

727868

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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☐ WAIT

☐ MAIL

(Business Entity Name)

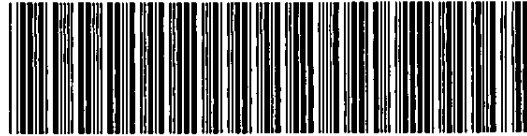
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2012 MAR 20 AM 8:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Amend & Restated

MAR 21 2012

T. BROWN

**LAW OFFICES OF
CIANFRONE & De FURIO**
A Partnership of Professional Associations
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Joe@attorneyjoe.com

Joseph R. Cianfrone, P.A.
James R. De Furio, P.A.

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Tiffany A. Grant, Esq.
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Daniel J. Greenberg, Esq.
Mary A. Zewalk, Esq.
David J. Lopez, Esq.

(727) 738-1100
(727) 733-2154
Fax (727) 733-0042

Neil E. Polster, Esq.
Of Counsel

February 29, 2012

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

**Re: Articles of Amendment to Articles of Incorporation
Cordova Greens Third Condominium Association, Inc.**

Dear Sir/Madame:


Enclosed please find a Certificate of Amendment as to Amended and Restated Articles of Incorporation of Cordova Greens Third Condominium Association, Inc.

Please file same and return a certified copy to the above address.

A check in the amount of \$43.75 is enclosed for the Department's fees.

Sincerely,

JOSEPH R. CIANFRONE, P.A.



Joseph R. Cianfrone

JRC:dmc
Enclosure

cc: Board of Directors
Cordova Greens Third Condominium Association, Inc.

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Neil E. Polster, Esq.
Of Counsel

March 15, 2012

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

**Re: Certificate of Amendment as to Amended and Restated Articles of Incorporation
Cordova Greens Third Condominium Association, Inc.**

Dear Sir/Madame:

As per your letter of March 5, 2012, enclosed please find the Certificate of Amendment as to Amended and Restated Articles of Incorporation of Cordova Greens Third Condominium Association, Inc., with the exhibit attached (Legal Description).

Please file same and return a certified copy to the above address.

The Department of State is holding our check in the amount of \$43.75 for the filing fees.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

JOSEPH R. CIANFRONE, P.A.

Joseph R. Cianfrone

JRC:dmc
Enclosures
RECEIVED
12 MAR 20 AM 8:55
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE
Division of Corporations

March 5, 2012

JOSEPH R. CIANFRONE, P.A.
LAW OFFICES OF CIANFRONE & DE FURIO
1964 BAYSHORE BLVD STE A
DUNEDIN, FL 34698

SUBJECT: CORDOVA GREENS THIRD CONDOMINIUM ASSOCIATION, INC.
Ref. Number: 727868

We have received your document for CORDOVA GREENS THIRD CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$43.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please include the exhibit(s) referred to in your document.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Teresa Brown
Regulatory Specialist II

Letter Number: 812A00008491

PREPARED BY AND RETURN TO:
JOSEPH R. CIANFRONE, ESQUIRE
JOSEPH R. CIANFRONE, P.A.
1964 Bayshore Boulevard, Suite A
Dunedin, FL 34698

FILED
2012 MAR 20 AM 8:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**CERTIFICATE OF AMENDMENT
AS TO
AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
CORDOVA GREENS THIRD CONDOMINIUM ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT by the vote of at least a majority of the Board and 75% of the voting interests of the Association, the Amended and Restated Articles of Incorporation of Cordova Greens Third Condominium Association, Inc., attached hereto, were adopted at a duly called meeting of the members on January 23, 2012.

IN WITNESS WHEREOF, we have affixed our hands this 21st day of Feb, 2012, at Pinellas County, Florida.

(SEAL)



CORDOVA GREENS THIRD CONDOMINIUM
ASSOCIATION, INC.

Witnesses:

By: Henry J. Tompkins
Henry Tompkins, President

Carole Duckworth
Signature
CAROLE DUCKWORTH

Nichole Burkett
Printed Name
Signature
Nichole Burkett
Printed Name

ATTEST:

ATTEST:
By: Dan Duby
Dan Duby, Secretary

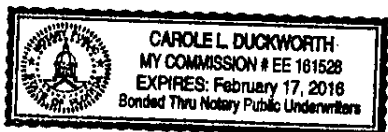
CONDOMINIUM PLATS PERTAINING HERETO ARE FILED IN
CONDOMINIUM PLAT BOOK 16, PAGES 37-43.

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 21st day of Feb, 2012, by Henry J. Tompkins as President and Dawn Dubay as Secretary of Cordova Greens Third Condominium Association, Inc., a Florida not for profit corporation, on behalf of the corporation. They took an oath, and are personally known to me or have produced _____ as identification to be the President and Secretary of the corporation executing the foregoing instrument, and they acknowledged executing the same voluntarily under the authority duly vested in them by said corporation. If no type of identification is indicated, the above-named persons are personally known to me.

Carole L. Duckworth
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

My Commission Expires:



**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
CORDOVA GREENS THIRD CONDOMINIUM ASSOCIATION, INC.**

ARTICLE I - NAME

The name of the Corporation shall be:

CORDOVA GREENS THIRD CONDOMINIUM ASSOCIATION, INC.

