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STATE OF SPAIN
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2020 MAR 24 AM 8:06

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APR 08 2020

S. YOUNG

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Pine Creek Townhomes Association, Inc.

DOCUMENT NUMBER: N14644

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

Please return all correspondence concerning this matter to the following:

Richard D. Percic
(Name of Contact Person)

Jeck, Harris, Raynor & Jones, P.A.
(Firm/ Company)

790 Juno Ocean Walk, Suite 600
(Address)

Juno Beach, FL 33408-1121
(City/ State and Zip Code)

DPERCIC@JHRJPA.COM
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Richard D. Percic at 561 713-2094
(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 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
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

Articles of Amendment
to
Articles of Incorporation
of

Pine Creek Townhomes Association, Inc.

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

N14644

(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:

N/A

*(Principal office address **MUST BE A STREET ADDRESS**)*

C. Enter new mailing address, if applicable:

N/A

*(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:

N/A

New Registered Office Address:

N/A

(City)

Florida

(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

2020 MAR 24 AM 8:07
STATE OF FLORIDA
DEPARTMENT OF STATE

FILED

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	_____	<u>N/A</u> _____	_____ _____ _____
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)

The original Articles of Incorporation have been amended and restated pursuant to those Amended and Restated

Articles of Incorporation of Pine Creek Townhomes Association, Inc., attached hereto. Also attached hereto is the

Certificate Evidencing Approval of the Amended and Restated Articles of Incorporation of Pine Creek Townhomes, Inc.

The date of each amendment(s) adoption: March 12, 2020, if other than the date this document was signed.

Effective date if applicable: March 12, 2020
(no more than 90 days after amendment file date)

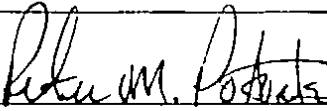
Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

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 March 20, 2020

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)

Peter M. Potoski

(Typed or printed name of person signing)

President

(Title of person signing)

Prepared by and return to:

Richard D. Percic, Esquire
JECK, HARRIS, RAYNOR & JONES, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408-1121

Telephone: (561) 713-2094

***CERTIFICATE EVIDENCING APPROVAL OF THE AMENDED AND
RESTATED ARTICLES OF INCORPORATION OF PINE CREEK
TOWNHOMES ASSOCIATION, INC.***

THIS CERTIFICATE EVIDENCING APPROVAL OF AMENDED AND RESTATED ARTICLES OF INCORPORATION OF PINE CREEK TOWNHOMES ASSOCIATION, INC. ("Certificate") is made this 20th day of March, 2020, by PINE CREEK TOWNHOMES ASSOCIATION, INC., a Florida corporation not for profit (the "Association").

The Certificate is intended to evidence the approval of the Amended and Restated Articles of Incorporation of Pine Creek Townhomes Association, Inc., which amends and restates the original Articles of Incorporation of Pine Creek Townhomes Association, Inc., **recorded May 2, 1986, in Official Records Book 498, Page 2724**, as amended from time to time, of the Public Records of Saint Lucie County, Florida (the "Articles"); and

Article XI of the Articles established the requirement that a majority of all members of the Association approve amendments to the Articles:

...The adoption of amendments to the Articles of Incorporation shall be by the vote of a majority of the members of the corporation entitled to vote....

Florida Statutes Section 617.0701(4) establishes the right of members to execute Written Consents in lieu of a vote of the membership at a meeting of the members:

...action required or permitted by this chapter to be taken at an annual or special meeting of members may be taken without a meeting, without prior notice, and without a vote if the action is taken by the members entitled to vote on such action and having not less than the minimum number of votes necessary to authorize such action at a meeting at which all members entitled to vote on such action were present and voted.

The officers executing this Certificate certify that the Amended and Restated Articles of Incorporation for Pine Creek Townhomes Association, Inc., attached hereto, were approved pursuant to Article XI of the Articles and Florida Statutes Section 617.0701(4), by: (a) a majority of the Board of Directors; and (b) Written Consents executed by 85.29% of the members of the Association.

This Certificate shall be effective upon filing with the Division of Corporations of the Secretary of State of the State of Florida.

IN WITNESS WHEREOF, the President and Secretary of the Association executed this Certificate on the day and year first above written.

