

10/13/2017 10:42

Division of Corporations

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COR AMND/RESTATE/CORRECT OR O/D RESIGN
LAKEHOUSE COVE AT WATERSIDE HOMEOWNERS' ASSOCIATION,

Certificate of Status	0
Certified Copy	2
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TALLAHASSEE, FLORIDA
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Prepared by:
Leslie Horton Gladfelter, Esq.
Grimes Goebel Grimes Hawkins
Gladfelter & Galvano, P.L.
1023 Manatee Avenue West
Bradenton, Florida 34205
941-748-0151

**CERTIFICATE OF AMENDMENT TO THE ARTICLES OF
LAKEHOUSE COVE AT WATERSIDE HOMEOWNERS' ASSOCIATION, INC.**

LAKEHOUSE COVE AT WATERSIDE HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit ("Association") and HBT at Waterside LLC, a Florida limited liability company ("Declarant") do hereby certify as follows:

A. The Association was originally incorporated on May 4, 2017, Document Number N17000004827, under Chapter 617, Florida Statutes.

B. The Articles are Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for LakeHouse at Waterside, recorded on September 5, 2017, as Instrument # 2017111791, Public Records of Sarasota County, Florida ("Declaration").

C. Declarant is desirous of amending the Articles to correct scrivener's errors regarding the three (3) classes of voting members of the Association and to otherwise to be consistent with the Declaration and the Bylaws for the Association, as amended.

D. As of the date of this Amendment the First Conveyance has not occurred and Turnover has not occurred and Declarant is the owner of all the Lots and Tracts in LakeHouse Cove at Waterside. There are no other Owners in LakeHouse Cove at Waterside.

E. Pursuant to Article IX (A.) of the Articles, prior to the first sale of a Lot or Tract by Declarant, these Articles may be amended only by an instrument in writing signed by Declarant and filed in the Office of the Secretary of State of the State of Florida.

F. The Amendments set forth below have been duly adopted as an amendment to the Articles, as certified by Declarant and joined by the undersigned officer of the Association.

Now, **Therefore**, the Declarant, joined by the officer of the Association (on behalf of the Association signing below), hereby certifies that the Articles are amended as follows:

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1. The definition of "Turnover" or "Turnover Date" in Article II, Item 14. is amended as follows:

14. "Turnover" or "Turnover Date" means the date upon which "Class A Members" including Declarant and "Class C Members" (as ~~such terms are~~ defined in the Declaration and the Bylaws) ~~including Declarant~~ shall assume control of the Association.

2. The second paragraph of Article IV is amended as follows, to be consistent with the Declaration and to reference the Class C "Builder" Member as set forth in the Declaration:

The Association shall have three (3) Classes of Members as more particularly described in the Declaration and in the Bylaws. Without limiting the foregoing paragraph, the Class A Members are all Owners other than the Declarant and Builders, until Turnover when the Declarant becomes a Class A Member. Class C Members shall be all Builders. Prior to Turnover, Declarant shall be a Class B Member with three (3) times the total number of votes of the Class A Members and the Class C Members, plus one. Rights of the members of each class shall be in accordance with and subject to the provisions set forth in the Declaration and the Bylaws of the Association.

3. Article IX, Paragraph A. is amended as follows to add reference to the defined term "First Conveyance" as used in Article IX:

A. Prior to the first sale of a Lot or Tract by Declarant, these Articles may be amended only by an instrument in writing signed by Declarant and filed in the Office of the Secretary of State of the State of Florida. After the first sale of a Lot or Tract "First Conveyance", and prior to Turnover, these Articles may be amended solely by a majority vote of the Board without the prior written consent of the Members.

4. The last paragraph of Article IX is amended as follows to add the following sentence at the end thereof, for the purpose of including an alternate method of recording an Amendment:

Any instrument amending these Articles shall identify the particular article or articles being amended and shall provide a reasonable method to identify the amendment being made. A certified copy of each such amendment shall be attached to any certified copy of these Articles, and a copy of each amendment certified by the Secretary of State shall be recorded amongst the Public Records of the County. Alternatively, unless prohibited by the HOA Act or Chapter 617, Florida Statutes, the executed amendment to the Articles (or Amended and Restated Articles) may be recorded as an Exhibit to an amendment to the Declaration.

(Words added are shown in bold and double-underline and words deleted are shown by strikethrough.

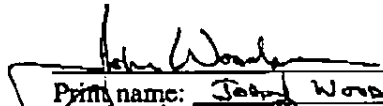
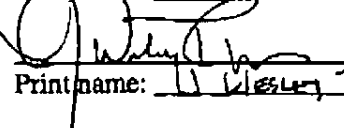
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In witness whereof, this Amendment to the Articles of LakeHouse Cove at Waterside Homeowners' Association, Inc., has been executed by Declarant and the VICE President of the Association as of this 13 day of October, 2017.

Signed, sealed and delivered in the presence of:

HBT at Waterside LLC, a Florida limited liability company

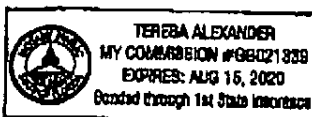

 Print name: John Womack

 Print name: Wesley Thompson

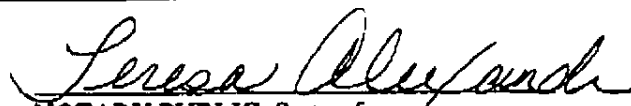
By: Towne Realty, Inc., as its Authorized Member

By: 
Kohn Bennett
 As its: Vice President

STATE OF Florida)
 COUNTY OF Sarasota)

The foregoing instrument was acknowledged before me this 13th day of October, 2017, by Kohn Bennett, as Vice president of Towne Realty, Inc., which is the Authorized Member of HBT at Waterside LLC, a Florida limited liability company, on behalf of the company, who is (check one) ☒ personally known to me or ☐ has produced _____ as identification.




 NOTARY PUBLIC, State of _____
 Print Name:
 Commission No.:
 Commission Expires:

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Signed, sealed and delivered in the presence of:

LakeHouse Cove at Waterside Homeowners' Association, Inc., a Florida corporation non-for-profit

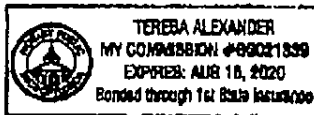
[Signature]
Print name: Sara Watson

By: [Signature]
As its: Vice President

[Signature]
Print name: Judith Thompson

STATE OF Florida)
COUNTY OF Sarasota)

The foregoing instrument was acknowledged before me this 13th day of October, 2017, by Orlando Priode, as Vice President of LakeHouse Cove at Waterside Homeowners' Association, Inc., a Florida corporation non-for-profit, on behalf of the company, who is (check one) ☒ personally known to me or ☐ has produced _____ as identification.



[Signature]
NOTARY PUBLIC, State of _____
Print Name:
Commission No.:
Commission Expires:

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