For convenience the Corporation shall be referred to in this Instrument as the "Corporation".

ARTICLE II - PURPOSE

The purpose for which the Association is organized is to provide an entity pursuant to the Condominium Act, Chapter 718, Florida Statutes, as amended, for the operation of the Corporation, a condominium located upon certain lands in Pinellas County, Florida, legally described on Exhibit "A" attached hereto and made a part hereof.

ARTICLE III - POWERS

A. To operate and manage a condominium apartment building and other facilities for the use and benefit of the individual owners of the condominium parcels (apartment units) as the agent of said owners.

B. To carry out all of the powers and duties vested in it pursuant to the Declaration of Condominium and By-Laws of the Condominium, and the regulations of the condominium.

C. The Corporation shall be authorized to exercise and enjoy all of the powers, rights and privileges granted to or conferred upon Corporation of a similar character by the provisions of Chapter 617.01 et seq. Florida Statutes, entitled "Florida Corporations Not-For-Profit", now or hereafter in force, and to do and all of the things necessary to carry out its operations as a natural person might or could do.

D. The Corporation shall be authorized to exercise and enjoy all the powers, rights and privileges granted to or conferred upon corporations of a similar character by the provisions of Chapter 63-35 of the General Laws of Florida, entitled, "The Condominium Act", now or hereafter in force.

E. No compensation shall be paid to the Directors for their services as Directors. Compensation may be paid to a Director in his or her capacity as an officer or employee or for other services rendered to the Corporation outside of his or her duties as a Director. In this case, however, said compensation must be approved in advance by the Board of Directors and the Director to receive said compensation shall not be permitted to vote on said compensation. The

Directors shall have the right to set and pay all salaries or compensation to be paid to officers, employees or agents or attorneys for services rendered to the Corporation.

F. All funds and the titles of all properties acquired by this Corporation and the proceeds thereof shall be held in trust for the owners of the condominium parcels (apartment units) in accordance with the provisions of the Declaration of Condominium and its supporting documents.

G. All of the powers of this Corporation shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium together with its supporting documents which govern the use of the land.

H. The Corporation shall be authorized to contract for the management of the condominium and to delegate to such management all such powers and duties of the Association that are necessary in the opinion of the Directors of the Association for manager to effectively manage the same.

I. The Corporation shall be empowered to acquire and enter into agreements whereby it acquires leaseholds, membership or other possessory or use interests in lands or facilities including but not limited to country clubs, golf courses, marinas, swimming pools and other recreational facilities whether or not contiguous to the lands of the condominium, intended to provide for the enjoyment, recreation or use or benefit of the unit owners.

J. The Corporation shall be empowered to employ personnel to perform the services required for proper operation of the condominium.

ARTICLE IV MEMBERSHIP

The qualification of members, the manner of their admission and voting by members shall be as follows:

A. This Corporation shall be organized without any capital stock.

B. All Unit owners of condominium parcels in the Corporation shall be members of the Corporation and no other persons or other entities shall be entitled to membership provided, however, that until such time as the Declaration of Condominium for the Corporation has been placed of record with the Clerk of the Circuit Court, the owners of the land upon which said condominium apartment building is being erected shall constitute the members of the Corporation.

C. Persons shall become members of the Corporation by the recording in the Public Records of Pinellas County, Florida of a Deed or other instrument establishing a change of record title to a condominium parcel (apartment unit) and the delivery to the Corporation of a certified copy of such instrument the new owner designated by such instrument thereby becoming a member of the Corporation, and the membership of the prior owner shall at that time be terminated.

D. The interest of any member in any part of the real property or in the funds and assets of the Corporation cannot be conveyed, assigned, mortgaged, hypothecated or transferred in any manner, except as an appurtenance to the condominium parcel (apartment unit).

E. Voting by the members of the Corporation, in the affairs of the Corporation, shall be on the basis of one vote for the owner or owners of each condominium parcel (apartment unit).

Voting rights shall be exercised in accordance with the provisions of the Declaration of Condominium and By-Laws of the Corporation.

ARTICLE V – CORPORATE EXISTENCE

A. The Corporation shall be in existence in perpetuity unless at some time in the future the condominium project which it was formed to serve shall cease to exist.

B. The Corporation may be terminated by termination of the condominium in accordance with the conditions as set forth in the Declaration of Condominium.

ARTICLE VI - DIRECTORS

A. The business of this Corporation shall be conducted by a Board of Directors of not less than three (3) directors nor more than nine (9) directors, the exact number of directors to be fixed by the By-Laws of the Corporation.

B. The election of directors, their removal, or the filling of vacancies on the Board of Directors shall be in accordance with the By-Laws of the Corporation.