Signed, sealed and delivered in the presence of:

PINE CREEK TOWNHOMES ASSOCIATION, INC.,
a Florida corporation not for profit

Richard Percic
Signature of Witness #1

RICHARD D PERCIC
Printed Name of Witness #1

Sheryl Dodd
Signature of Witness #2

Sheryl Dodd
Printed Name of Witness #2

By: Peter M. Potoski
Printed Name: Peter M. Potoski
Title: President

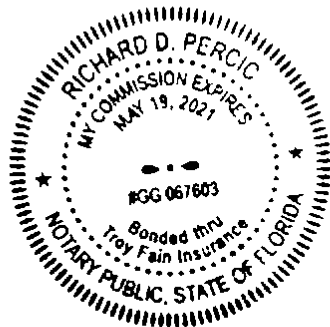
By: Cristian Bivolan
Printed Name: Cristian Bivolan
Title: Secretary

Address: c/o Lang Management Company
8311 Holley Tree Trail
Port Saint Lucie, FL 34986

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

The foregoing Certificate was sworn to and subscribed before me by means of physical presence or online notarization, this 20th day of March, 2020, by Peter M. Potoski, as President, and Cristian Bivolan, as Secretary, of Pine Creek Townhomes Association, Inc. a Florida corporation not for profit, who are personally known to me or produced driver's licenses as identification.

[Notary Seal]



Richard Percic
Notary Public - State of Florida

Printed Name: RICHARD D PERCIC

My Commission Expires: 5/19/2021

**AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF
PINE CREEK TOWNHOMES ASSOCIATION, INC.
(A Florida Corporation Not For Profit)**

These Amended and Restated Articles of Incorporation are intended to supersede and replace the Articles of Incorporation of Pine Creek Townhomes Association, Inc., recorded May 2, 1986, in Official Records Book 498, Page 2724, as further amended from time to time, all of the Public Records of Saint Lucie County, Florida.

**ARTICLE I
DEFINITIONS**

The terms contained in these Amended and Restated Articles of Incorporation of Pine Creek Townhomes Association, Inc. ("Amended and Restated Articles"), with initial capital letters have the meaning defined in the Amended and Restated Declaration to be recorded in the Public Records along with these Amended and Restated Articles.

**ARTICLE II
NAME**

The name of this corporation shall be Pine Creek Townhomes Association, Inc., a Florida corporation not for profit (hereinafter "Association"), whose present address is c/o Lang Management Company, 8311 Holley Tree Trail, Port Saint Lucie, FL 34986.

**ARTICLE III
PURPOSES**

The purpose for which the Association is organized is to take title to, manage the Association and operate and maintain the Common Property in accordance with the Provisions, Benefits and Burdens established by the Amended and Restated Declaration and to carry out the Provisions, Benefits and Burdens and to enforce said Provisions, Benefits and Burdens as set forth in the Homeowner Documents and to operate, lease, trade, sell and otherwise deal with the personal and real property of the Association.

**ARTICLE IV
POWERS**

The powers of the Association shall include and be governed by the following provisions:

- A. The Association shall have all of the common law and statutory powers of a corporation not for profit, which are not in conflict with the terms of the Homeowner Documents, including without limitation the powers set forth in Florida Statutes Chapter 617.
- B. The Association shall have all of the powers to be granted to the Association in the Amended and Restated Declaration.
- C. The Association shall have all of the powers reasonably necessary to implement the Association's purposes, including, but not limited to, the following:

1. To do any acts required or contemplated by the Association under the Amended and Restated Declaration or any other of the Homeowner Documents;
2. To purchase, own, convey, lease and encumber (including mortgage) real and personal property;
3. To make, establish and enforce reasonable rules and regulations governing the Property or any portions thereof including, without limitation, the Common Property;
4. To borrow money for capital expenditures, roof replacement, painting, payment of insurance invoices or other expenses required from time to time in order to manage the Property and pledge assessments as collateral for any such loan;
5. To make, levy and collect Assessments for the purpose of obtaining funds for the payment of Common Expenses in the manner provided in the Amended and Restated Declaration and to use and expend the proceeds of such Assessments in the exercise of the Association's powers and duties hereunder;
6. To administer, manage and operate the Property, including the Surface Water or Stormwater Management System permitted by the South Florida Water Management District Permit, if any, in accordance with the Homeowner Documents and to maintain, repair, replace and operate the Common Property, including the Surface Water or Stormwater Management System permitted by the South Florida Water Management Permit, if any, in accordance with the Homeowner Documents;
7. To enforce by legal means the obligations of the Members of the Association and the Provisions, Benefits and Burdens of the Homeowner Documents;
8. To employ personnel, retain independent contractors and professional personnel;
9. To enter into service and management contracts to provide for the maintenance, operation, management and administration of the Association and the Common Property;
10. To enter into any other agreements consistent with the purposes of the Association, including, but not limited to, agreements for: (i) pest control services; (ii) landscaping; (iii) irrigation; (iv) the Recreation Facility maintenance and replacement; (v) exterior building painting; (vi) Shared Roofing replacement (vii) Road and driveway maintenance and replacement; and (viii) Association management;
11. To enter into the Amended and Restated Declaration, the Homeowner Documents and any Amendments thereto and instruments referred to therein;
12. To deal with other corporations and associations or representatives thereof on matters of mutual interest; and
13. To provide, to the extent deemed necessary by the Board, any and all services and do any and all things which are incidental to or in furtherance of things listed above or to carry out the Association mandate to keep and maintain the Property in a proper and aesthetically-pleasing condition and to provide the Owners with services, amenities, controls and enforcement which will enhance the quality of life at the Property.

ARTICLE V
MEMBERS

The qualification of Members, the manner of their admission to membership, the termination of such membership and voting by Members shall be as follows:

A. Membership of the Association shall be comprised of "Members" (as hereinafter set forth).

B. The manner of their admission as a Member, the manner of the termination of such membership, and the manner of voting by Members shall be as follows:

1. Each Owner of fee simple title to an Attached Home Parcel shall be a mandatory Member of the Association. Each Owner shall become a Member of the Association upon acceptance of the deed to an Attached Home Parcel. As a Member of the Association, the Owner shall be: (a) entitled to all membership rights; (b) governed by the Homeowner Documents; and (c) be entitled to one (1) membership for each Attached Home Parcel owned.

2. No Member may assign, hypothecate or transfer in any manner such Member's membership or such Member's share in the funds and assets of the Association, except as an appurtenance to such Member's Attached Home Parcel.

3. With respect to voting, the following provisions shall apply:

i. Each Member shall be entitled to cast one (1) vote for each Attached Home Parcel owned. Members shall cast individual votes for all matters properly coming before the Members of the Association. In the event an Owner of an Attached Home Parcel consists of two (2) or more individuals or such Owner is a corporation, limited liability company, partnership, trustee of a trust or other entity, the Owners (in the case of joint ownership) or the Owner (in the case of a corporation, limited liability company, partnership, trustee of a trust or other entity) shall designate to the Secretary of the Association the name of the voting Member. In the event that an Owner fails to designate a voting Member, but only one (1) vote is received on behalf of said Owner in any matter properly coming before the Members of the Association, the vote of that Owner shall be deemed a designation of a voting member to the Secretary and the vote shall be counted. In the event that one (1) or more persons associated with the same Attached Home Parcel attempt to vote in the matter properly coming before the Members of the Association, the vote of that Attached Home Parcel shall be declared void and disregarded.

ii. The membership shall be entitled to elect the Board as provided in Article IX of these Amended and Restated Articles.

C. Each and every Member shall be entitled to the benefits of membership, and shall be bound to abide by the Provisions, Benefits and Burdens of the Homeowner Documents. All decisions of the Association shall be made by the Board as hereinafter provided.

ARTICLE VI
TERM

The existence of the Association commenced on April 30, 1986, the date of filing of the original Articles of Incorporation with the Secretary of State of the State of Florida. The term for which the Association is to exist shall be perpetual. In the event of dissolution of the Association (unless same is

reinstated), other than incident to a merger or consolidation, all of the assets of the Association shall be conveyed to a similar homeowners' association or a public agency having a similar purpose or any Member may petition the applicable Circuit Court of the State of Florida for the appointment of a receiver to manage the affairs of the dissolved Association and the Common Property in the place and stead of the dissolved Association and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and the Common Property.

