
Personally known to me.

  
\_\_\_\_\_  
Brenda Tussey  
Personally known to me.