

720102

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

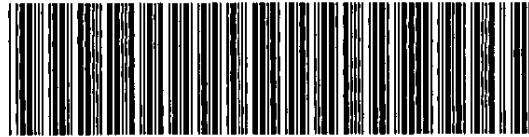
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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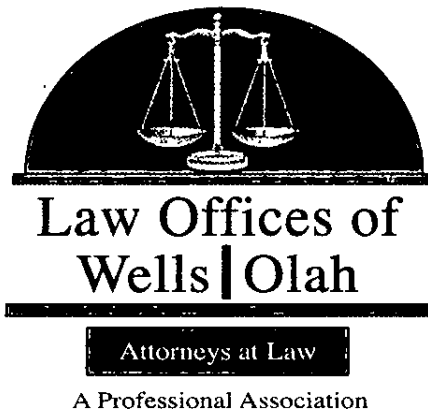
FILED
2017 MAY -4 P 3:26
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

MAY 09 2017

T. LEMIEUX

Condominium, Homeowner
and Cooperative Associations

Kevin T. Wells, Esq.
Paul E. Olah, Jr., Esq.



Civil Litigation
Construction Litigation

Michael W. Cochran, Esq.
Jackson C. Kracht, Esq.
Joseph A. Gugino, Esq.

May 2, 2017

Florida Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Re: Certificate of Amendment
Ironwood First Condominium Association, Inc.

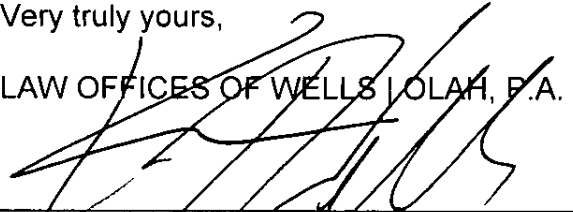
Dear Sir or Madam:

Please file the enclosed original Amendments to the Articles of Incorporation for the above-referenced corporation. Also enclosed is my firm check in the amount of \$43.75 for the filing fee and certified copy fee. Please return a **certified copy** to the undersigned at your earliest convenience.

Thank you for your assistance in this matter.

Very truly yours,

LAW OFFICES OF WELLS | OLAH, P.A.


Kevin T. Wells, Esq.

KTW/elp
Enclosures

Prepared By and Return to:
Kevin T. Wells, Esq.
Law Offices of Wells | Olah, P.A.
1800 Second Street, Suite 808
Sarasota, FL 34236
Telephone: (941) 366-9191
Facsimile: (941) 366-9292

CERTIFICATE OF AMENDMENT

ARTICLES OF INCORPORATION

IRONWOOD FIRST CONDOMINIUM ASSOCIATION, INC.

We hereby certify that the attached amendments to the Articles of Incorporation of **IRONWOOD FIRST CONDOMINIUM ASSOCIATION, INC.** (the "Association"), a Florida corporation not-for-profit, were adopted by the affirmative vote of not less than three-fourths (3/4ths) of the total votes of the members as required by Articles IX and X of the Articles of Incorporation at the Annual Membership Meeting of the Association held on April 6, 2017. The Association further certifies that the amendments were proposed and adopted as required by the governing documents and by Florida law.

DATED this 24 day of April, 2017.

Signed, sealed and
delivered in the presence of :

IRONWOOD FIRST CONDOMINIUM
ASSOCIATION, INC.

Sign: Joy Murray

By: Ronald Swanson
Ronald Swanson, President

Print: Joy Murray

Sign: Betsy Davis

Print: Betsy Davis

ATTEST:

Sign: Kelsey Verderber

By: William Rogers
William Rogers, Secretary

Print: Kelsey Verderber

Sign: Joy Murray

[Corporate Seal]

Print: Joy Murray

FILED
2017 MAY - 4
TALLAHASSEE
FLORIDA
SECRETARY OF STATE

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 24th day of April, 2017, by Ronald Swanson, the President of IRONWOOD FIRST CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

Sign: Ellen Brown

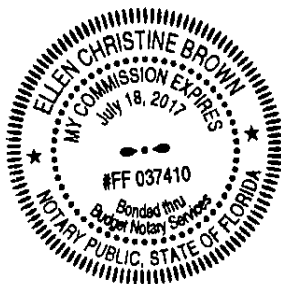
Print: Ellen Brown

State of Florida at Large (Seal)

My Commission expires:

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 24th day of April, 2017, by William Rogers, the Secretary of IRONWOOD FIRST CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

Sign: Ellen Brown

Print: Ellen Brown

State of Florida at Large (Seal)

My Commission expires:

AMENDMENTS

ARTICLES OF INCORPORATION

IRONWOOD FIRST CONDOMINIUM ASSOCIATION, INC.

[Additions are indicated by underline; deletions by strike-through]

ARTICLE IX.

The By-Laws of the Corporation may be amended in the manner provided in the By-laws. ~~shall initially be made and adopted by its first Board of Directors.~~

~~Prior to the time the property described in ARTICLE II hereinabove has been submitted to Condominium ownership by the filing of the Declaration of Condominium, said first Board of Directors shall have full power to amend, alter or rescind said By-Laws by a majority vote.~~

~~After the property described in ARTICLE II hereinabove has been submitted to Condominium ownership by the filing of the Declaration of Condominium, the By-Laws may be amended, altered, supplemented or modified by the membership at the Annual Meeting, or at a duly convened special meeting of the membership, attended by a majority of the membership, by vote, as follows:—~~

- ~~A. If the proposed change has been approved by the unanimous approval of the Board of Directors, then it shall require only a majority vote of the membership to be adopted.~~
- ~~B. If the proposed change has not been approved by the unanimous vote of the Board of Directors, then the proposed change must be approved by three-fourths (3/4ths) of the total vote of the membership;~~

~~provided, however, that (1) prior to the first Annual Meeting of the membership, the By-Laws may not be amended without a prior resolution requesting said Amendment by the Board of Directors of the Association; and (2) subsequent to the first Annual Meeting of the membership, the By-Laws may not be amended without the approval of the Board of Directors of the Association, unless the proposed Amendment shall be filed in writing with the Secretary or President, not less than ten (10) days prior to the membership meeting at which such Amendment is to be voted upon. Provided, further, that after the property described in ARTICLE II has been submitted to Condominium ownership, the By-Laws may only be amended with the written approval of the Management Firm referred to in the said Declaration of Condominium, as long as the Management Agreement remains in effect, and the written approval of the Lessor under the Agreement for Recreational Facilities referred to in said Declaration, and the written approval of the Developer referred to in said Declaration, where said Amendment changes the rights and privileges of the said Developer.~~

ARTICLE X

Amendments to these Articles of Incorporation may be proposed by at least twenty (20) Voting Members or by the Board of Directors ~~any member or director~~, and shall be adopted in the same manner as is provided for the amendment of the By-Laws, as set forth in ARTICLE X of the By-Laws IX above. Said Amendment(s) shall be effective when a copy thereof, together with a ~~an attached~~ certificate of amendment ~~its approval by the membership,~~ sealed with the Corporate Seal, signed by the Secretary or an Assistant Secretary, and executed and acknowledged by the President or Vice President, has been filed with the Secretary of State, and recorded in the Public Records of Manatee County, Florida and all filing fees paid.