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R. WHITE

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The Law Offices of Kevin T. Wells

Attorneys at Law

A Professional Association

Condominium, Homeowner,
Cooperative, Master and
Community Associations
Civil Litigation
Construction Litigation

March 19, 2015

Florida Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Re: Certificate of Amendment
Wood Street Condominium Association, Inc. n/ka/ Park Lane Condominium
Owners Association, Inc.; Document No. 749801

Dear Sir or Madam:

Please file the enclosed original Amendments to the Articles of Incorporation for the above-referenced corporation. Also enclosed is a check from the Association in the amount of \$43.75 for the filing fee and certified copy fee. Please return a **certified copy** to the undersigned at your earliest convenience.

Please be advised that the members of Wood Street Condominium Association, Inc. voted in favor of changing the corporation's name to: Park Lane Condominium Owners Association, Inc., at the Association's December 9, 2014 (reconvened to February 26, 2015) annual membership meeting.

Thank you for your assistance in this matter.

Very truly yours,

THE LAW OFFICES OF KEVIN T. WELLS, P.A.



Kevin T. Wells, Esq.

KTW/elp
Enclosures

1800 Second Street, Suite 808, Sarasota, Florida 34236 | Telephone: 941.366.9191 | Facsimile: 941.366.9292

**Admitted to practice in TN and CA
* Admitted to practice in NY
† Board Certified in Construction Law

FILED

15 MAR 24 AM 10:46

Prepared by and return to:
Kevin T. Wells, Esq.
The Law Offices of Kevin T. Wells, P.A.
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Sarasota, Florida 34236
(941) 366-9191 (Telephone)
(941) 366-9292 (Facsimile)

STATE OF FLORIDA
DAKOTA ASSOCIATES, L.L.C.

**AMENDMENTS TO
ARTICLES OF INCORPORATION**

**WOOD STREET CONDOMINIUM ASSOCIATION, INC.
A Florida Not For Profit Corporation**

We hereby certify that the attached amendments to the Articles of Incorporation of WOOD STREET CONDOMINIUM ASSOCIATION, INC. f/k/a Wood Street Condominium Association, Inc. (the "Association"), a Florida corporation not-for-profit, were adopted by the by the affirmative vote of not less than 66-2/3% of the entire membership of the Board of Directors and by not less than 75% of the votes of the entire membership of the Association as required by Article XII of the Articles of Incorporation, at the Annual Membership Meeting of the Association held on December 9, 2014 and reconvened on February 26, 2015. The Association further certifies that the amendments were proposed and adopted as required by the governing documents and by Florida law.

DATED this 10 day of MARCH, 2015.

Signed, sealed and delivered:
in the presence of:

**WOOD STREET CONDOMINIUM
ASSOCIATION, INC.**

sign *Carolyn Larson*

By: *Sandra Piper*
Sandy Piper, President

print DOROTHY BARBOO

sign *James M. Faix*

print JAMES M. FAIX

sign *James M. Faix*

Attest: *Jo-Anne Whalen*
Jo-Anne Whalen, Secretary
[Corporate Seal]

print JAMES M. FAIX

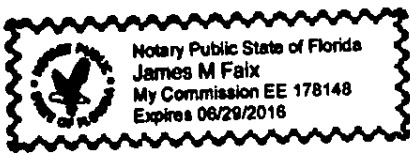
sign *Sandra Samuel*

print Sandra Samuel

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 10th day of MARCH, 2015, by Sandy Piper as President of Wood Street Condominium Association, Inc., a Florida not for profit corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.

My commission expires:



NOTARY PUBLIC

sign

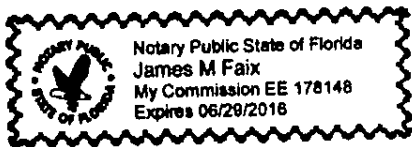
print

James M. Faix
JAMES M. FAIX
State of Florida at Large (Seal)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12 day of MARCH, 2015, by Jo-Anne Whalen as Secretary of Wood Street Condominium Association, Inc., a Florida not for profit corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.

My commission expires:



NOTARY PUBLIC

sign

print

James M. Faix
JAMES M. FAIX
State of Florida at Large (Seal)

PARK LANE CONDOMINIUM OWNERS ASSOCIATION, INC.
AMENDED AND RESTATED ARTICLES OF INCORPORATION

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AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
PARK LANE CONDOMINIUM OWNERS ASSOCIATION, INC.

*[Substantial rewording of Articles of Incorporation.
See existing Articles of Incorporation for present text.]*

The Members of **PARK LANE CONDOMINIUM OWNERS ASSOCIATION, INC.**, formerly known as Wood Street Condominium Association, Inc., located in Sarasota County, Florida, adopt these Amended and Restated Articles of Incorporation. The original Articles of Incorporation were filed with the Office of Secretary of State on November 14, 1979. The original Declaration of Condominium of **PARK LANE, A CONDOMINIUM**, was recorded at Official Records Book 1350, Page 0396 et seq. of the Public Records of Sarasota County, Florida.

1. NAME OF CORPORATION AND PRINCIPAL ADDRESS. The name of the corporation is **PARK LANE CONDOMINIUM OWNERS ASSOCIATION, INC.** (herein, the "Association"), formerly known as Wood Street Condominium Association, Inc. The street address of the principal office of the Association is 2155 Wood Street, Sarasota, Florida 34237. The Association's Board of Directors may change the location of the principal office from time to time.

2. PURPOSE.

2.1 Purpose. The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes (herein, the "Condominium Act"), for the operation of **PARK LANE, A CONDOMINIUM**, located in Sarasota County, Florida.

2.2 Distribution of Income. The Association shall make no distribution of income to its Members, Directors or officers.

3. POWERS.

3.1 Common Law and Statutory Powers. The Association shall have all of the common law and statutory powers of a corporation not for profit, not in conflict with the terms of these Articles of Incorporation, the Association Bylaws, the Declaration of Condominium or the Condominium Act.

3.2 Specific Powers. The Association shall have all of the powers and duties set forth in the Condominium Act and the Florida Not for Profit Corporation Act. The Association shall also have all the powers and duties set forth in the Declaration of Condominium (herein, the "Declaration") and the Association Bylaws, as they may be amended from time to time; and all of the powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration and the Condominium Act, including, but not limited to, the following:

3.2.1 To make, amend and collect annual and special assessments against Members as Unit Owners to defray the Common Expenses and losses of the Association.

3.2.2 To use the proceeds of Assessments in the exercise of its powers and duties.

3.2.3 To maintain, repair, alter, improve, replace, administer and operate the Condominium Property, which shall include the irrevocable right of access to each Unit during reasonable hours when necessary for the inspection, maintenance, repair or replacement of any Common Elements or any portion of the Unit to be maintained by the Association pursuant to the Declaration or as necessary to inspect and/or prevent damage to the Common Elements or a Unit or Units.

3.2.4 To purchase insurance upon the Condominium Property and insurance for the protection of the Association, its Directors, officers and its Members as Unit Owners.

3.2.5 To reconstruct improvements after casualty and to further improve the Condominium Property.

3.2.6 To make and amend reasonable rules and regulations regarding the use, appearance and occupancy of the Units and Common Elements of the Condominium.

3.2.7 To approve or disapprove the transfer, lease, and ownership of Units in the Condominium.

3.2.8 To enforce by legal means the provisions of the Condominium Act, the Declaration, these Articles of Incorporation, the Association Bylaws and the Association Rules.

3.2.9 To contract for the management, operation, administration and maintenance of the Condominium Property and to delegate to such contractor any powers and duties of the Association, except such as are specifically required by the Declaration, these Articles of Incorporation, the Association Bylaws or by the Condominium Act to have the approval of the Board of Directors or the membership.

3.2.10 To employ personnel for reasonable compensation to perform the services required for proper administration and operation of the Condominium.

3.2.11 To enter into agreements acquiring leaseholds, membership and other possessory or use interests in lands or facilities, whether or not contiguous to the lands of the Condominium, intended to provide for the enjoyment, recreation or other use benefits of the Unit Owners.

3.2.12 To purchase, sell, transfer, lease or otherwise acquire Units or other real property in the name of the Association.

3.3 Emergency Powers. In the event of an emergency as defined herein, the Board of Directors may exercise the emergency powers described herein, and any other powers authorized by the provisions of Section 718.1265, Florida Statutes, and Sections 617.0207 and 617.0303, Florida Statutes, all as amended from time to time. For purposes of this Article 3.3 only, an emergency exists during a period of

time that the Condominium, or the immediate geographic area in which the Condominium is located, is subject to: a state of emergency declared by civil or law enforcement authorities; a hurricane watch or warning as issued by a governmental authority; a partial or complete evacuation order issued by civil or law enforcement authorities; the declaration of a federal or state "disaster area" status; or catastrophe, whether natural or manmade, which seriously damages, or threatens to seriously damage the physical existence of the Condominium. During an emergency as defined herein, the Board of Directors may exercise the following emergency powers:

3.3.1 Conduct Board meetings and membership meetings with notice given as is practicable. Such notice may be given in any practicable manner, including publication, telephone, radio, United States mail, email, the Internet, public service announcements, and conspicuous posting on the Condominium Property or any other means the Board deems reasonable under the circumstances. Notice of Board decisions may be communicated as provided in this Article. The Directors in attendance at such a Board meeting (if more than one (1) Director) shall constitute a quorum.

