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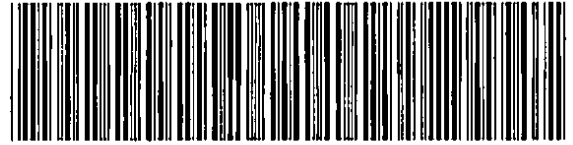
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DANIEL J. LOBECK*
MARK A. HANSON*
MICHELLE A. ROWE
LEAH E. ELLINGTON*

THE LAW OFFICES OF
LOBECK & HANSON

PROFESSIONAL ASSOCIATION

CONDOMINIUM
COOPERATIVE AND
HOMEOWNERS
ASSOCIATIONS

KIMLYN M. WALKER
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FAMILY LAW
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INTERNET www.lobeckhanson.com

March 28, 2023

* FLA. BOARD CERTIFIED SPECIALIST IN CONDOMINIUM
AND PLANNED DEVELOPMENT LAW

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

Re: Certificate of Amendment
Mount Vernon Condominium Association, Inc.

Dear Sir or Madam:

Please find enclosed an original Certificate of Amendment and attached Amendment to the Articles of Incorporation for the above-referenced corporation and a check in the amount of \$35.00 for the filing fee.

Thank you for your assistance in this matter.

Sincerely,



Leah E. Ellington

LEE/jf
Enclosure

Prepared by and return to:
Leah E. Ellington, Esquire
Lobeck & Hanson, P.A.
2033 Main Street, Suite 403
Sarasota, Florida 34237
(941) 955-5622 (Telephone)
(941) 951-1469 (Facsimile)

AMENDED AND RESTATED

**ARTICLES OF INCORPORATION
OF
MOUNT VERNON CONDOMINIUM ASSOCIATION, INC.**

**ARTICLE 1.
NAME OF CORPORATION AND PRINCIPAL OFFICE**

The name of this corporation is MOUNT VERNON CONDOMINIUM ASSOCIATION, INC. The principal office of the Association shall be located at 4701 Independence Dr., Bradenton, FL 34210-1903. The Association Board of Directors (herein "the Board") may change the location of the principal office of the Association from time to time.

**ARTICLE 2.
PURPOSE**

The purpose of the Association is to provide an entity pursuant to Chapter 718, Florida Statutes, as amended from time to time (herein "the Condominium Act"), to administer a Condominium known as MOUNT VERNON, a Condominium (herein "the Condominium"), located in Manatee County, Florida.

**ARTICLE 3.
DEFINITIONS**

The terms used herein shall have the same definitions as stated in the Declaration of Condominium of Mount Vernon, a Condominium (herein "the Declaration") and the Condominium Act unless the context requires otherwise. If there is a dispute over the proper definition of a vague or ambiguous term which is not otherwise defined by the Declaration of Condominium or by the Condominium Act, the Board shall provide a reasonable definition of the term or may adopt any standard dictionary definition of the term.

ARTICLE 4. POWERS

The Association shall have all of the statutory and common law powers of a corporation not for profit and all of the powers and duties set forth in the Florida Not for Profit Corporation Act (Chapter 617, Florida Statutes), the Condominium Act, the Declaration of Condominium, these Articles of Incorporation, and Bylaws of the Association, all as amended from time to time, except as may be limited or otherwise provided by these Articles of Incorporation or by law.

ARTICLE 5. MEMBERSHIP AND VOTING RIGHTS

5.1 MEMBERS. The Members of the Association shall consist of the record Owners of Units in the Condominium or, after it is terminated, the Owners of record at the time of termination.

5.2 CHANGE OF MEMBERSHIP. After receiving any approval of the Association required by the Declaration, change of membership in the Association shall be established by the recording in the Public Records of Manatee County, Florida, of a deed or other instrument establishing a change of record title to a Unit in the Condominium and the delivery to the Association of a copy of such recorded instrument. The Owner designated by such instrument thereby automatically becomes a Member of the Association and the membership of the prior Owner shall terminate.

5.3 LIMITATION ON TRANSFER OF SHARES OF ASSETS. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to the Member's Unit.

5.4 VOTE. Each Unit confers one (1) vote as a Member of the Association regardless of the number of Owners. If the Association acquires a Unit, the vote conferred by that Unit is suspended and shall not be voted until the Unit is transferred to another bona fide Owner.

