

Division of Corporations

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AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF

GOLDEN PONDS OF FORT PIERCE HOMEOWNERS ASSOCIATION, INC.
A NOT-FOR-PROFIT CORPORATION

The undersigned, pursuant to the provisions of section 723.078(5), Florida Statutes, hereby amends and restates the Articles of Incorporation of the GOLDEN PONDS OF FORT PIERCE HOMEOWNERS ASSOCIATION, INC., Florida Document No. N15694, in compliance with the requirements of chapters 617 and 723, Florida Statutes, as follows:

ARTICLE I - NAME

The name of this corporation (hereinafter called "Association") shall be changed to GOLDEN PONDS OF FORT PIERCE MOBILE HOME OWNERS' ASSOCIATION, INC.

ARTICLE II - PURPOSE AND POWERS

Section 1. The Association is a Mobile Home Owner's Association, organized pursuant to sections 723.075-723.079, Florida Statutes, to maintain, promote and ensure the general good and welfare of all members of the Golden Ponds Mobile Home Park (hereinafter called "Park") and to work with park management to maintain a harmonious relationship for the betterment of all mobile home owners of the Park. The Association shall act as a governing "mobile home owners' association" within the meaning of Section 723.0751, Florida Statutes, for the Golden Ponds of Fort Pierce, located in St. Lucie County, Florida.

Section 2. The Association shall have all of the rights, powers, duties and functions of a governing association as set forth in Chapters 617 and 723, Florida Statutes, now or hereafter in effect, and all power and duties reasonably necessary to administer, govern and maintain the Park. The Association has the power to engage in any lawful purpose or purposes not for

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pecuniary profit. This includes the power to negotiate for, acquire and operate the park on behalf of the mobile home owners and to engage in activities which are necessary, suitable or convenient to accomplish that purpose. Upon acquisition of the property, the association, by action of its board of directors, shall be the entity that creates a condominium, cooperative, or subdivision or offers condominium, cooperative, or subdivision units for sale or lease in the ordinary course of business or, if the mobile home owners choose a different form of ownership, the entity that owns the record interest in the property and that is responsible for the operation of property.

ARTICLE III – MEMBERSHIP

Section 1. All individual mobile home owners who have legal title to a mobile home in Golden Ponds of Fort Pierce are eligible for membership in the Association.

Section 2. Membership in the Association is on an annual basis. Only one (1) membership per mobile home unit is permitted.

Section 3. Annual dues of \$10.00 per member will be due and payable before the February meeting of each year. The board may adjust annual dues from time to time.

Section 4. Only paid-up members shall be authorized to participate in organizational activities such as voting, discussions and committee functions. Only one vote will be counted from each mobile home lot.

ARTICLE IV – BOARD OF DIRECTORS

Section 1. The affairs of the Association will be managed by a Board of Directors (hereinafter the "Board") consisting of the number of directors provided in the Bylaws, but in no case less than five (5). All Directors must be members of the Association.

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Section 2. The Directors of the Association shall be elected at a general meeting of the members as provided in the Bylaws. Directors may be removed and vacancies shall be filled as provided in the Bylaws.

Section 3. Each Board member shall serve a term of two (2) years, commencing on the date of election, which shall be held during a general meeting as provided for in the Bylaws. Board members shall serve staggered terms, as provided in the Bylaws.

Section 4. The Board of Directors who are to serve until the next election are:

<u>Name</u>	<u>Address</u>
Susan Ruckdeschel	1695 Christmas Cove Drive Fort Pierce, FL 34945
Kim Krause	1751 Golden Ponds Drive Fort Pierce, FL 34945
Ruth L. Chuqui-Conder	10105 Mill Creek Lane Fort Pierce, FL 34945
Thomas Dillon	10109 Greatwoods Pond Dr. Fort Pierce, FL 34945
Kristen Bowdle	1772 Bar Harbor Dr. Fort Pierce, FL 34945
Betty Breadner	1699 Christmas Cove Fort Pierce, FL 34945
Flo Lucian	1900 Walden Pond Dr. Fort Pierce, FL 34945

ARTICLE V - OFFICERS

Section 1. The affairs of the Association shall be administered by the Officers, who shall be elected as provided in the Bylaws. The officers shall consist of a President, a Vice President, a Vice President of Activities, a Secretary and any assistants to such officers or other officers as

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the Board of Directors may deem appropriate from time to time. The Treasurer may be a Board member or a paid professional, as provided in the Bylaws.

Section 2. The officers of the Association shall be elected at each annual meeting of the Board of Directors and shall serve at the pleasure of the Board.

