

NO10000004680

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

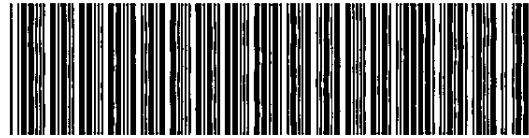
(Business Entity Name)

(Document Number)

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14 SEP -9 PM 3:33
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C. CARROTHERS

SEP 16 2014
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COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Pasco Sunset Lakes Property Owner's Association, Inc.

DOCUMENT NUMBER: N01000004680

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Steve Delach

(Name of Contact Person)

The Law Office of James R. De Furio, P.A.

(Firm/ Company)

201 E. Kennedy Blvd., Suite 775

(Address)

Tampa, FL 33602

(City/ State and Zip Code)

Steve@jamesdefurio.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Robert Ellis

(Name of Contact Person)

at (**813**) **229-0160**

(Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee &
Certificate of Status | <input type="checkbox"/> \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed) | <input type="checkbox"/> \$52.50 Filing Fee
Certificate of Status
Certified Copy
(Additional Copy is
Enclosed) |
|---|--|---|--|

Mailing Address

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

Street Address

Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Articles of Amendment
to
Articles of Incorporation
of

FILED

14 SEP -9 PM 3:33

Pasco Sunset Lakes Property Owner's Association, Inc.

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

N01000004680

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

(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:

_____ *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:

(Principal office address MUST BE A STREET ADDRESS)

C. Enter new mailing address, if applicable:

(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: _____

(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> (Check One)	<u>Title</u>	<u>Name</u>	<u>Address</u>
1) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
2) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
3) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
4) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
5) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
6) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____

E. If amending or adding additional Articles, enter change(s) here:
(attach additional sheets, if necessary). (Be specific)

See attached

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

Effective date if applicable: upon filing
(no more than 90 days after amendment file date)

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 9/5/2014
Signature [Signature]
(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)

Robert E. Thorne
(Typed or printed name of person signing)
Vice-President
(Title of person signing)

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
PASCO SUNSET LAKES PROPERTY OWNER'S ASSOCIATION, INC.**

The undersigned hereby associate to form a corporation not for profit under Chapter 617 of the Florida Statutes.

**ARTICLE I
NAME**

The name of this corporation shall be PASCO SUNSET LAKES PROPERTY OWNER'S ASSOCIATION, INC., hereinafter referred to as the ("Association"). The mailing address of this corporation shall be P.O. Box 172717, Tampa, Florida 33672-0717.

**ARTICLE II
PURPOSE**

The purpose of the Association is to acquire title to and own, and whether owned or not, to operate, maintain, repair, improve, insure and preserve the Common Area, as such term is defined in the Declaration of Covenants, Conditions, Restrictions, Easements and Assessments of Pasco Sunset Lakes, as recorded among the Public Records of Pasco County, Florida, (hereinafter called "Declaration"), and which may be amended from time to time, in the development located in Pasco County, Florida, known as Pasco Sunset Lakes. The Association is also formed to perform any other duties assigned to it in the Declaration.

**ARTICLE III
POWERS**

The Association shall have all of the powers given to corporations not for profit by the Florida Statutes and all of the powers expressly conferred upon it by the Declaration, together with all powers necessary to fulfill all such stated powers and the duties expressly given to it by such Declaration. These powers include, but are not limited to, the power to:

1. Maintain, repair, improve and insure the Common Area as defined in the Declaration and other real or personal property which the Association owns or which it has assumed the obligation to maintain, including, without limitation, the surface water management system which includes the lakes, retention areas, culverts and related appurtenances;

2. Make and collect assessments from its Members;
3. Pay all Association expenses;
4. Acquire title to and exercise all rights of ownership in and to any real or personal property;
5. Own and convey real or personal property;
6. Make, amend and enforce reasonable rules and regulations for the use of the property it owns or maintains;
7. Enforce the terms of the Declaration, these Articles, and the By-Laws of the Association;
8. Sue and be sued;
9. Contract for operation and maintenance services;
10. Require all Owners to be Members of the Association;
11. Exist in perpetuity, but in the event that the Association is dissolved, the Common Area including the surface water management system shall be conveyed to an appropriate agency of local government, or if not accepted to a nonprofit corporation with similar purposes;
12. Borrow money, and mortgage, pledge, deed in trust, hypothecate, assign, grant security interests in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred, or any of its other obligations, pursuant to the terms of the Declaration; and
13. Take any other action necessary for the purposes for which the Association is formed.

ARTICLE IV **MEMBERS**

1. Every record Owner of a fee interest in any Lot, as defined in the Declaration, including contract sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to, and may not be separated from, ownership of a Lot.
2. Change of membership in the Association shall be established by the recording, in the Public Records of Pasco County, Florida, of a deed or other instrument establishing a record of title to a Lot, and shall be evidenced by delivery to the Association of a copy of such instrument.

The membership of the prior Owner (but not the obligation to pay previously assessed assessments) shall be terminated as of the date of delivery of such deed or other instrument.

3. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except upon transfer of this lot.
4. There shall be one (1) class of membership.