**ARTICLE VII
OFFICERS**

A. The affairs of the Association shall be managed by the President of the Association, assisted by the Secretary and the Treasurer, and, if any, by one (1) or more Vice President(s), one (1) or more Assistant Secretary(ies) and one (1) or more Assistant Treasurer(s), subject to the direction of the Board.

B. The Board shall elect the President, Secretary and Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall, from time to time, determine. All officers shall be Directors. The same person may hold two (2) offices, the duties of which are not incompatible; provided, however, the offices of President and Vice President shall not be held by the same person, nor shall the offices of President and Secretary or President and Assistant Secretary be held by the same person.

**ARTICLE VIII
CURRENT OFFICERS**

The names of the current officers, who are to serve until the next election of officers by the Board, are, as follows:

President	Peter M. Potoski
Vice President	Marta Winter
Secretary	Cristian Bivolán
Treasurer	Donald Waters

**ARTICLE IX
BOARD OF DIRECTORS**

A. There shall be not less than three (3) Directors nor more than seven (7) Directors, the number of which shall be as determined by a vote of the membership. Directors must be selected from the Members or the spouses of Members. On the date of execution of these Amended and Restated Articles, five (5) Directors were authorized by a vote of the membership.

B. The names and street addresses of the current Directors are, as follows:

<u>Name</u>	<u>Address</u>
Marta Winter	7394 Pine Creek Way Port Saint Lucie, FL 34986
Cristian Bivolán	7392 Pine Creek Way Port Saint Lucie, FL 34986
Donald Waters	7352 Pine Creek Way Port Saint Lucie, FL 34986

Charles L. Queri

Peter M. Potoski

7372 Pine Creek Way
Port Saint Lucie, FL 34986
7348 Pine Creek Way
Port Saint Lucie, FL 34986

C. Effective with the first Annual Meeting following the execution of the Amended and Restated Articles, vacancies on the Board shall be filled in accordance with the Amended and Restated Bylaws.

D. The Board shall control the operation of the Association and shall possess all of the powers of the Association. All decisions of the Board (except the amendment of these Amended and Restated Articles, which requires a two-thirds (2/3) affirmative vote), shall be by a majority vote of the Directors present at a meeting of the Board at which a quorum is present and each Director shall be entitled to one (1) vote.

ARTICLE X INDEMNIFICATION

Every Director and every officer of the Association (and the Directors and/or officers as a group) (hereinafter individually as "Indemnitee" and collectively "Indemnitees") shall be indemnified by the Association against all costs, expenses and liabilities, including Legal Fees reasonably incurred by or imposed upon by Indemnitees in connection with any proceeding, litigation or settlement in which Indemnitees may be a party, or in which Indemnitees may be involved, by reason of Indemnitees being or having been a Director and/or officer of the Association, whether or not Indemnitee is a Director and/or officer at the time such cost, expense or liability is incurred, except in such cases wherein the Indemnitee is adjudged to have engaged in willful misfeasance or malfeasance in the performance of Indemnitee's duties; provided that, in the event of a settlement, the indemnification herein shall apply only when the Board approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of any and all rights to which such Indemnitee may be entitled by common or statutory law.

ARTICLE XI AMENDED AND RESTATED BYLAWS

The Amended and Restated Bylaws of the Association have been adopted by the Board and thereafter may be altered, amended or rescinded as set forth therein. In the event of any conflict between the provisions of these Amended and Restated Articles and the provisions of the Amended and Restated Bylaws, the provisions of these Amended and Restated Articles shall control.

ARTICLE XII AMENDMENTS

A. These Amended and Restated Articles may be amended as follows:

1. Notice of the subject matter of the proposed Amendment shall be included in the notice of any meeting of the Board at which such proposed Amendment is considered and the Board must approve such proposed Amendment by a vote of two-thirds (2/3) of all Directors; or

2. By all of the Directors signing an instrument amending these Amended and Restated Articles and filing such instrument in the office of the Secretary of State of the State of Florida.

B. No Amendment may be made to the Amended and Restated Articles which shall in any manner reduce, amend, affect or modify the Provisions, Benefits and Burdens set forth in the Amended and Restated Declaration or any Amendments or supplements thereto.