ARTICLE 6. INCOME DISTRIBUTION

The Association shall make no distribution of income and no dividend shall be paid to its Members, Directors, or Officers. The Association shall not have or issue shares of stock.

**ARTICLE 7.
TERM**

The term of the Association shall be perpetual unless the Condominium is terminated pursuant to the provisions of the Declaration and in the event of such termination, the corporation shall be dissolved in accordance with the law.

**ARTICLE 8.
BOARD OF DIRECTORS; OFFICERS**

8.1 BOARD OF DIRECTORS. The affairs of the Association shall be managed by a Board of Directors, consisting of the number of Directors stated in the Bylaws.

8.2 TERM AND ELECTION. The qualifications of Directors, term of office, and election of Directors shall be as stated in the Bylaws. Directors may be removed and vacancies on the Board shall be filled in the manner provided by the Bylaws.

8.3 OFFICERS. The affairs of the Association shall be administered by Officers elected by the Board of Directors at its annual meeting that shall immediately follow the annual meeting of Members of the Association and the Officers shall serve at the pleasure of the Board of Directors.

**ARTICLE 9.
BYLAWS**

The Association Bylaws may be amended in the manner provided by the Bylaws.

**ARTICLE 10.
AMENDMENTS**

10.1 PROPOSAL AND NOTICE. An amendment to these Articles may be proposed by the Board of Directors. The text of a proposed amendment shall be included in or with the notice of the Members' meeting at which the proposed amendment is to be considered. The meeting may be the annual meeting or a special meeting.

10.2 ADOPTION. Except as elsewhere provided, approval of an amendment must be by the affirmative vote of at least three-fourths (3/4) of the membership votes entitled to be cast.

10.3 LIMITATION ON AMENDMENTS. No amendment changing the qualifications of Members nor their voting rights shall be made without the approval in writing of all Members. No amendment shall be made that conflicts with Chapter 718 of the Florida Statutes or the Declaration of Condominium.

ARTICLE 11.
REGISTERED OFFICE AND REGISTERED AGENT

The registered office of the Association shall be Lobeck & Hanson, P.A., 2033 Main Street, Suite 403, Sarasota, FL 34237, and the registered agent of the Association at that office shall be Daniel J. Lobeck, Esq. The Board of Directors may change the Association's registered office and registered agent from time to time as permitted by law.

Prepared by and Return to:
Leah E. Ellington, Esquire
Lobeck & Hanson, P.A.
2033 Main Street, Suite 403
Sarasota, Florida 34237
(941) 955-5622 (Telephone)
(941) 951-1469 (Facsimile)

CERTIFICATE OF AMENDMENT

AMENDED AND RESTATED ARTICLES OF INCORPORATION

MOUNT VERNON CONDOMINIUM ASSOCIATION, INC.

We hereby certify that the attached Amended and Restated Articles of Incorporation for Mount Vernon Condominium Association, Inc. (which Declaration was originally recorded at Official Records Book 768 at Page 49 et seq. of the Public Records of Manatee County, Florida) were approved and adopted at the Annual Meeting of the Association Membership held on March 16, 2023, by the affirmative vote of at least three-fourths (3/4) of the persons entitled to vote, which is sufficient for adoption pursuant to Article 10 of the Articles of Incorporation.

DATED this 22 day of March, 2023.

Signed, sealed and delivered
in the presence of:

sign: [Signature]

print: Robert Angel

sign: [Signature]

print: Carolyn Metzler

Signed, sealed and delivered
in the presence of:

sign: [Signature]

print: Robert Angel

sign: [Signature]

print: Carolyn Metzler

MOUNT VERNON CONDOMINIUM
ASSOCIATION, INC.

By:

[Signature]
Jerry Davis, President

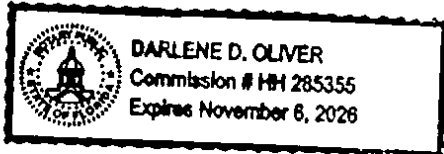
Attest:

[Signature]
Lisa Frisk, Secretary

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 22 day of March, 2023, by Jerry Davis, as President of Mount Vernon Condominium Association, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

sign Darlene D. Oliver
print Darlene D. Oliver
State of Florida at Large (Seal)
My Commission expires:

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 22 day of March, 2023, by Lisa Frisk, as Secretary of Mount Vernon Condominium Association, Inc., a Florida corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

sign Darlene D. Oliver
print Darlene D. Oliver
State of Florida at Large (Seal)
My Commission expires:

