

NO9000005291

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12/17/10--01021--002 **43.75

Amend

FILED
10 DEC 16 AM 10:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Roberts DEC 20 2010



FLORIDA DEPARTMENT OF STATE
Division of Corporations

RECEIVED
10 DEC 16 AM 9:02

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

November 9, 2010

DELORIA CONNER
RIVER RANCH RETREAT HOMEOWNER ASSOC
P O BOX 392
VERNON, FL 32462

SUBJECT: RIVER RANCH RETREAT HOMEOWNERS ASSOCIATION, INC.
Ref. Number: N09000005291

We have received your document for RIVER RANCH RETREAT HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Amendments for nonprofit corporations are filed in compliance with section 617.1006, Florida Statutes. Please see the attached information.

Enclosed is an application for refund. Please sign and return and allow at least 60 to 90 days for the refund to be processed.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6892.

Tina Roberts
Regulatory Specialist II

Letter Number: 710A00026312

When we originally put our Articles together, we did without the help of an Attorney. We did this, so we could negotiate & purchase the common areas. ~~Over~~

Once we were able to negotiate a price & the membership on Board to purchase, WE WENT TO AN ATTORNEY WHO REVIEWED THE ARTICLES & BYLAWS WE HAD PUT TOGETHER. SHE REWROTE, SO IT WOULD SOUND MORE PROFESSIONAL.

The major changes she suggested we did implement and is what is written on page 2 of the enclosed packet. This was sent out to all members, who agreed to the changes. We have also put together Covenants & Restrictions for dev. that have been recorded. Some things were deleted as she felt we had included way more than we needed in the Articles. We had already made a plan, purchased the common areas, therefore causing some of the deletions.

hope this is not too confusing.

Thanks,

Delloria Cannon

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: River Ranch Retreat Homeowners Association, Inc

DOCUMENT NUMBER: W09000005291

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

Please return all correspondence concerning this matter to the following:

Deloria Conner
(Name of Contact Person)

River Ranch Retreat Homeowners Assoc. Inc.
(Firm/ Company)

Po Box 392
(Address)

Vernon, FL 32462
(City/ State and Zip Code)

rogdel@cox.net
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Deloria Conner at (850) 585-2022
(Name of Contact Person) (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 checked="" 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

River Ranch Retreat Homeowners Association, Inc.
(Name of Corporation as currently filed with the Florida Dept. of State)

ND9 00000 5291

(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:

n/a

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)

n/a

C. Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

n/a

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:

n/a

New Registered Office Address:

(Florida street 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

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ALLAHASSEE

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)

Title	Name	Address	Type of Action
			<input type="checkbox"/> Add <input type="checkbox"/> Remove
	n/a		<input type="checkbox"/> Add <input type="checkbox"/> Remove
			<input type="checkbox"/> Add <input type="checkbox"/> Remove

* Combined Art. I, II, III from Original into #1 in proposed and # V and # VII.

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

Article I (new) Purpose, Powers, Duties - Amended (Deleted; did not feel was needed)
 old Article IV # 4 in new Articles changed wording to include Enforce any and all covenants, restrictions and agreements applicable to the properties. We have filed new covenants. Deleted G in the original - At this point of change we had already acquired the property. Also deleted H, loan had already been done.
 Article IV (new) added Term: The Association shall have perpetual existence we had not put this in the Original.

Article VIII Amendments section 2 Changed required % required to make changes on Articles
 NEW from 75% of members to 2/3 of members or by 4/5 of the Board of Directors

Section 3 Any proposed amendment to change qualification for membership or voting again changed to 2/3 of members vs original of 75%. Also for changes to Covenants + Restrictions must be approved by 2/3 of membership vs the 75% in original articles.

Article IX Dissolution - changed to 2/3 of membership vote vs 75% in original Articles.

The date of each amendment(s) adoption: 11-17-10
(date of adoption is required)

Effective date if applicable: _____
(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 11/18/10

Signature Deloria J. Conner - Sec/Treasurer

(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)

Deloria J. Conner
(Typed or printed name of person signing)

Sec. Treas
(Title of person signing)

Article III in new is a combination of Article V + VI in original, no changes just rewritten by Attorney to simplify.

Article VII + VIII in original - the Attorney took out, did not feel they needed to be spelled out in our Articles

Article IX from Original deleted from proposed Articles.

Article X Bylaws - from Original deleted from Proposed.

(e) To reconstruct improvements after casualty and make further improvements upon the real estate assets of the Association.

(f) To enforce the Articles of Incorporation and Bylaws of the Association, and the regulations adopted pursuant thereto.

~~deleted~~ (g) To acquire the parcels, spoke of in Article IV, (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use, or otherwise dispose of real property in connection with the affairs of the Association with consent of 75% of members.

~~deleted~~ (h) To borrow money, with the assent of seventy-five percent (75%) of members, and use the real estate assets of the Association as collateral.

~~deleted~~ (i) To have and hold an annual meeting on the date as set forth in the Associational Bylaws each and every year.

Original
Article
IV

ARTICLE V – MEMBERSHIP

No person except an owner of land in River Ranch Retreat shall be a member of the Association. Only land owners who pay the Associational annual dues as set forth in the Bylaws shall be a member of the Association. All land owners in River Ranch Retreat are invited to become members. However, since this is a post-development originated Association, if a land owner does not wish to join the membership, no requirement upon said land owner is in effect and said land owner shall be allowed to use easements to said Associational grounds. A land owner is anyone owning one or more lots in River Ranch Retreat. A landowner is entitled to one membership. If more than one person holds deeded interest in a land parcel, the parcel has only one membership. Each membership will be transferred automatically with the conveyance of record of title when land parcel is sold.

ARTICLE VI – VOTING RIGHTS

All members shall be entitled to one (1) vote. If more than one (1) person holds record of title to a lot or multiple lots, there shall be only one vote cast with respect to that membership.

ARTICLE VII – BOARD OF DIRECTORS

The affairs of this Association shall be managed and governed by a Board of Directors consisting of at least four (5) Directors, who must be members of the Association. The number of Directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in capacity of Directors until the selection of successors are:

NAME

1 Bob Parks 136 Escambia Avenue Panama City Beach, Fl. 32413