3.3.2 Cancel and reschedule any Association Board, membership or committee meeting.

3.3.3 Name as interim assistant officers persons who are not Directors, which assistant officers shall have the same authority as the executive officers to whom they are assistants during the state of emergency to accommodate the incapacity or unavailability of any officer of the Association.

3.3.4 Relocate the Association's principal office or designate alternative principal offices.

3.3.5 Enter into agreements with local counties and municipalities to assist counties and municipalities with debris removal.

3.3.6 Implement a disaster plan before or immediately following the event for which a state of emergency is declared which may include, but is not limited to, electricity, water, sewer, security systems, or air conditioners.

3.3.7 Based upon advice of emergency management officials or upon the advice of licensed professionals retained by the Board, determine any portion of the Condominium Property unavailable for entry or occupancy by Unit Owners, family members, tenants, guests, agents, or invitees to protect the health, safety, or welfare of such persons.

3.3.8 Require the evacuation of the Condominium Property in the event of a mandatory evacuation order in the locale in which the Condominium is located. Should any Unit Owner or other occupant of the Condominium fail or refuse to evacuate the Condominium Property where the Board has required evacuation, the Association shall be immune from any and all liability and/or injury to persons or property arising from such failure or refusal.

3.3.9 Based upon advice of emergency management officials or upon the advice of licensed professionals retained by the Board, determine whether the Condominium Property can be safely

inhabited or occupied. However, such determination is not conclusive as to any determination of habitability pursuant to the Declaration.

3.3.10 Mitigate further damage, including taking action to contract for the removal of debris and to prevent or mitigate the spread of mold, mildew or fungus by removing and disposing of wet drywall, insulation, carpet, carpet pad, baseboards, air ducts, cabinetry, any and all personal property or belongings of the resident or Owner, including but not limited to furniture, clothes, mattresses, and all other fixtures on or within the Condominium Property, even if the Unit Owner is obligated by the Declaration or law to insure or replace those fixtures and to remove personal property from a Unit.

3.3.11 Contract, on behalf of any Unit Owner or Owners, for items or services for which the Owners are otherwise individually responsible for, but which are necessary to prevent further damage to the Condominium Property. In such event, the Unit Owner or Owners on whose behalf the Board has contracted are responsible for reimbursing the Association for the actual costs of the items or services, and the Association may use its assessment and claim of lien authority provided by Section 718.116, Florida Statutes and in the Declaration of Condominium to enforce collection of the charges. Without limitation, such items or services may include the drying of Units, the boarding or other enclosure of broken or damaged windows, sliding glass doors, exterior doors, and the replacement of damaged air conditioners or air handlers to provide climate control in the Units or other portions of the Condominium Property.

3.3.12 Regardless of any provision to the contrary and even if such authority does not specifically appear in the Declaration of Condominium, Articles of Incorporation, or Association Bylaws, the Association's Board of Directors may levy one or more special assessments without a vote of the Owners.

3.3.13 Without Unit Owners' approval, borrow money and pledge Association assets as collateral to fund emergency repairs and carry out the duties of the Association when operating funds are insufficient. This paragraph does not limit the general authority of the Association to borrow money, subject to such restrictions as are contained in the Declaration of Condominium, Articles of Incorporation, or Association Bylaws.

3.3.14 Corporate action taken in good faith to meet the emergency needs of the Association or its Unit Owners shall bind the Association; have the rebuttable presumption of being reasonable and necessary; and may not be used to impose liability on a Director, officer, or employee. An officer, Director, or employee acting in good faith and in accordance with this Article is only liable for willful misconduct.

The special powers authorized above in this Article 3.3 shall be limited to the time period reasonably necessary to protect the health, safety, and welfare of the Association and the Unit Owners and the Unit Owners' family members, tenants, guests, agents, or invitees and shall be reasonably necessary to mitigate further damage and make emergency repairs to the Condominium Property.

3.4 Assets Held In Trust. All funds and the titles of all properties acquired by the Association, and their proceeds, shall be held in trust for the Members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation and the Bylaws of the Association.