ARTICLE V **BOARD OF DIRECTORS**

1. The affairs of the Association shall be managed by a Board of Directors, each of whom shall be a Member.
2. New Directors shall be appointed or elected and the number of Directors shall be increased or diminished in accordance with the By-Laws of the Association, but there shall not be less than three (3) nor more than seven (7) Directors.

ARTICLE VI **OFFICERS**

The officers of the Association shall be President, Vice President, Secretary and Treasurer, and such additional officers as the By-Laws specify. The officers shall be elected by Directors at their annual meeting or at any special meeting called for that purpose.

ARTICLE VII **BY-LAWS**

The By-Laws of the Association, as adopted by the first Board of Directors, and as may have been amended from time to time thereafter, may be altered as follows:

1. An amendment may be proposed by any Member or any Director prior to a meeting at which it will be considered.
2. Notice of the subject matter of the proposed amendment shall be included in the notice of the meeting at which the amendment is to be considered.
3. The amendment must be approved by at least a majority of the Board of Directors.
4. Except as provided in Article VIII, below, the amendment must be approved by at least a majority of the total voting interests of the Association.

5. No amendment may change the qualifications for membership in the Association.
6. A copy of the amendment shall be recorded in the Public Records of Pasco County, Florida.

ARTICLE VIII
AMENDMENT OF ARTICLES

These Articles may be amended in the manner set forth in Chapter 617, Florida Statutes, provided, however, that except as provided in this Article, any amendment to these Articles shall require the affirmative vote of the majority of the Board of Directors as well as the affirmative vote of a majority of the total voting interests of the Association. Notwithstanding the above, the Board of Directors of the Association, by majority vote, may execute and file with the Florida Department of State a change of the mailing address of the Association or the name and address of the Registered Agent of the Association without the necessity of a vote of the Members.

ARTICLE IX
DISSOLUTION OF THE ASSOCIATION

The term of the Association shall be perpetual unless dissolved by the unanimous written consent of the Members and all mortgagees.

Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association (including without limitation the surface water management system portions of the Common Area) shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes, but in no event shall such assets inure to the individual benefit of any Member or other private individual. The Article is subject to the provisions of Section 617.05 Florida Statutes.

ARTICLE X
INITIAL SUBSCRIBERS

The name and address of the initial subscriber were as follows:

John Sierra, Jr.
P.O. Box 270603
Tampa, FL 33688


ARTICLE XI
REGISTERED AGENT

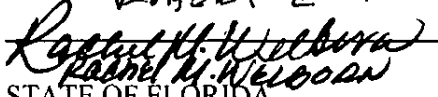
The Registered Agent of the Association, for purposes of accepting service of process shall be James R. De Furio, whose address within the State of Florida is 201 E. Kennedy Blvd., Suite 775, Tampa, FL 33602. The Board of Directors of the Association, by majority vote, may from time to time execute and file with the Florida Department of State a change of the mailing address of the Association or the name and address of the Registered Agent of the Association without the necessity of a vote of the Members.

On the 22^d day of JULY, 2014, the foregoing was duly adopted as the AMENDED AND RESTATED ARTICLES OF INCORPORATION OF PASCO SUNSET LAKES PROPERTY OWNER'S ASSOCIATION, INC. pursuant to the Articles of Incorporation of Pasco Sunset Lakes Property Owner's Association.

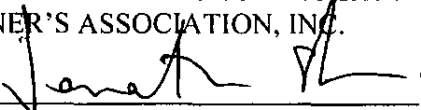
IN WITNESS WHEREOF, we have affixed our hands this 22^d day of JULY, 2014, at Pasco County, Florida.

WITNESSES:



ROBERT E. THORPE


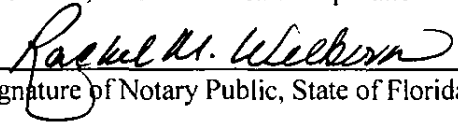
RACHEL M. WELBORN
STATE OF FLORIDA)
COUNTY OF PASCO)

PASCO SUNSET LAKES PROPERTY OWNER'S ASSOCIATION, INC.
By: 

Its: PRESIDENT

The foregoing instrument was acknowledged before me this 22nd day of July, 2014 by Jonathan Skapied for Pasco Sunset Lakes Property Owner's Association, Inc., a Florida nonprofit corporation, on behalf of said corporation.

NOTARY PUBLIC-STATE OF FLORIDA
Rachel M. Welborn
Commission # EE092402
Expires: MAY 22, 2015
BONDED THRU ATLANTIC BONDING CO., INC.



Signature of Notary Public, State of Florida

Print, Type or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification _____
Type of Identification Produced _____

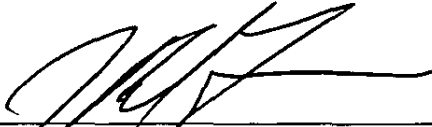
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In pursuant of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

PASCO SUNSET LAKES PROPERTY OWNER'S ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, with its principal place of business at 5844 Old Pasco Rd. Ste. 100 Wesley Chapel has named James R. De Furio, as its agent to accept service of process within this state. Fl 33544

ACKNOWLEDGMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

By: 
James R. De Furio
Dated: 8-25-14