

735678

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

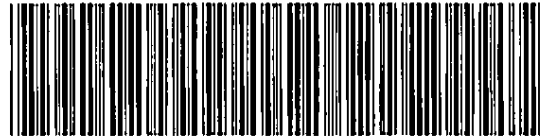
(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only

613-524-



100319190371

10/04/18--01007--002 **35.00

FILED

2018 NOV 13 PM 4:29

CLERK OF STATE
TALLAHASSEE, FL

C. GOLDEN

NOV 16 2018

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: WINDWOOD HILLS HOME OWNERS ASSOCIATION, INC.

DOCUMENT NUMBER: 735678

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

Please return all correspondence concerning this matter to the following:

Richard L. Reel, Jr.

(Name of Contact Person)

Windwood Hills Home Owners Association, Inc.

(Firm/ Company)

6297 Weeping Willow Way

(Address)

Tallahassee, FL 32311

(City/ State and Zip Code)

rickreel@embarqmail.com

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

For further information concerning this matter, please call:

Richard Reel

850

877-8314

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:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee &
Certificate of Status | <input type="checkbox"/> \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed) | <input type="checkbox"/> \$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
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301



FLORIDA DEPARTMENT OF STATE
Division of Corporations

October 15, 2018

RICHARD L. REEL, JR.
6297 WEEPING WILLOW WAY
TALLAHASSEE, FL 32311

SUBJECT: WINDWOOD HILLS HOME OWNERS ASSOCIATION, INC.
Ref. Number: 735678

RECEIVED
2018 NOV 13 AM 11:13
SECRETARY OF STATE
TALLAHASSEE, FL

We have received your document and check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

The person designated as registered agent in the document and the person signing as registered agent must be the same. ✓

You must entitle the attached document "AMENDED ARTICLES OF INCORPORATION". ✓

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.

Claretha Golden
Regulatory Specialist II

Letter Number: 018A00020988

MS. GOLDEN,

I'VE CORRECTED THE 2 ITEMS YOU NOTED, AND AM RE-SUBMITTING.
THANK YOU FOR YOUR HELP.

RICK REEL

Articles of Amendment
to
Articles of Incorporation
of

FILED

WINDWOOD HILLS HOMEOWNERS ASSOCIATION, INC.

2018 NOV 13 PM 4: 29

(Name of Corporation as currently filed with the Florida Dept. of State)

735678

CLERK OF STATE
TALLAHASSEE, FL

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

N/A *The new*
name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc."
"Company" or "Co." may not be used in the name.

B. Enter new principal office address, if applicable:

(Principal office address **MUST BE A STREET ADDRESS**)

6363 Weeping Willow Way

Tallahassee, FL 32311

C. Enter new mailing address, if applicable:

(Mailing address **MAY BE A POST OFFICE BOX**)

6363 Weeping Willow Way

Tallahassee, FL 32311

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent:

Rick Reel

6297 Weeping Willow Way

(Florida street address)

New Registered Office Address:

Tallahassee

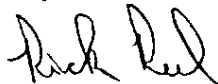
(City)

Florida 32311

(Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.



Signature of New Registered Agent, if changing

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:

(Attach additional sheets, if necessary) .

Please note the officer/director title by the first letter of the office title:

P = President; V= Vice President; T= Treasurer; S= Secretary; D= Director; TR= Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

<input checked="" type="checkbox"/> Change	<u>PT</u>	<u>John Doe</u>
<input checked="" type="checkbox"/> Remove	<u>V</u>	<u>Mike Jones</u>
<input checked="" type="checkbox"/> Add	<u>SV</u>	<u>Sally Smith</u>

<u>Type of Action</u> (Check One)	<u>Title</u>	<u>Name</u>	<u>Address</u>
1) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
2) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
3) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
4) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
5) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
6) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____

see attached Amended Articles of Incorporation

AMENDED ARTICLES OF INCORPORATION
OF
WINDWOOD HILLS HOME OWNERS ASSOCIATION, INC.

The undersigned incorporator, being competent to contract, subscribes to these Articles of Incorporation to form a corporation not for profit under the laws of the state of Florida.

ARTICLE I

NAME OF CORPORATION: The name of this corporation shall be WINDWOOD HILLS HOME OWNERS ASSOCIATION, INC.

ARTICLE II

REGISTERED AGENT: The initial registered agent shall be Rick Reel, the Treasurer, whose address is 6297 Weeping Willow Way, Tallahassee, FL 32311. The office of the Corporation and mailing address is the same as of the effective date of amendment of these Articles. Unless changed by a future Board of Directors, the registered agent of the Corporation shall be the Treasurer of the Association and the office of the Corporation and the mailing address shall be the residence of the Treasurer of the Association.

