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(Requestor's Name)

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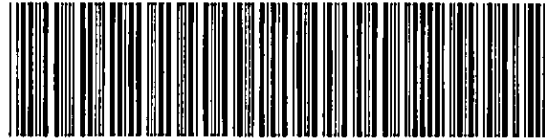
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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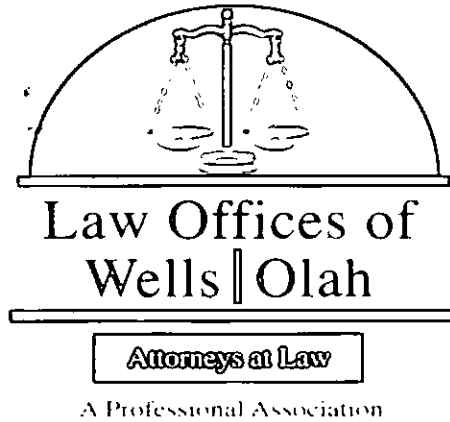
C. GOLDEN

NOV 21 2019

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.
Brett M. Sarason, Esq.

October 22, 2019

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

Re: Amendments to the Articles of Incorporation
One Watergate Association, Inc.

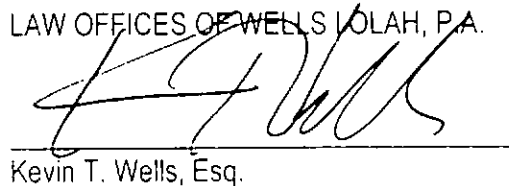
Dear Sir or Madam:

Please file the enclosed original Amendments to the Articles of Incorporation for the above-referenced corporation. Also enclosed is an Association's 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
(941) 366-9191

2019 OCT 24 AM 11:16

AMENDMENTS TO THE
ARTICLES OF INCORPORATION

ONE WATERGATE ASSOCIATION, INC.

We hereby certify that the attached amendments to the Articles of Incorporation of **ONE WATERGATE ASSOCIATION, INC.** (the "Association"), a Florida corporation not-for-profit, were approved at the special membership meeting of the Association held on October 2, 2019, by not less than 5 members of the entire membership of the Board of Directors and by not less than 71 votes by the designated voters of the entire membership of the Association as required by Article 9.1 of the Articles of Incorporation. The Association further certifies that the amendments were proposed and adopted as required by the governing documents and by Florida law.

DATED this 11th day of October, 2019.

Signed, sealed and
delivered in the presence of:

ONE WATERGATE ASSOCIATION, INC.

Sign: Don R. Madison

By: David Lyons

Dr. David Lyons, President

Print: Don R. Madison

Sign: Mark M. Bozila

Print: MARK M. BOZILA

ATTEST

By: David Shaver

David Shaver, Secretary

Sign: Don R. Madison

Print: Don R. Madison

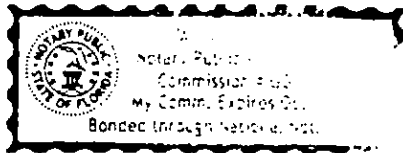
Sign: Mark M. Bozila

Print: MARK M. BOZILA

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 10 day of October, 2019, by Dr. David Lyons as President of One Watergate Association, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

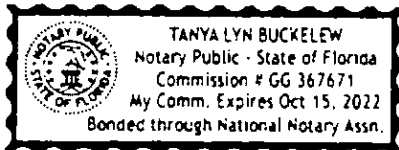
Sign: Tanya Buckelew

Print: Tanya Buckelew

State of Florida at Large (Seal)
My Commission expires:

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 10 day of October, 2019, by David Shaver as Secretary of One Watergate Association, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

Sign: Tanya Buckelew

Print: Tanya Buckelew

State of Florida at Large (Seal)
My Commission expires:

AMENDMENTS

ARTICLES OF INCORPORATION ONE WATERGATE ASSOCIATION, INC.

