

N20220

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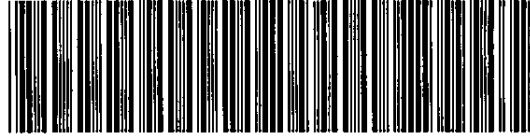
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DIVISION OF CORPORATIONS
15 FEB - 3 AM 9:50

*C.L.
2-16-15*



Clayton & McCulloh

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Clayton & McCulloh, P. A.
Servicing 25 Counties
Respond to: Orlando Office

January 27, 2015

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

Re: Articles of Amendment to Articles of Incorporation for Filing

Dear Sir or Madam:

Enclosed herewith please find the original "Articles of Amendment to Articles of Incorporation of Highland Fairways Property Owners Association, Inc.", to be filed with the Florida Secretary of State. Also enclosed is this firm's check no. 45108 in the amount of \$43.75 for cost of said filing and for the cost of a certified copy of same. Please mail the certified copy to my attention at our Orlando address, as provided below.

Should you have any questions or require additional information, please feel free to contact me at your earliest convenience.

Sincerely,

CLAYTON & McCULLOH

Jenny Leete
Florida Registered Paralegal
:jll

Enclosure

cc: Highland Fairways Property Owners Association, Inc. (without enclosure)

ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION OF HIGHLAND FAIRWAYS PROPERTY OWNERS ASSOCIATION, INC.

Pursuant to the provisions of §617.1006, *Fla. Stat.*, HIGHLAND FAIRWAYS PROPERTY OWNERS ASSOCIATION, INC. ("Association") adopts the following Articles of Amendment to its Articles of Incorporation.

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FIRST: Amendment adopted:

Article(s) II and VIII of the Articles of Incorporation of Highland Fairways Property Owners Association, Inc. ("Articles of Incorporation") are hereby amended as follows (additions are indicated by underlining; deletions are indicated by ~~strike-outs~~, omitted and unaltered provisions are indicated by ellipses):

...

**ARTICLE II
Purposes**

The object and purposes of this corporation shall be to provide an entity to maintain all the common areas (as defined in the Declaration of Restrictions) lying within Highland Fairways Phase One, Highland Fairways Phase Two, and Highland Fairways Phase Three for the use and benefit of all of the property owners therein; to enforce any restriction contained in any Declaration of Restrictions applicable thereto, and to take any and all action authorized or described in such restrictions. To that end, the corporation shall have the power to acquire by purchase, lease, gift, devise and bequest, and to hold, own, sell, lease, manage, encumber, mortgage, improve or otherwise dispose of, real and personal property, or any interest therein, and to acquire, construct, build, improve and erect buildings with appurtenant structures and facilities, furniture, fixtures, supplies, equipment and appliances as may be necessary and expedient, and generally to do any and all things aforementioned which may be necessary or proper in the judgment of the board of directors of the corporation, in connection with the objects and purposes herein set forth. The corporation shall specifically have the power to purchase, acquire, sell, mortgage, receive, land-swap, trade, or otherwise transfer, in any manner, ownership of or title to any and/or all Common Areas of the Association, or any portion thereof, or any other parcel of real property, upon the affirmative approval vote of a majority of all members of the Association [e.g., once a quorum of those Members attending in person or by proxy has been obtained at a regular/annual or special meeting of the Members of the Association, a simple majority of all of the members of the Association (i.e., 50% plus one of the entire membership of the Association) may approve to purchase, acquire, sell, mortgage, receive, land-swap, trade, or otherwise transfer, in any manner, ownership of or title to any and/or all Common Areas, or any other parcel of real property]. The corporation shall have all the rights, privileges, powers and immunities available to corporations not for profit under the laws of the State of Florida, and the enumeration herein of specific objects and purposes shall not limit the objects of powers of the corporation thereunder.

...

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ARTICLE VIII
By-Laws

...

Section 2. Upon proper notice and according to the policies established by the Board of Directors, the by-laws may be amended, altered or rescinded by a two-thirds (2/3) majority vote of those members of the board of directors at any regular, ~~meeting or any special or emergency called meeting called~~ for that purpose.

...

SECOND: The date of adoption of the Amendment was the 8 day of December, 2014.

THIRD: Adoption of Amendment:

Article IX of the Articles of Incorporation, entitled "Amendments", in effect prior to the adoption of the instant amendment, provides that Amendments to the Articles of Incorporation may be approved by the affirmative vote of a majority vote of those members present at any regular or special meeting of the general membership.

The members of the corporation were entitled to vote on the Amendment. The members of the Association duly adopted the Amendment in accordance with the above-stated provision. **The number of votes cast for the Amendment was sufficient for approval.**

[Signatures on following page.]

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THE ASSOCIATION has caused these presents to be executed in its name, this 5
day of January, 2015.

HIGHLAND FAIRWAYS PROPERTY OWNERS ASSOCIATION, INC.

By: Gary E. Cornell
(Sign)

GARY E CORNELL
(Print)

President, Highland Fairways Property Owners Association, Inc.

Attest: Marilyn Schneider
(Sign)

MARILYN SCHNEIDER
(Print)

Secretary, Highland Fairways Property Owners Association, Inc.

STATE OF FLORIDA
COUNTY OF Polk

The foregoing was acknowledged before me this 5 day of January,
2015, by GARY E. CORNELL, as President, and
MARILYN SCHNEIDER as Secretary, of HIGHLAND FAIRWAYS
PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of
the corporation, who is personally known to me or who has produced
PERSONALLY as identification.

NOTARY PUBLIC

W. E. Seybold
(Sign)

W. E. SEYBOLD
(Print)

State of Florida, At Large
My Commission Expires:

