

N05000006180

EDGE SUNDRAM BENTLEY
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06 MAY -1 PM 12:24

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DIVISION OF CORPORATION

APR 5/11/06

ARTICLES OF AMENDMENT
TO
ARTICLES OF ASSOCIATION
OF
EAST KALEY STREET CONDOMINIUM ASSOCIATION, INC.

FILED
06 MAY -1 PM 12: 24
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FIRST: The Articles of Association were filed on June 14, 2005, and assigned document number N05000006180. They were subsequently amended on January 25, 2006.

SECOND: There are no members of the Association at this time.

THIRD: The following amendments to the Articles of Association was adopted by all of the directors of the Association on April 20, 2006:

1. Article I of the Articles of Association of the Association is hereby amended to read as follows:

ARTICLE I.

NAME

The name of the corporation shall be EAST KALEY STREET HOMEOWNERS ASSOCIATION, INC. (the "Association").

2. Article V of the Articles of Association of the Association is hereby amended to read as follows:

ARTICLE V.

PURPOSES AND POWERS

This Association does not contemplate pecuniary gain or profit to the Members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and control of the Common Area, as defined in the Declaration of Restrictive Covenants, Easements and Party wall Agreement dated April 20, 2006 (*Declaration*), within

that certain tract of land described on Exhibit "A", attached thereto and made a part thereof.

Other purposes are as follows:

(a) to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, and recorded or to be recorded in the Office of the Clerk of the Circuit Court in and for Orange County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) to fix, levy, collect and enforce payment by any lawful means, all charges or Assessments pursuant to the terms of the Declaration; to pay all Common Expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the Property;

(c) to dedicate, sell or transfer all or any part of the Common Areas to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members;

(d) to have to exercise, any and all power, rights and privileges which a corporation may do and perform, including those generally allowed by the laws of Florida relative to nonprofit corporation, as now existing, or as the law may henceforth provide, as from time to time may be necessary or expedient to the exercise of any and all of its corporate functions, powers and rights.

3. Article VI of the Articles of Association of the Association is hereby amended to read as follows:

ARTICLE VI.

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot (as defined in the Declaration) which is subject by the Declaration to assessment by the Association, 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 any Lot which is subject to assessment by the Association.

4. Article VII of the Articles of Association of the Association is hereby amended to read as follows:

ARTICLE VII.

VOTING RIGHTS

The Association shall have two classes of voting membership:

CLASS A. Class A members shall be all Homeowners except Declarant, and shall be entitled to one vote for each Lot owned. When more than one person owns an interest in a given Lot, all such persons shall be members and the vote for such Lot shall be exercised as they may determine among themselves. In no event shall more than one vote be cast with respect to any Lot owned by Class A members. If the owners of a Lot cannot agree as to how their vote shall be exercised, their vote shall not be counted.

CLASS B. The Class B member shall be Declarant, who shall be entitled to exercise one vote for each Lot owned by Declarant. Class B membership shall cease and be converted to Class A membership when the total votes outstanding in Class A membership equal the total votes outstanding in Class B membership, or upon voluntary cancellation by

Declarant. So long as there is Class B membership the following actions require prior approval of FHA/VA: Annexation of additional properties, dedication of Common Areas, and amendment to this Declaration.



ANNE E. ADAMS, DIRECTOR

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