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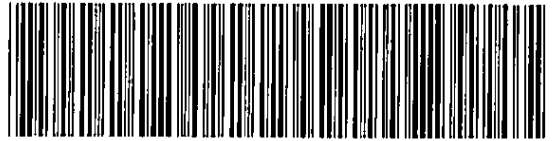
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PAID
2024 JUL 25 PM 1:46
SECRETARY OF STATE
TALLAHASSEE, FL

Daniel J. Greenberg, Esq.
Stephan C. Nikoloff, Esq.
Scott M. Gross, Esq.
Gregory S. Grossman, Esq.
Ariana E. Zarrella, Esq.



**Greenberg
Nikoloff** P.A.

FLORIDA COMMUNITY
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June 21, 2024

VIA REGULAR MAIL

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

**Re: Certificate as to Articles of Incorporation for Coconut Villas of Dunedin
Condominium Association, Inc.**

Dear Sir/Madame:

Enclosed please find the Certificate of Amendment to Articles of Incorporation for Quail's Run
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 Division's fees.

Sincerely,

A handwritten signature in black ink, appearing to be 'D.J. Greenberg'.

Daniel J. Greenberg, Esq.

DJG:cmg
Enclosure

2024 JUN 25 PM 1:44
SECRETARY OF STATE
TALLAHASSEE, FL

1:44 PM
JUN 25 2024

PREPARED BY AND RETURN TO:
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd, Suite A
Dunedin, FL 34698

2024 JUN 25 PM 1:46
SECRETARY OF STATE
TALLAHASSEE, FL

**CERTIFICATE OF AMENDMENT
TO THE
ARTICLES OF INCORPORATION
OF
QUAIL'S RUN CONDOMINIUM ASSOCIATION OF ENGLEWOOD, INC.**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on the 18 day of April, 2024 by an affirmative vote of a majority of the voting interest of the entire membership, the original Articles of Incorporation of Quail's Run Condominium Association of Englewood, Inc., originally recorded as an exhibit to the Declaration in O.R. Book 1099, Page 2041, et seq., in the Public Records of Sarasota County, Florida, be, and the same is hereby amended as follows:

The Articles of Incorporation of Quail's Run Condominium Association of Englewood, Inc., is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to the Articles of Incorporation of Quail's Run Condominium Association Of Englewood, Inc."

IN WITNESS WHEREOF, Quail's Run Condominium Association of Englewood, Inc. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 18 day of April, 2024

QUAIL'S RUN CONDOMINIUM
ASSOCIATION OF ENGLEWOOD, INC.

(Corporate Seal)

ATTEST:

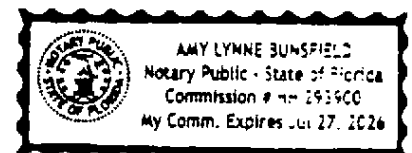
By: Diane M. Gundersen
Diane M. Gundersen, President
Printed Name

Patricia Adams
Patricia Adams, Secretary
Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

On this 29 day of May, 2024, personally appeared before me Diane M. Gundersen, as President, and Patricia Adams, as Secretary of Quail's Run Condominium Association of Englewood, Inc., who are personally known to me or who have produced _____ as identification and who did take an oath.

Amy Lynne Bunsfield
NOTARY PUBLIC



2024 JUN 25 PM 1:44
SECRETARY OF STATE
TALLAHASSEE, FL

EXHIBIT "A"
SCHEDULE OF AMENDMENTS
TO THE
ARTICLES OF INCORPORATION
OF

QUAIL'S RUN CONDOMINIUM ASSOCIATION OF ENGLEWOOD, INC.

ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY ~~STRIKE THROUGH~~

1. Section 2, Purpose, Subsection E, of the Articles of Incorporation, shall be deleted in its entirety, and shall now be left blank, as follows:

~~e. To make and amend reasonable regulations concerning the use of the condominium property, but all regulations and amendments to them shall be approved by the voters of not less than 51% of the membership of the Association, before they become effective.~~

2. Section 2, Purpose, Subsection H. of the Articles of Incorporation, shall be amended to read as follows:

h. To enforce Chapter ~~744~~ 718, Florida Statutes, the Declaration of Condominium, Articles, By-Laws, and Regulations for the use of condominium property, by legal means.

3. Section 2, Purpose, Subsection G, of the Articles of Incorporation, shall be amended to read as follows:

g. To approve or disapprove the transfer, mortgage, and ownership of ~~apartments~~ Units as provided by the Declaration of Condominium and the Bylaws.

4. Section 2, Purpose, Subsection J, of the Articles of Incorporation, shall be amended to read as follows:

j. To insure the condominium property, the Association, and its members as ~~apartment~~ unit owners.

5. Section 3, Members, Subsection A, of the Articles of Incorporation, shall be amended to read as follows:

a. The members of the Association shall be all of the record owners of ~~apartments~~ units of the condominium and after termination of the condominium shall consist of those who are members at the time of termination and their successors or assigns.

6. Section 3, Members, Subsection B, of the Articles of Incorporation, shall be amended to read as follows:

- b. Change of membership in the Association is accomplished by recording in the Public Records of Sarasota County, Florida, a deed, or other instrument establishing a record title to ~~an apartment~~ a unit in the condominium and by delivery to the corporation of a certified copy of the instrument. The owner designated by the instrument becomes a member of the association and the membership of the prior owner is terminated.

7. Section 3, Members, Subsection C, of the Articles of Incorporation, shall be amended to read as follows:

- c. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred except as an appurtenance to his ~~apartment~~ Unit.

8. Section 3, Members, Subsection D, of the Articles of Incorporation, shall be amended to read as follows:

- d. Each ~~apartment~~ unit has one vote as a member of the Association regardless of the number of owners.

9. Section 6, Directors, Subsection A, of the Articles of Incorporation, shall be amended to read as follows:

- a. The business of the Association shall be managed and its corporate powers exercised by its Board of Directors. The Board shall be composed of three directors unless a larger number is prescribed by the By-Laws. Directors ~~need not~~ must be members of the ~~corporation~~ Association.

2020 JUN 25 PM 1:46
SECRETARY OF STATE
TALLAHASSEE, FL