

N14000002022

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**COR AMND/RESTATE/CORRECT OR O/D RESIGN
SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.**

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DIVISION OF CORPORATIONS
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**SECOND AMENDMENT
TO THE ARTICLES OF INCORPORATION
OF
SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC.**

2017 OCT-24 PM 4:36

THIS SECOND AMENDMENT TO THE ARTICLES OF INCORPORATION OF SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC. (the "Amendment") is made and adopted as of the 19 day of October, 2017 (the "Effective Date") by the undersigned, being all of the Directors of the SEVEN BRIDGES HOMEOWNERS ASSOCIATION, INC. (the "Association").

RECITALS:

WHEREAS, Declarant executed and recorded that certain Declaration of Covenants, Restrictions and Easements for Seven Bridges on April 23, 2015, in Official Records Book 27484, at Page 1394 of the Public Records of Palm Beach County, Florida (as same has been amended and/or supplemented from time to time, collectively, the "Declaration").

WHEREAS, the Articles of Incorporation of the Association were attached as Exhibit B to the Declaration and filed with the Secretary of State of Florida on February 28, 2014 under Document Number N14000002022 (the "Articles").

WHEREAS, Article XIII, Section B of the Articles provides that after the First Conveyance, and prior to the Turnover Date, the Association's Board of Directors (the "Board") may amend the Articles without the prior written consent of the Members, at a duly called meeting of the Board.

WHEREAS, pursuant to Section 4.15 of the Bylaws of Seven Bridges Homeowners Association, Inc., any action required or permitted to be taken at a meeting of the Directors may be taken without a meeting if a consent in writing, specifically setting forth the action to be taken, shall be taken by all the Directors entitled to vote with respect to the subject matter thereof and such consent shall have the same force and effect as a unanimous vote of Directors.

WHEREAS, as of the date of this Amendment to the Articles of Incorporation, the First Conveyance has occurred but the Turnover Date has not occurred. Accordingly, the Board unanimously approved the Amendment in writing according to the provisions thereof.

WHEREAS, the undersigned, being all of the Directors of the Association, do hereby unanimously consent and agree to take the actions set forth in this Amendment without the necessity of holding a meeting of the Board, and do hereby waive all notice and other requirements, if any, for time, place and notice of such meeting; and

WHEREAS, the Declarant has consented to this Amendment being adopted and becoming effective, and is evidenced by Declarant's joinder and consent attached to this Amendment.

NOW, THEREFORE, the Articles of the Association are hereby amended as follows:

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1. The foregoing Recitals are true and correct and are incorporated herein by reference. Unless otherwise defined herein, each initial capitalized term used herein, but not otherwise defined, shall have the same meaning given to such term in the Declaration.

*(new language is shown by underline,
deleted language is shown by strikethrough,
*** shows unaffected language)*

2. Article VI, Section C.6. of the Articles of Incorporation of Seven Bridges Homeowners Association, Inc. is hereby amended to provide as follows:

ARTICLE IV
POWERS

6. To employ personnel, retain independent contractors and professional personnel, and enter into service contracts to provide for the administration, operation, maintenance, financing, repairing, replacing, management and leasing of the Association Property and to enter into any other agreements consistent with the purposes of the Association, including, but not limited to, agreements with respect to professional management of the Association Property and to delegate to such professional manager certain powers and duties of the Association. Prior to the Turnover Date, the President of the Board shall have the inherent authority to enter into contracts and agreements on behalf of the Association without a meeting of the Directors, so long as the monetary amounts to be paid by the Association pursuant to the contracts and agreements do not exceed the amounts therefor as set forth in the then-adopted operating Budget of the Association, as amended from time to time.

3. Except as expressly modified by this Amendment, the Articles shall remain in full force and effect in accordance with the terms thereof.

EXECUTED AND EFFECTIVE as of the Effective Date by the undersigned, constituting all of the Directors of the Association.



NICOLE MUSCARELLA



N. MARIA MENENDEZ



MARCIE DEPLAZA

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JOINDER AND CONSENT OF DECLARANT

The undersigned, BOYNTON BEACH ASSOCIATES XXIV, LLLP, a Florida limited liability limited partnership, being the Declarant under the Declaration, hereby acknowledges its consent to the adoption and effectiveness of the foregoing Second Amendment pursuant to Section F of Article XIII of the Articles.

BOYNTON BEACH ASSOCIATES XXIV, LLLP,
a Florida limited liability limited partnership

By: Boynton Beach XXIV Corporation, a Florida
corporation, its general partner

By: 
Richard M. Norwalk, Vice President

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