ARTICLE VII - AMENDMENTS TO ARTICLES OF INCORPORATION

A. These Articles of Incorporation may be amended by the members at a duly constituted meeting for such purpose, provided, however, that no amendment shall take effect unless approved by a majority of the members of the Board of Directors and by members representing at least 75% of the votes in the Condominium, as set forth in the Declaration of Condominium. Notice of the subject matter of any proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

B. No amendment to the Articles of Incorporation shall be valid without the written consent of 100% of the members as to any of the following:

No amendment may be made which in any way changes the percentage of ownership, owned by any member of a condominium parcel (apartment unit) in the general common elements or limited common elements of the condominium or which in any way modifies the percentage of votes which may be cast by any member, or which in any way modifies the percentage of the assessments to be levied against any member for the operation and maintenance of the limited common elements or general common elements of the condominium.

C. No amendment to the Articles of Incorporation shall be effective until the same has been recorded with the Clerk of the Circuit Court.

ARTICLE VIII - ASSESSMENTS AND FUNDS

A. All assessments paid by the Owners of condominium parcels (apartment units) for the maintenance and operation of the Corporation shall be utilized by the Corporation to pay for the cost of said maintenance and operation. The Corporation shall have no interest in any funds received by it through assessments from the owners of individual condominium parcels (apartment units), except to the extent necessary to carry out the powers vested in it as agent for said members.

B. The refund of unused assessments to an owner paying the same shall not constitute a distribution of income.

C. Any funds held by the Corporation from its receipts, over and above its common expenses shall be known as the common surplus of the Corporation and the same shall be held for this use and benefit of the members in preparation of the percentage of their ownership in the limited and general common elements of the condominium.

D. Upon termination of the condominium and dissolution or final liquidation of this Corporation, the distribution to the members of this Corporation of the common surplus on proportion to the percentage of their ownership in the limited and general common elements shall not constitute or be deemed to be a default or distribution of income.

ARTICLE IX - INDEMNIFICATION.

Every director and every officer of the Corporation shall be indemnified by the Corporation against all expenses and liabilities, including proceedings to which he may be a party, or in which he may become involved, by reason of his being or having been a director or officer of the Corporation, or any settlement thereof, whether or not he is a director or officer at the time such expenses are incurred except in such cases wherein the director or officer is adjudged guilty of willful misfeasance in the performance of his duties; provided that in the event of a settlement the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interests of the Corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

Date: Feb 21, 2012

By: Henry J. Tompkins President

Attest:
Dan Dubey Secretary

STATE OF FLORIDA

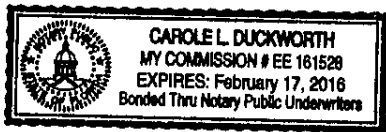
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day in the next above named state and county before me, an officer duly authorized and acting, personally appeared Henry J Tompkins, as President and Das Dubey, as Secretary, duly known as the persons who signed the foregoing instrument as such officers and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st day of Feb, 2012.

Carole L Duckworth
Notary Public

My Commission Expires:



RESIDENT AGENT CERTIFICATION

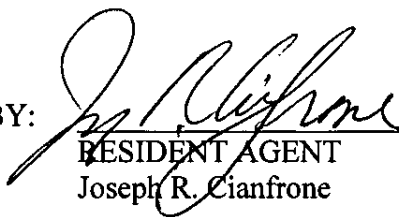
In pursuance of Chapter 48.091, Florida Statutes the following is submitted, in compliance with said Act:

First that CORDOVA GREENS THIRD CONDOMINIUM ASSOCIATION INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, in the City of Clearwater, County of Pinellas, State of Florida, has named Joseph R. Cianfrone, P.A. located at 1964 Bayshore Boulevard, Suite A, City of Dunedin, County of Pinellas, State of Florida, as its agent to accept service of process within this state.

ACKNOWLEDGEMENT:

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

BY:


RESIDENT AGENT
Joseph R. Cianfrone

BEING A PORTION OF THE NW¼ OF SECTION 24, TOWNSHIP 30 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA.

DEDICATION: THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY, WHICH PROPERTY IS HEREBY PLATTED AS CORDOVA GREENS THIRD CONDOMINIUM, INC. AND THAT THEY DEDICATE ALL EASEMENTS AS SHOWN ON THIS PLAT AND THAT THE EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED ABOVE AND AS SHOWN ON SAID PLAT HEREIN SHALL BE FOR THE COMMON USE OF CORDOVA GREENS FIRST CONDOMINIUM ASSOCIATION, INC. AND CORDOVA GREENS SECOND CONDOMINIUM ASSOCIATION, INC. AND CORDOVA GREENS THIRD CONDOMINIUM ASSOCIATION, INC. AND ANY FUTURE CONDOMINIUMS OF CORDOVA GREENS HEREINAFTER PLATTED. THE PARTIES SIGNING HEREIN ARE DON LEITCHER AND MARION JACOBSON RESPECTIVELY PRESIDENT AND ASST. SECRETARY OF EHLH CORPORATION, OWNER.

STATE OF FLORIDA §.5

WITNESS MY HAND AND OFFICIAL SEAL AT LARGO,
THIS FOUR DAY OF NOVEMBER, A.D. 1973.

PRESIDENT

ASSY SET/

PROPERTY MANAGEMENT OF THE
PROPERTY MANAGEMENT OF THE
PROPERTY MANAGEMENT OF THE

NOTARY PUBLIC, STATE OF MISSISSIPPI