

721768

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

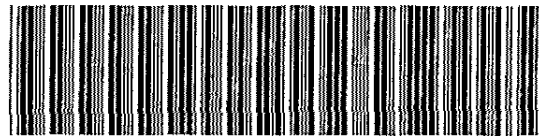
(Document Number)

Certified Copies _____

Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



000048408230

03/21/05--01024--008 **35.00

FILED
05 MAR 21 PM 12:34
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AMEND
CRG
3/29

To: Fla. Dept. Of State
Division of Certifications
Post Office Box 6327
Tallahassee, FL 32314

MEMORANDUM

From: Nancy T. Hodde
Asst. To Jane L. Cornett, Esq.
Cornett, Gooze & Associates, P.A.
Post Office Box 66
Stuart, FL 34995
(772) 286-2990 (ext. 19)

Subject: Amendments to Articles of Incorporation of:
Y.C.C.S. Property Owners Association, Inc.

Date: March 17, 2005

Enclosed for filing is an original and one copy of the above. Please date stamp the copy and return it to me in the enclosed postpaid envelope. This firm's check in the amount of \$35.00 is enclosed for your fee.

Thank you and please do not hesitate to call should you have any questions.

Record and Return to:
Jane L. Cornett
Cornett, Gooze & Associates, P.A.
P.O. Box 66
Stuart, FL 34995

=====THIS SPACE FOR RECORDER'S USE=====

**CERTIFICATE OF AUTHENTICITY
AND
CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION
OF Y.C.C.S. PROPERTY OWNERS' ASSOCIATION, INC.**

The undersigned, the President and Secretary of Y.C.C.S. Property Owners' Association, Inc. do hereby certify that to the best of their knowledge and belief, the attached document are a true and accurate copy of the Articles of Incorporation as originally adopted by the Board of Directors of Y.C.C.S Property Owners' Association, Inc. These Articles of Incorporation were amended by vote sufficient for approval by the members at a meeting held on November 29, 2004.

1. Article III (3) is amended to read as follows:

ARTICLE III
QUALIFICATION OF MEMBERS

3. All owners of property in the subdivision known as Yacht and Country Club, according to the plats thereof as recorded in Plat Book 4, Page 72; Plat Book 4, Page 84; Page Book 5, Page 4; Plat Book 5, Page 10; Plat Book 5, Page 27; and Plat Book 5, Page 28, Martin County, shall automatically become members of this Corporation upon recording of a deed in the public records of Martin County, Florida.

FILED
05 MAR 21 PM 12:34
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2. The foregoing amendment to the Articles of Incorporation of Y.C.C.S. Property Owners' Association, Inc. was adopted by the membership by a vote sufficient for approval at a meeting held on November 29, 2004.

3. The adoption of this amendment appears upon the minutes of said meeting and is unrevoked.

4. All provisions of the Articles of Incorporation of Y.C.C.S Property Owners' Association, Inc. are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned have caused these presents to be signed in its name by its President, Secretary and its corporate seal affixed this 9th day of ~~February~~ ^{MARCH} ___, 2005.

WITNESSES:

Witness signature

DAVID K. NOVAK

Printed Name of Witness

Witness signature

Linda L. Senne

Printed Name of Witness

Witness signature

DAVID K. NOVAK

Printed Name of Witness

Witness signature

Linda L. Senne

Printed Name of Witness

Y.C.C.S. Property Owners' Association, Inc.

By:

Charles Stracuzzi
Charles Stracuzzi, President

By:

Rae Ford
Rae Ford, Secretary

**CORPORATE
SEAL**

State of Florida
County of Martin

The foregoing instrument was acknowledged before me on MARCH 9, 2005, by Charles Stracuzzi, as President of Y.C.C.S. Property Owners' Association, Inc., [X] who is personally known to me, or [] who has produced identification [Type of Identification: _____].

Sarah A. Quinn
Notary Public
Printed Name: Sarah A. Quinn
Notarial Seal:



Sarah A. Quinn
Commission #DD270035
Expires: Jan 09, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

State of Florida
County of Martin

The foregoing instrument was acknowledged before me on MARCH 9, 2005, by Rae Ford, as Secretary of Y.C.C.S. Property Owners' Association, Inc., [X] who is personally known to me, or [] who has produced identification [Type of Identification: _____].

Sarah A. Quinn
Notary Public
Printed Name: Sarah A. Quinn
Notarial Seal:



Sarah A. Quinn
Commission #DD270035
Expires: Jan 09, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

CERTIFICATE

Y.C.C.S. Property Owners' Association, Inc., by its duly authorized officers, hereby certifies that the Amendment to the Articles of Incorporation, a copy to which this is attached hereto, was duly and regularly adopted and passed by a vote sufficient for approval by the membership.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 9th day of MARCH, 2005.

WITNESSES:

[Signature]
Witness #1 Signature

David K. Novak
Witness #1 Name Printed

[Signature]
Witness #2 Signature

Linda L. Senne
Witness #2 Name Printed

Y.C.C.S. Property Owners' Association, Inc.

