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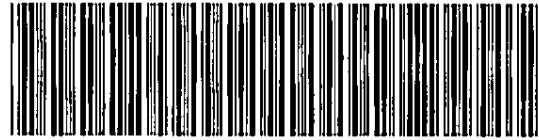
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*Amend*

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**COVER LETTER**

TO: Amendment Section  
Division of Corporations

NAME OF CORPORATION: COUNTRY CLUB TOWNHOUSES WEST, INC.

DOCUMENT NUMBER: 727011

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

JENNIFER LEETE, FLORIDA REGISTERED PARALEGAL

(Name of Contact Person)

ARIAS BOSINGER, PLLC

(Firm/ Company)

280 W. CANTON AVE., STE. 330

(Address)

WINTER PARK, FL 32789

(City/ State and Zip Code)

gwestberry@greatecommunities.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

JENNIFER LEETE

407

636-2549

at

(Name of Contact Person)

(Area Code)

(Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

☒ \$35 Filing Fee

☐ \$43.75 Filing Fee &  
Certificate of Status

☐ \$43.75 Filing Fee &  
Certified Copy  
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enclosed)

☐ \$52.50 Filing Fee  
Certificate of Status  
Certified Copy  
(Additional Copy is  
Enclosed)

**Mailing Address**

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

**Street Address**

Amendment Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

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**ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION OF COUNTRY CLUB TOWNHOUSES WEST, INC. AND AMENDED ARTICLES OF INCORPORATION OF COUNTRY CLUB TOWNHOUSES WEST, INC.**

Pursuant to the provisions of §617.1006, *Fla. Stat.*, COUNTRY CLUB TOWNHOUSES WEST, INC. ("Association") adopts the following Articles of Amendment to its Articles of Incorporation.

**FIRST:        Amendment adopted:**

Article V of the ARTICLES OF INCORPORATION OF COUNTRY CLUB TOWNHOUSES WEST, INC., attached as Exhibit C to that certain Declaration of Condominium of Country Club Townhouses West – Condominium One, recorded in Official Records Book 2444, Page 1158, *et seq.*, of the Public Records of Orange County, Florida, and of the AMENDED ARTICLES OF INCORPORATION OF COUNTRY CLUB TOWNHOUSES WEST, INC., attached as Exhibit C that certain Declaration of Condominium of Country Club Townhouses West – Condominium Two, recorded in Official Records Book 2616, Page 864, *et seq.*, and Declaration of Condominium of Country Club Townhouses West – Condominium Three, recorded in Official Records Book 2950, Page 185, *et seq.*, both of the Public Records of Orange County, Florida (collectively referred to as the "Articles of Incorporation") is 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**

II.1. The purpose for which the Association is organized is to provide an entity pursuant to ~~Section 12 of the Condominium Act, Chapter 711~~ 718, Florida Statutes (~~1971~~), for the operation of Country Club Townhouses West-Condominium One, a condominium, to be located upon portions of Lot 1 of Country Club Townhouses, Section "A", according to the plat thereof as recorded in Plat Book 5 Page 44, Public Records of Orange County, Florida, and for the operation of one or more additional condominiums on real property adjoining said Lot 1 if the Declaration of Condominium for any such additional condominium expressly so provides, said portions of said Lot 1 and said adjoining real property being more specifically described in the Declaration of Condominium of Country Club Townhouses West – Condominium One.

[...]

**ARTICLE III  
POWERS**

The powers of the Association shall include and be governed by the following provisions:

[...]

III.2. The Association shall have all of the powers and duties set forth in the Condominium Act, as amended from time to time, except as limited by these Articles and the Declaration or Declarations of Condominium, and all of the powers and duties reasonably necessary to operate the condominium or condominiums pursuant to the Declaration or Declarations of Condominium as amended from time to time, including but not limited to the following:

[...]

h. To enforce by legal means the provisions of the Condominium Act, as amended from time to time, the Declaration or Declarations of Condominium, these Articles, the By-Laws of the Association and the Regulations for the use of the property in the condominium or condominiums.

[...]

#### ARTICLE V DIRECTORS

V.1. The affairs of the Association will be managed by a board consisting of the number of directors fixed by the By-laws, ~~but not less than three directors~~. Directors ~~need not~~ must be members of the Association.