3.5 Limitation on Exercise of Powers. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium and Association Bylaws.

4. MEMBERS.

4.1 Members. The Members of the Association shall consist of all of the record owners of Units in **PARK LANE, A CONDOMINIUM**, which interest is evidenced by a duly recorded proper instrument in the Public Records of Sarasota County, Florida. Membership in the Association shall terminate automatically and immediately as a Member's vested interest in the fee title terminates, except that upon termination of the Condominium, the membership shall consist of those who were Members at the time of such termination, and their successors and assigns. In the event a Unit is owned by a legal entity other than a natural person, the officer, director or other official so designated by such legal entity shall exercise its membership rights.

4.2 Change of Membership. After receiving written approval of the Association required by the Declaration, change of membership in the Association shall be established by the recording in the Public Records of Sarasota County, Florida, a deed or other appropriate instrument establishing a record interest to a Unit in the Condominium and the delivery to the Association of a copy of such deed or other instrument or conveyance. The person or persons named on the deed or other instrument thereby becomes a Member of the Association and the membership of the prior assignee is terminated.

4.3 Limitation on Transfer of Shares of Assets. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to the Member's Condominium Unit.

4.4 Vote. Each Condominium Unit shall be entitled to one (1) vote at Association membership meetings, notwithstanding that the same Owner may own more than one Unit or that Units may be joined together and occupied by one Owner. The manner of exercising voting rights shall be determined by the Declaration, these Articles of Incorporation and the Association Bylaws. No vote shall be allocated to a Unit owned by the Association.

5. BOARD OF DIRECTORS.

5.1 Board of Directors. The property, business and affairs of the Association shall be managed by the Board of Directors, composed as provided in the Association Bylaws, but in no event consisting of less than three (3) Directors. The Board shall consist of an odd number of Directors. A Director must fulfill all requirements of eligibility provided in the Association Bylaws and Declaration. Directors shall be Members, or spouses of Members of the Association, except as otherwise provided herein.

5.2 Election of Directors. Directors of the Association shall be elected at the annual meeting of Members in the manner determined by the Association Bylaws and the Condominium Act. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Association Bylaws and the Condominium Act.

6. OFFICERS. The affairs of the Association shall be administered as directed by the Board of Directors and by the officers designated in the Association Bylaws. The officers shall be elected by the Board of Directors at its organizational meeting following the annual meeting of the Members of the Association. Officers shall serve at the pleasure of the Board of Directors.

7. INDEMNIFICATION OF OFFICERS AND DIRECTORS.

7.1 Indemnity. The Association shall indemnify any officer, Director, or committee member who was or is a party or is threatened to be made a party to any threatened, pending, or contemplated action, suit or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that he is or was a Director, officer, or committee member of the Association, against expenses (including attorney's fees and appellate attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit, or proceeding, unless (i) a court of competent jurisdiction finally determines, after all appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (ii) such court also determines specifically that indemnification should be denied. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of *nolo contendere* or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful. It is the intent of the membership of the Association, by the adoption of this provision, to provide the most comprehensive indemnification possible to their officers, Directors, and committee members as permitted by Florida law.

7.2 Defense. To the extent that a Director, officer, or committee member of the Association has been successful on the merits or otherwise in defense of any action, suit, or proceeding referred to in Article 7.1 above, or in defense of any claim, issue, or matter therein, he shall be indemnified against expenses (including attorney's fees and appellate attorney's fees) actually and reasonably incurred by him in connection therewith.

7.3 Advances. Expenses incurred in defending a civil or criminal action, suit, or proceeding shall be paid by the Association in advance of the final disposition of such action, suit, or proceeding upon receipt of an undertaking by or on behalf of the affected Director, officer, or committee member to repay such amount if it shall ultimately be determined that he is not entitled to be indemnified by the Association as authorized by this Article 7.

7.4 Miscellaneous. The indemnification provided by this Article 7 shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement, vote of Members, or otherwise, and shall continue as to a person who has ceased to be a Director, officer, or committee member and shall inure to the benefit of the heirs and personal representatives of such person. Anything to the contrary herein notwithstanding, the provisions of this Article 7 may not be amended without the approval in writing of all persons whose interest would be adversely affected by such amendment.

7.5 Insurance. The Association has the power to purchase and maintain insurance on behalf of any person who is or was a Director, officer, committee member, employee, or agent of the Association, or a director, officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.