By: [Signature]
Charles Stracuzzi, President

[Signature]
Witness #1 Signature

David K. Novak
Witness #1 Name Printed

[Signature]
Witness #2 Signature

Linda Senne
Witness #2 Name Printed

By: [Signature]
Rae Ford, Secretary

CORPORATE SEAL

State of Florida
County of Martin

The foregoing instrument was acknowledged before me on ^{MARCH} February 9, 2005, by Charles Stracuzzi, as President of Y.C.C.S. Property Owners' Association, Inc., ☒ who is personally known to me, or ☐ who has produced identification [Type of Identification: _____].

[Signature]
Notary Public
Printed Name: Sarah A. Quinn
Notarial Seal:

State of Florida
County of Martin

The foregoing instrument was acknowledged before me on ^{MARCH} February 9, 2005, by Rae Ford, as Secretary of Y.C.C.S. Property Owners' Association, Inc., ☒ who is personally known to me, or ☐ who has produced identification [Type of Identification: _____].

[Signature]
Notary Public
Printed Name: Sarah A. Quinn
Notarial Seal:

 Sarah A. Quinn
Commission #DD270035
Expires: Jan 09, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

State of Florida

Department of State



I, Richard (Dick) Stone, Secretary of State of the State of Florida,
Do Hereby Certify That the following is a true and correct copy of

Certificate of Incorporation
of

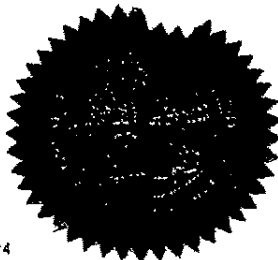
Y.C.C.S. PROPERTY OWNERS' ASSOCIATION, INC.

a corporation not for profit organized and existing under the Laws of the
State of Florida, filed on the 24th day of September,
A.D., 19 71, as shown by the records of this office.

Given under my hand and the Great Seal of the
State of Florida, at Tallahassee, the Capital,
this the 27th day of September,
A.D. 19 71.

Richard (Dick) Stone

Secretary of State



ARTICLES OF INCORPORATION
OF
Y.C.C.S. PROPERTY OWNERS' ASSOCIATION, INC.
(A Corporation Not For Profit)

We, the undersigned, with other persons being desirous of forming a corporation for social and regulatory purposes, under the provisions of Chapter 617 of the Florida Statutes, do agree to the following:

ARTICLE I. Name.

The name of this corporation is: "Y.C.C.S. PROPERTY OWNERS' ASSOCIATION, INC."

ARTICLE II. Purposes.

The general nature of the objects and purposes of this corporation shall be:

1. To own, operate, maintain, supervise and establish facilities to be used for the benefit of owners of real property in The Yacht & Country Club of Stuart, who shall be members of this corporation.
2. To promote the common interests of the members who own property in The Yacht & Country Club of Stuart Subdivision.
3. In order to promote the purposes of this corporation, it may acquire property by grant, gift, purchase, devise or bequest, and hold and dispose of such property, whether real or personal, as the corporation shall require for the benefit of the members and not for pecuniary profit.

ARTICLE III. Qualification of Members

1. Voting Members.

Those eligible for voting membership in the Corporation shall be any person, partnership, corporation or other artificial person owning real property in the subdivision known as The Yacht and Country Club of Stuart,

FILED
SEP 24 2 54 PM '71
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

and located in Martin County, Florida. Each voting member shall be entitled to one vote. Corporations, partnerships, joint ownerships (including ownership by husband and wife) shall not be entitled to more than one vote.

The Board of Governors shall have the sole power and authority to interpret the qualifications and voting rights as herein set forth and the intent thereof.

2. Non-voting Associate Members.

The Board of Governors may, from time to time, establish qualifications for Associate Members in the corporation who shall not be entitled to vote or otherwise participate in the operation and management of the corporation. If such members are authorized, they shall be designated "Associate Members" and shall be subject to such rules and regulations as the Board of Governors may, from time to time, establish.

3. Admittance to Membership.

All applicants for membership in the corporation shall submit to the Secretary a written signed application, in the form provided, together with the dues or fees which may then be due. Applicants shall be admitted to membership only upon approval of a majority of the Board of Governors present at a regular or special meeting of the Board duly called and held at which a quorum is present and voting throughout.

4. Membership Fees.

Membership fees may be established by the Board of Governors as provided for in the By-Laws of the corporation.

ARTICLE IV. Term of Existence.

This corporation is to exist perpetually.

ARTICLE V. Subscribers.

The name and residences of the subscribers to these Articles of Incorporation are:

<u>Names</u>	<u>Addresses</u>
Doyle Louden	6 Fairway West, Stuart, Florida
Harvey Glascock	148 Clubhouse Place, Stuart, Florida
Conrad Martens	253 Fairway East, Stuart, Florida
Melvin Fell	172 Fairway East, Stuart, Florida
Drew King	153 Clubhouse Place, Stuart, Florida
Harold W. Dunton	89 Fairway East, Stuart, Florida
Frank Weise	187 Fairway East, Stuart, Florida

ARTICLES VI. Officers.