[...]

V.3. ~~[This section has been deleted in its entirety.] The first election of directors shall not be held until such time as the owners (other than the Developer) of condominium units in condominiums developed on the Entire Premises which consists of said Lot 1 and said adjoining real property referred to in Section II.1. of Article II hereof own fifteen per cent (15%) or more of the condominium units in all of the condominiums that will be developed on the Entire Premises and will be operated ultimately by the Association, and at such time the then unit owners (other than the Developer) shall be entitled to elect one third (1/3) of the members of the Board of Directors of the Association, and the Developer shall be entitled to elect the remaining members of the Board of Directors, and that three years after sales by the Developer have been closed of seventy five per cent (75%) of the condominium units in all of the condominiums that will be developed on the Entire Premises and will be operated ultimately by the Association, or three (3) months after sales by the Developer have been closed of ninety per cent (90%) of the condominium units in all of the condominiums that will be developed on the Entire Premises and will be operated ultimately by the Association, or when all of the condominium units in all of the condominiums that will be developed on the Entire Premises and will be operated ultimately by the Association have been completed and some of the units have been sold and none of the unsold units are being offered for sale by the Developer in the ordinary course of business, whichever shall first occur, the then unit owners (other than the Developer) of condominium units in condominiums developed on the Entire Premises shall be entitled to elect a majority of the members of the Board of Directors of the Association and the Developer shall be entitled to elect~~

~~the remaining members of the Board of Directors until the first to occur of either January 1, 1978, or when sales by the Developer have been closed of all of the condominium units in all of the condominiums that will be developed on the Entire Premises and will be operated ultimately by the Association. Provided, however, anything hereinabove to the contrary notwithstanding, the Developer shall be entitled to elect not less than one (1) member of the Board of Directors of the Association as long as the Developer holds for sale in the ordinary course of business any units in a condominium operated by the Association. The directors named in these Articles shall serve until the first election of directors, and any vacancies in their number occurring before the first election shall be filled by the remaining directors.~~

[...]

**SECOND:** The date of adoption of the Amendment by the Board was the 30<sup>th</sup> day of March, 2022.

The date of adoption of the Amendment by the members was the 1<sup>st</sup> day of June, 2022.

**THIRD: Adoption of Amendment:**

Article IX, Section IX.2 of the Articles of Incorporation, in effect prior to the adoption of the instant Amendment, provides that amendments to the Articles of Incorporation shall be approved by the affirmative vote of not less than seventy-five percent (75%) of the entire membership of the Board of Directors and not less than seventy-five percent (75%) of the votes of the entire members of the Association.

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

THE ASSOCIATION has caused these presents to be executed in its name, this 1<sup>st</sup> day of June, 2022.

[Remainder of page intentionally left blank.]

Signed, sealed and delivered  
in the presence of:

Scott Littlefield  
(Sign - Witness 1)  
Scott Littlefield  
(Print - Witness 1)

Ellen S. Decker  
(Sign - Witness 2)  
Ellen S. Decker  
(Print - Witness 2)

Scott Littlefield  
(Sign - Witness 1)  
Scott Littlefield  
(Print - Witness 1)

Ellen S. Decker  
(Sign - Witness 2)  
Ellen S. Decker  
(Print - Witness 2)

COUNTRY CLUB TOWNHOUSES  
WEST, INC.

By: Nicole Wright  
(Sign)  
Nicole Wright  
(Print)

President, Country Club Townhouses  
West, Inc.

Attest: Shannon Caruso  
(Sign)  
Shannon Caruso  
(Print)

Secretary, Country Club Townhouses  
West, Inc.

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me, by means of ☒ physical presence  
or ☐ online notarization, this 1 day of June, 2022, by  
Nicole Wright, as President, and Shannon Caruso, as  
Secretary, of COUNTRY CLUB TOWNHOUSES WEST, INC., a Florida not for profit  
corporation, on behalf of the corporation, who are ☒ personally known to me or who have  
☐ produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

Katherine Ortiz (Sign)  
Katherine Ortiz (Print)

State of Florida, At Large  
My Commission Expires:

