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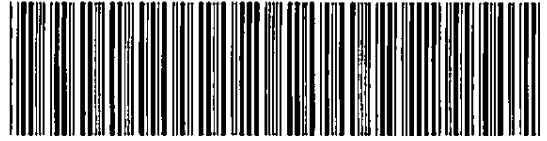
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# PILKA ADAMS & REED, P.A.

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## ATTORNEYS AT LAW

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JAMES M. ADAMS  
TIFFANY A. GRANT  
DANIEL F. PILKA†  
J. SCOTT REED

†CERTIFIED CIRCUIT CIVIL MEDIATOR

PLEASE REPLY TO: BRANDON ADDRESS  
TELEPHONE (813) 653-3800  
TELEPHONE (863) 687-0780  
FACSIMILE (813) 651-0710  
Website: <http://www.pilka.com>

RICHARD R. KOSAN  
CHRISTINE TRAKAS THORNHILL

OF COUNSEL

Email for Daniel F. Pilka  
[dpilka@pilka.com](mailto:dpilka@pilka.com)

December 12, 2023

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

Re.: Amendment to Articles of Incorporation  
Our File No.: 18-9171

Dear Sir or Madam:

Enclosed please find the following documents:


1. Original and one copy of the Amendment of Incorporation of Chelsea Oaks Townhomes Homeowners Association, Inc.;
2. A check for \$43.75 payable to "Florida Department of State"

Please do the following:

1. File the original Amendment of Articles of Incorporation, prepare a certified copy of same, and send the certified copy to the undersigned by regular mail in the enclosed self-addressed, stamped envelope provided for that purpose;
2. If you have any questions or further requirements with respect to these enclosures, please retain them pending your immediate telephonic contact with the undersigned.

Thank you for your attention in this matter.

Sincerely,



Daniel F. Pilka Esquire

DFP/mo  
Enclosures

Prepared By and Return to:  
Daniel F. Pilka, Esquire  
Pilka Adams & Reed, P.A.  
330 Pauls Drive, Suite 100  
Brandon, FL 33511  
(813) 653-3800

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**AMENDMENT TO THE  
ARTICLES OF INCORPORATION OF  
CHELSEA OAKS TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**

This Amendment to the Articles of Incorporation is made by CHELSEA OAKS TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association").

- A. Pursuant to Article VII of the Articles of Incorporation, the Association has the right to amend the Articles of Incorporation provided said Amendment has been approved by the majority of the members entitled to cast votes at an annual meeting or a duly called special meeting of the Association.
- B. The members desire to modify the Articles of Incorporation as set forth below.
- C. The Association is a Homeowners Association created pursuant to the laws of the State of Florida and Florida Statute Chapter 720, as amended from time to time.

NOW THEREFORE, the members hereby amend the Articles of Incorporation as set forth herein:

Words in the text which are lined through (-----) indicate deletions from the present text; words in the text which are underlined (\_\_\_\_\_) indicate additions to the present text.

- 1. The foregoing Recitals are true and correct and are incorporated into and form a part of the Articles of Incorporation. All initially capitalized terms not defined herein shall have the meanings set forth in the Articles of Incorporation.
- 2. In the event that there is a conflict between the original Articles of Incorporation and this Amendment, this Amendment shall control. Whenever possible, this Amendment and the Articles of Incorporation shall be construed as a single document. Except as modified hereby, the Articles of Incorporation shall remain in full force and effect.

ARTICLE IX shall be amended to add Subparagraph E as follows:

- E. Willful failure to make Settlement Payments pursuant to the terms of the Settlement Agreement between the ASSOCIATION and CHELSEA OAKS MANAGEMENT, INC., as those terms are defined in the Eighth Amendment.

IN WITNESS WHEREOF, the Association has caused this Amendment to the Articles of Incorporation to be executed by its duly authorized representative as of this 3 day of Dec, 2023.

CHELSEA OAKS TOWNHOMES  
HOMEOWNERS' ASSOCIATION, INC.  
a Florida corporation not-for-profit

By: Robert Fischer  
Robert Fischer, Its President

ATTEST:

Brandon Silvia  
Brandon Silvia, its Secretary

STATE OF FLORIDA  
COUNTY OF POLK

BEFORE ME personally appeared Robert Fischer and Brandon Silvia, who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

Sworn to and subscribed before me this 3rd day of December, 2023.

Daniel F. Pilka  
Notary Public, State of Florida

Print, Type or Stamp Name of Notary

- Personally known to me, or  
 Produced identification

Type of identification produced