Section 1. The officers of the corporation shall be a President, a Vice-President, a Secretary, a Treasurer, and such other officers as may be provided for in the By-Laws.

Section 2. The names of the persons who are to serve as officers of the corporation until the first meeting of the Board of Governors are:

<u>Names</u>	<u>Office</u>	<u>Addresses</u>
Frederic J. Schroeder	President	165 Clubhouse Place, Stuart, Florida
Drew King	Vice-President	153 Clubhouse Place, Stuart, Florida
Cecil Clark	Treasurer	41 Fairway West, Stuart, Florida
H. W. Dunton	Secretary	89 Fairway East, Stuart, Florida

Section 3. The officers shall be elected at the annual meeting of the Board of Governors or as provided in the By-Laws.

ARTICLE VII. Board of Governors.

Section 1. The business affairs of this corporation shall be managed by the Board of Governors. This corporation shall have eleven (11) governors initially. The number of governors may be increased or decreased from time to time, in accordance with

the By-Laws, but shall never be less than three (3).

Section 2. Members of the Board of Governors shall be elected and hold office in accordance with the By-Laws.

Section 3. The names and addresses of the persons who are to serve as governors until the first annual meeting of the corporation are:

<u>Names</u>	<u>Addresses</u>
Frederic J. Schoedar	165 Clubhouse Place, Stuart, Florida
Drew King	153 Clubhouse Place, Stuart, Florida
Cecil Clark	41 Fairway West, Stuart, Florida
Harold E. Dunton	89 Fairway East, Stuart, Florida
Carl O. Hoffmann	137 Clubhouse Place, Stuart, Florida
Harvey Glascock	148 Clubhouse Place, Stuart, Florida
Sam Kelly	56 Fairway West, Stuart, Florida
Courtland Warfield	211 Fairway East, Stuart, Florida
Melvin Fell	172 Fairway East, Stuart, Florida
Frederick Beardslee	127 Clubhouse Drive, Stuart, Florida
Percy Dumar	R.R. #1, St. Lucie Blvd., Port Seawall, Florida

ARTICLE VIII. Non-profit Status.

1. No part of the net earnings of the corporation shall inure to the benefit of any individual or member.

ARTICLE IX. Distribution of Assets Upon Dissolution.

No person, firm, or corporation shall ever receive any dividends or profits from the undertaking of this corporation and upon dissolution of this organization all of its assets remaining after payment of all costs and expenses of such dissolution shall be distributed to organizations which have qualified for exemption under Section 501 (c) (3) of the Internal Revenue Code, or to the federal

government, or to a state of local government, for a public purpose, and none of the assets will be distributed to any member, officer, or director of this corporation.

ARTICLE X. By-Laws.

Section 1. The Board of Governors of this corporation may provide such by-laws for the conduct of its business and the carrying out of its purposes as they may deem necessary from time to time.

Section 2. Upon proper notice the by-laws may be amended, altered or rescinded by a majority vote of those members of the Board of Governors present at any regular meeting or any special meeting call for that purpose.

ARTICLE XI. Amendments.

Section 1. These Articles of Incorporation may be amended at a special meeting of the membership called for that purpose by a two-thirds (2/3s) vote of those present.

Section 2. Amendments may be also made at a regular meeting of the membership upon notice given, as provided by the by-laws, of the intention to submit such amendments.

ARTICLE XII. Location.

The initial office of this corporation shall be at 39 Fairway East, Stuart, County of Martin, State of Florida, and thereafter may be changed by action of the Board of Governors and notification to the Secretary of the State of Florida.

IN WITNESS WHEREOF, we, the undersigned subscribing incorporators, have hereunto set our hands and seals, this 23

day of September, 1971, for the purposes of forming this corporation not for profit under the laws of the State of Florida.

Doyle P. Loudon (SEAL)
Doyle Loudon

Harvey Glascock (SEAL)
Harvey Glascock

Conrad Martens (SEAL)
Conrad Martens

Melvin H. Fell (SEAL)
Melvin Fell

Drew King (SEAL)
Drew King

Harold W. Dunton (SEAL)
Harold W. Dunton

Frank Weise (SEAL)
Frank Weise

STATE OF FLORIDA
COUNTY OF MARTIN

Before me a Notary Public duly authorized in the state and county named above to take acknowledgements, personally appeared Doyle Loudon, Harvey Glascock, Conrad Martens, Melvin Fell, Drew King, Harold W. Dunton, and Frank Weise to me known to be the persons described as subscribers in and who executed the foregoing Articles of Incorporation, and they acknowledged before me that they executed and subscribed to the Articles of Incorporation.

WITNESS my hand and official seal in the county and state named above this 23 day of September, 1971.

(Notary Seal)

Mary D. Byrd
Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC. 29, 1971
BRODER EINHORN REED W. DIEHLHARRIS