C. A copy of each Amendment shall be certified by the Secretary of State of the State of Florida and recorded in the Public Records.

D. Notwithstanding the foregoing provisions of this Article XII, there shall be no amendment to these Amended and Restated Articles which shall abridge, amend or alter the rights of any Institutional Mortgagee, without the prior written consent of such Institutional Mortgagee.

ARTICLE XIII
REGISTERED OFFICE AND REGISTERED AGENT AND INCORPORATOR

The street address of the Association is c/o Lang Management Company, 8311 Holley Tree Trail, Port Saint Lucie, FL 34986. The street address for the registered agent for the Association is 790 Juno Ocean Walk, Suite 600, Juno Beach, Florida 33408, and the registered agent is Richard D. Percic.

ARTICLE XIV
SOUTH FLORIDA WATER MANAGEMENT DISTRICT MATTERS

The following shall also apply to the Association:

A. The Association shall: (i) operate, maintain and manage the Surface Water or Stormwater Management System, if any, in a manner consistent with the SFWMD Permit requirements and applicable rules of the SFWMD; and (ii) enforce the terms of the Amended and Restated Declaration which relate to the Surface Water or Stormwater Management System, if any.

B. The Association may levy and collect adequate Assessments against Owners for the costs of maintenance and operation of the Surface Water or Stormwater Management System, if any.

C. In the event of termination, dissolution, or final liquidation of the Association, the responsibility for the operation and maintenance of the Surface Water or Stormwater Management System, if any, must be transferred to and accepted by an appropriate agency of local government or an alternative, non-profit association approved by the SFWMD prior to such termination, dissolution, or liquidation.

IN WITNESS WHEREOF, the President and Secretary of the Association have hereunto affixed their signatures on this 20th day of March, 2020.

Signed, sealed and delivered in the presence of:

PINE CREEK TOWNHOMES ASSOCIATION, INC., a Florida corporation not for profit

[Signature]
Signature of Witness #1

RICHARD D PERCIC
Printed Name of Witness #1

[Signature]
Signature of Witness #2

Sheryl Dodd
Printed Name of Witness #2

By: [Signature]
Printed Name: Peter M. Potoski
Title: President

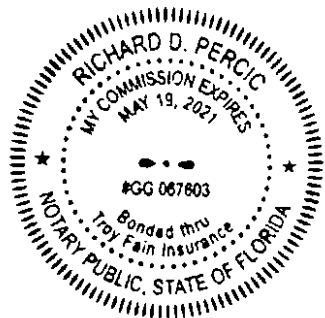
By: [Signature]
Printed Name: Cristian Bivolán
Title: Secretary

Address: c/o Lang Management Company
8311 Holley Tree Trail
Port Saint Lucie, FL 34986

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

The foregoing Amended and Restated Articles was acknowledged before me by means of physical presence or online notarization, this 20th day of March, 2020, by Peter M. Potoski, as President, and Cristian Bivolán, as Secretary of Pine Creek Townhomes Association, Inc. a Florida corporation not for profit, who are personally known to me or produced driver's licenses as identification.

[Notary Seal]



[Signature]
Notary Public – State of Florida

Printed Name: RICHARD D PERCIC

My Commission Expires: 5/19/2021

ACCEPTANCE OF REGISTERED AGENT

STATE OF FLORIDA)
) SS:
COUNTY OF ST. LUCIE ~~PALM BEACH~~)

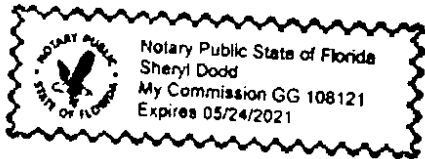
The undersigned hereby accepts the designation of Registered Agent as set forth in Article XIII of these Amended and Restated Articles and acknowledges that he is familiar with and accepts the obligations imposed upon registered agents under the Florida General Corporate Act.

Richard D. Percie
Richard D. Percie

Dated: March 20, 2020

The foregoing Acceptance of Registered Agent was acknowledged before me by means of physical presence or online notarization, this 20th day of March, 2020, by Richard D. Percie, who is personally known to me or produced a driver's license as identification.

[Notary Seal]



Sheryl Dodd
Notary Public - State of Florida

Printed Name: Sheryl Dodd

My Commission Expires: _____