ARTICLE III

CORPORATION PURPOSES AND POWERS: The purposes of this corporation are to promote the health, safety, and welfare of the residents located within the Windwood Hills Subdivision, the applicable properties of which are more specifically shown or described in the By-laws.

More specifically, the corporation may:

- (a) acquire, own, manage, improve, develop, and dispose of real and personal property in connection with the operation and maintenance of recreation parks, street lights, playgrounds, streets, roads, easements, roadways and other properties, hereinafter referred to as "common properties."
- (b) construct buildings, pave roads and build sidewalks for use by members and the corporation.
- (c) provide exterior maintenance for lots and homes.
- (d) provide garbage and trash collection.
- (e) maintain unkept lands or trees.
- (f) supplement municipal services.
- (g) fix assessments to be levied against properties.
- (h) enforce all covenants, restrictions, and regulations.
- (i) pay taxes, if any, on common properties.
- (j) promote public safety, and prevention of cruelty to animals and children.
- (k) insofar as is permitted by law, to do any other thing that in the opinion of the board will promote the common benefit and enjoyment of the properties.

ARTICLE IV

MEMBERSHIP AND VOTING RIGHTS:

1. All owners of lots within the subdivision shall have a right to be a member. No person holding merely a security interest shall be a member.
 2. Members shall be subject to annual payment of assessments which shall be a lien on the member's properties for unpaid amounts as in accordance with a declaration of restrictive covenants or restrictive covenants attached to any deed. This lien shall be subordinate to any first mortgage now or hereafter existing on any lot and placed thereon for the purposes of constructing and financing a residence, and also subordinate to any purchase money mortgage.
 3. Any member who is delinquent in his or her payment of assessments or who has violated the rules and regulations adopted by the Board of Directors may have his or her rights as a member suspended, except as to his or her right to utilize any roadway easement.
 4. All owners shall have a right to cast one vote per lot.
- All votes referred to in these Articles are to be in accordance with the By-laws.

ARTICLE V

BOARD OF DIRECTORS, TERMS: The Board of Directors shall consist of persons elected at the annual meeting of the members in a manner prescribed by the By-laws.

ARTICLE VI

OFFICERS, TERMS: The officers of this corporation will consist of a President, Vice-President, Secretary, and a Treasurer, each of whom shall be selected by and may consist of members of the Board of Directors.

ARTICLE VII

MORTGAGES AND OTHER INDEBTEDNESSES: This corporation shall have the power to mortgage property and incur other indebtedness's thereon except that such indebtedness shall not exceed five (5) years current assessment without 2/3 vote of the membership.

ARTICLE VIII

QUORUM: Shall be defined by the By-laws.

ARTICLE IX

EXISTENCE: This corporation shall have perpetual existence.

ARTICLE X

DISSOLUTION: The corporation may be dissolved upon 2/3 vote of the total membership.

ARTICLE XI

DISPOSITION OF ASSETS UPON DISSOLUTION: All assets both real and personal held by the corporation at the time of its dissolution shall be dedicated or transferred to a public agency or other non-profit corporation with purposes similar to those of this corporation.

ARTICLE XII

AMENDMENTS: These Articles of Incorporation may be amended in the manner prescribed herein. Every amendment shall be approved by the Board of Directors, proposed by them to the members, and approved at a meeting by at least a majority of the members entitled to vote thereon.

ARTICLE XIII

INCORPORATORS: Pursuant to sections 617.01202 and 617.0202, Florida Statutes (2017), the name and address of the incorporator of these Articles of Incorporation is Iain McPhail, as President of the Corporation, whose address is 6363 Weeping Willow Way, Tallahassee, FL 32311.

ARTICLE XIV

MISCELLANEOUS PROVISIONS: All other actions of this corporation and its officers not provided for in this Articles shall be governed by the By-Laws of the corporation as adopted by the Board of Directors.

WHEREFOR, the undersigned Incorporator has executed these Amended Articles of Incorporation, in accordance with the provision contained herein this 10th day of May, 2018.

WINDWOOD HILLS HOME OWNERS ASSOCIATION INC.

BY: Iain McPhail, President of WWHOA

The above Articles were approved unanimously by the membership on May 10, 2018.

May 10, 2018

The date of each amendment(s) adoption: _____, if other than the date this document was signed.

May 10, 2018

Effective date if applicable: _____
(no more than 90 days after amendment file date)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

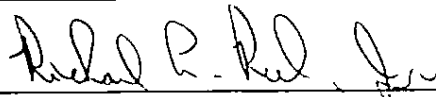
Adoption of Amendment(s) (CHECK ONE)

- ☒ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.
- ☐ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

October 2, 2018

Dated

Signature



(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator - if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

Richard L. Reel, Jr.

(Typed or printed name of person signing)

Treasurer, Windwood Hills Home Owners Association, Inc.

(Title of person signing)