Section 3. The names and addresses of the persons who shall serve as officers until the next election of the Board are as follows:

<u>Title</u>	<u>Name</u>	<u>Address</u>
President	Susan Ruckdeschel	1695 Christmas Cove Drive Fort Pierce, FL 34945
Vice President	Kim Krause	1751 Golden Ponds Drive Fort Pierce, FL 34945
Treasurer-Director	Ruth L. Chuqui-Conder	10105 Mill Creek Lane Fort Pierce, FL 34945
Assistant Treasurer Director	Thomas Dillon	10109 Greatwoods Pond Dr. Fort Pierce, FL 34945
Vice President of Activities	Kristen Boudle	1772 Bar Harbor Dr. Fort Pierce, FL 34945
Secretary	Betty Breadner	1699 Christmas Cove Fort Pierce, FL 34945

ARTICLE VI – BYLAWS

The Amended and Restated Bylaws of the Association shall be initially adopted by the Board of Directors. Thereafter, the bylaws may be altered or rescinded by all membership of the Association who are entitled to vote at any regular or special meeting of the membership. The manner of altering, modifying, amending or rescinding the Bylaws shall be provided for in the Bylaws.

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ARTICLE VII- AMENDMENTS TO ARTICLES OF INCORPORATION

Amendments to these Articles of Incorporation may be proposed by the membership of the Association and adopted by majority vote of the membership who are entitled to vote at any regular or special meeting of the members.

ARTICLE VIII - TERM OF EXISTENCE

The Association shall have perpetual existence, effective upon the filing of these amended and Restated Articles of Incorporation.

ARTICLE IX-INCORPORATOR

The name and address of the person signing these Amended and Restated Articles of Incorporation is:

Susan Ruckdeschel
1695 Christmas Cove Drive
Fort Pierce, FL 34945

ARTICLE X - REGISTERED OFFICE AND AGENT

The Registered office of the Association in the State of Florida is: 1800 Golden Ponds Drive, Fort Pierce, FL 34945. The Board of Directors may from time to time move the principal office to any address within the state. RUTH L. CHUQUI-CONDER is the registered agent for service of process upon the Association. The Board of Directors may, from time to time, designate a different agent for service of process.

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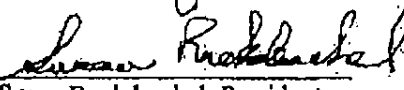
ARTICLE XI - NON-PROFIT STATUS

No part of the earnings of the Association shall inure to the benefit of any individual member.

ARTICLE XII - INFORMAL MEMBER ACTION

A majority of the members may act by written agreement, without a meeting, without notice and without a prior vote as provided in section 617.0701, Florida Statutes.

IN WITNESS WHEREOF, the undersigned President has executed these Amended and Restated Articles of Incorporation this 21st day of February, 2018.


Susan Ruckdeschel, President

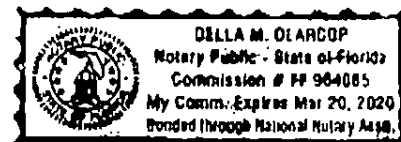
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day before me, the undersigned authority, personally appeared SUSAN RUCKDESCHER, as PRESIDENT of GOLDEN PONDS OF FORT PIERCE HOMEOWNERS ASSOCIATION, INC., to me known to be the person described, and who executed the foregoing Articles of Incorporation, as their own free act and deed.

I WITNESS my hand and official seal at St. Lucie County, Florida, this 21st day of February, 2018.


Notary Public

My commission expires 3-20-2020
Personally known ☒ OR Produced Identification
Type of Identification Produced _____



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**GOLDEN PONDS OF FORT PIERCE
HOMEOWNERS ASSOCIATION, INC.
SECRETARY'S CERTIFICATE OF
RESTATED ARTICLES OF INCORPORATION**

I, BETTY BREADNER, the undersigned secretary of the GOLDEN PONDS OF FORT PIERCE HOMEOWNERS ASSOCIATION, INC., now known as GOLDEN PONDS OF FORT PIERCE MOBILE HOME OWNERS' ASSOCIATION, INC. ("Association") certify that a majority of ^{48 members} Association members attended a properly noticed meeting held on Feb 21, 2018 and that during said meeting the members adopted, ratified and approved a resolution to amend and restate the Articles of Incorporation of the Association. I also certify that the votes cast were sufficient to approve such resolution.

Betty Breadner
Betty Breadner, Secretary

Feb 21, 2018
Date

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