(Additions are indicated by underline; deletions by ~~strike-through~~)

3.2) **Specific Powers.** The Association shall have all of the powers and duties set forth in the Condominium Act and those set forth in the Declaration of Condominium and the Bylaws of the Association, if not inconsistent with the Condominium Act as it may be amended from time to time, including, but not limited to, the following:

...
(e) To make and amend reasonable rules respecting the ~~use and occupancy of the units and common elements~~ of the Condominium; provided, however, that no such rule or amendment shall conflict in any regard with the rights of the unit owners provided in the Declaration of Condominium. Rules respecting the units and the common elements approved by the Board of Directors may be amended, rescinded or vetoed by not less than a majority (that is, more than half) of the total voting interests of the Association (i.e., at least 54 voting interests). Regulations and amendments thereto shall be approved by not less than two-thirds (2/3) of the votes of the entire membership of the Association before the same shall become effective.
...

(h) To employ a qualified, licensed Condominium Manager for the operational management and maintenance of Association property and staff and to authorize said Condominium Manager to carry out such Association powers and duties except as are specifically required by the Condominium Act, the One Watergate Declaration of Condominium, Articles of Incorporation, Bylaws, or a management contract to require the approval of the Directors or the membership of the Association; and except such functions as may be delegated by the Board of Directors to other agents or agencies for specific purposes. ~~The Condominium Manager or a full-time maintenance staff member shall be resident on-site in quarters provided by the Association for that purpose. The Condominium Manager shall:~~

9.1) **Notice.** Notice of a proposed amendment shall be included in or with the notice of any membership meeting at which a proposed amendment is considered and such notice shall contain the full text of the Articles of Incorporation to be amended; new words shall be inserted in the text underlined, and words to be deleted shall be lined through with hyphens. However, if the proposed change is so extensive that this procedure would hinder, rather than assist, the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but, instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language: "Substantial rewording of the Articles of Incorporation. See Article ____ of the Articles of Incorporation for present text." Non-material errors or omissions in the amendment process shall not invalidate an otherwise properly promulgated amendment.

9.2) **Proposal.** An amendment may be proposed by either the Board of Directors of Association or by not less than one-third (1/3) of the total voting interests of the Association. Upon an amendment being properly proposed, such proposed amendment shall be transmitted to the President of the Association or other officer of the Association in the absence of the President, who shall thereupon call a special meeting of the members of the Association for a date not sooner than fourteen (14) days nor later than sixty (60) days from receipt of the proposed amendment and it shall be the duty of the Secretary or the Secretary's designee to give to each member proper notice of such meeting in the manner provided for in the Bylaws.

9.3) **Adoption.** Except as elsewhere provided, approval of an amendment must be by the affirmative vote of not less than five (5) members of the Board of Directors and by not less than two-thirds (2/3) of the voting interests of the Association present (in person or by proxy) at an Association membership meeting called in whole or in part for that purpose, but in no event less than the affirmative approval of at least fifty-four (54) voting interests.

~~9.1~~ Subject to the provisions of Section 9.2 of this Article 9, amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

~~(a)~~ The text of a proposed amendment shall be included in or with the notice of any meeting at which a proposed amendment is considered.

~~(b)~~ An amendment may be proposed either by the Board of Directors or by the members of the Association who call a special meeting of the Association in the manner provided in the Bylaws. Except as otherwise provided, such approvals must be by not less than five (5) of the entire membership of the Board of Directors and not less than 71 designated voters of the entire membership; or by not less than seventy-five percent (75%) of the designated voters of the entire membership of the Association.

9.42) Limitation on Amendments. No amendment shall make any changes in the qualifications for membership nor the voting rights of members, nor make any change in Section 3.3 of Article 3, without approval in writing by all members and the joinder of all record owners of mortgages upon the Condominium. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

9.53) Filing and Recording, Certification. A copy of each amendment shall be filed with ~~certified by~~ the Secretary of State and shall be recorded in the Public Records of Sarasota County, Florida.

9.6) Amendments to be Consistent with Florida Law. Whenever Chapters 617 or 718, Florida Statutes, or other applicable statutes or administrative regulations are inconsistent with the condominium documents, the Board of Directors, without a vote of the owners, may, but shall not be required to, adopt by majority vote of the Board, amendments to the condominium documents as the Board deems necessary and appropriate to make the condominium documents consistent with Chapters 617 and 718 of the Florida Statutes, or such other statutes or administrative regulations.