8. BYLAWS. The Association Bylaws may be amended in the manner provided in the Bylaws.

9. AMENDMENTS. These Articles of Incorporation may be amended as follows:

9.1 Proposal. Amendments to the Articles of Incorporation may be proposed either by the Board of Directors or by ten percent (10%) of the Members of the Association. Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

9.2 Adoption. Except as elsewhere provided, such approval of a proposed amendment to these Articles of Incorporation must be by the affirmative vote of not less than seventy-five percent (75%) of the entire membership of the Board of Directors and by not less than a majority of the Association's total eligible voting interests. Votes may be submitted in person or by proxy at a membership meeting at which a quorum is present called in whole or in part for that purpose, and must be delivered to the Secretary prior to the commencement of the meeting or continuation thereof.

9.3 Limitation on Amendments. No amendment shall make any changes in the qualifications for membership, the voting rights of Members or Article 3.4 hereof without the prior approval in writing of all Members and the joinder of all record owners of mortgages upon the Condominium. No amendment shall be made which is in conflict with the Condominium Act or the Declaration of Condominium.

9.4 Automatic Amendment. These Articles of Incorporation shall be deemed amended, if necessary, so as to make the same consistent with the provisions of the Declaration of Condominium or the Bylaws. Whenever Chapter 718, Florida Statutes, Chapter 617, Florida Statutes, or other applicable statutes or administrative regulations, as amended from time to time, are subsequently amended to impose procedural requirements less stringent than set forth in the Articles of Incorporation, the Board may operate the Association pursuant to the less stringent requirements. The Board of Directors, without a vote of the Owners, may adopt by majority vote, amendments to these Articles of Incorporation as the Board deems necessary to comply with such changes as may be enacted by future amendments to Chapters 607, 617, and 718 of the Florida Statutes, or such other statutes or administrative regulations as required for the operation of the Association, all as amended from time to time.

9.5 Certification. A copy of each amendment to the Articles of Incorporation shall be filed with the Florida Secretary of State and shall be recorded in the Public Records of Sarasota County, Florida, along with a certificate of amendment executed by the appropriate officers of the Association attesting that the amendment has been lawfully adopted.

10. **TERM.** The term of the Association shall be perpetual, unless sooner dissolved according to law.

11. **SUBSCRIBERS.** The names and addresses of the original subscribers of these Articles of Incorporation are:

Stephen F. Voight Suite 1002, 1065 Main Street, Sarasota, FL 33577

Theodore Parker Suite 1002, 1065 Main Street, Sarasota, FL 33577

Patricia S. Hemstad Suite 1002, 1065 Main Street, Sarasota, FL 33577

12. **MISCELLANEOUS.** The following miscellaneous provisions shall apply to these Articles of Incorporation and the Condominium Documents.

12.1 Conflicts. The term "Condominium Documents," as used in these Articles of Incorporation and elsewhere shall include the Declaration of Condominium, Articles of Incorporation, Bylaws, the Rules and Regulations of the Association, the Plats, Surveys, Plot Plans, and graphic descriptions of improvements of record, and all other exhibits to the original Declaration of Condominium. In the event of a conflict between the language in the Declaration of Condominium and the graphic descriptions of record, the graphic description of record shall control. In the event of a conflict between language in any of the other Condominium Documents, the following priorities shall control:

- (i) Declaration of Condominium;
- (ii) Articles of Incorporation;
- (iii) Bylaws; and
- (iv) Rules and Regulations

12.2 Gender. The use of the term "he," "she," "his," "hers," "their," "theirs" and all other similar pronouns should be construed to include all genders and encompass the plural as well as the singular.

12.3 Severability. In the event that any provisions of these Articles of Incorporation are deemed invalid, the remaining provisions shall be deemed in full force and effect.

12.4 Definitions and Interpretation. The terms used in these Articles of Incorporation shall have the same definitions and meanings as those set forth in the Declaration of Condominium and the Condominium Act, unless herein provided to the contrary, or unless the context otherwise requires. The Board of Directors is responsible for interpreting the provisions of the Declaration, the Bylaws, the Articles of Incorporation and the Rules of the Association. Its interpretation shall be binding upon all parties unless wholly unreasonable. A written opinion rendered by legal counsel that an interpretation adopted by the Board is not wholly unreasonable shall conclusively establish the validity of such interpretation.

13. **REGISTERED OFFICE AND AGENT.** The registered agent and office of the Association, until otherwise determined by the Board of Directors, shall be James M. Faix., 8437 Tuttle Avenue, #376, Sarasota, Florida 34243. The Association's Board of Directors is authorized to change its Registered Agent and Registered Office in the manner provided by law.