

741369

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(City/State/Zip/Phone #)

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(Business Entity Name)

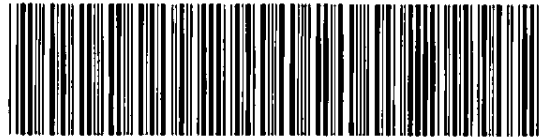
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2024 APR 18 PM 12:15
J. HORNE
MAY - 7 2024

**LAW OFFICE OF
JONATHAN JAMES DAMONTE, CHARTERED
ATTORNEYS AT LAW**

JONATHAN JAMES DAMONTE, B.C.S.
FLORIDA BAR BOARD CERTIFIED SPECIALIST
CONDOMINIUM & PLANNED DEVELOPMENT LAW

12110 SEMINOLE BOULEVARD
LARGO, FLORIDA 33778
TELEPHONE (727) 586-2889
FACSIMILE (727) 581-0922
www.damontelaw.com

REAL ESTATE
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CORPORATIONS & BUSINESS LAW

April 18, 2024

By FedEx Tracking No.7760 1676 4481

Amendment Section
Division of Corporations
The Centre of Tallahassee
2415 N Monroe Street, Suite 810
Tallahassee, FL 32303

RE: Document No. 741369
SHADY OAKS OWNERS ASSOCIATION, INC.
Amended and Restated Articles of Incorporation

Dear Division of Corporations Representative:

Our office acts as counsel to SHADY OAKS OWNERS ASSOCIATION, INC. Enclosed are a Certificate of Filing Amended and Restated Articles of Incorporation, Bylaws, and Restrictions and Covenants (the "Certificate of Filing") and the Amended and Restated Articles of Incorporation. As it relates to the Amended and Restated Articles of Incorporation, and contains the date of adoption by the Board of Directors and the Parcel owners (members), please file the Certificate of Filing with the Amended and Restated Articles of Incorporation.

The following are enclosed:

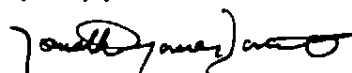
1. Cover Letter;
2. Original Certificate of Filing Amended and Restated Articles of Incorporation, Bylaws, and Restrictions and Covenants; Original Amended and Restated Articles of Incorporation; Original Appointment and Acceptance of Registered Agent;
3. Additional copy of Certificate of Filing Amended and Restated Articles of Incorporation, Bylaws, and Restrictions and Covenants, Amended and Restated Articles of Incorporation, and Appointment and Acceptance of Registered Agent.
4. Firm check no. 25224 in the amount of \$43.75 for the filing fee and a Certified Copy; and
5. Return FedEx envelope and label.

Please note that the name of the Association is SHADY OAKS OWNERS ASSOCIATION, INC. and the name of the subdivision is SHADY OAKS MOBILE-MODULAR ESTATES. The names are listed appropriately in the documents.

Please return the filing and a certified copy of same in the enclosed return FedEx envelope.

Thank you for your assistance and please call my office if you have any questions.

Very truly yours,


Jonathan James Damonte
Enclosures

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: SHADY OAKS OWNERS ASSOCIATION, INC.

DOCUMENT NUMBER: 741369

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

Please return all correspondence concerning this matter to the following:

Jonathan James Damonte, B.C.S.

(Name of Contact Person)

Jonathan James Damonte, Chartered

(Firm/ Company)

12110 Seminole Blvd.

(Address)

Largo, FL 33778

(City/ State and Zip Code)

bandgr@ymail.com

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

For further information concerning this matter, please call:

Jonathan James Damonte

727

586-2889

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:

☐ \$35 Filing Fee

☐ \$43.75 Filing Fee &
Certificate of Status

☒ \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed)

☐ \$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
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

Prepared by:

Jonathan James Damonte, B.C.S.
Jonathan James Damonte, Chartered
12110 Seminole Blvd.
Largo, FL 33778


space above line reserved for recording information

**SHADY OAKS OWNERS ASSOCIATION, INC.
CERTIFICATE OF FILING AMENDED AND RESTATED
ARTICLES OF INCORPORATION, BYLAWS
AND RESTRICTIONS AND COVENANTS**

I, **Vickie Roberts**, as Secretary of **Shady Oaks Owners Association, Inc.**, a Florida corporation not for profit (the "Association"), and the homeowners' association for **Shady Oaks Mobile-Modular Estates**, do hereby certify that the attached is a true and correct copy of the Amended and Restated Articles of Incorporation and Amended and Restated Bylaws of the Association, and the Amended and Restated Restrictions and Covenants for **Shady Oaks Mobile-Modular Estates**, all as adopted by the Board of Directors of the Association on April 9, 2024, and all approved by the affirmative written consent of not less than two-thirds of the members in good standing entitled to vote.

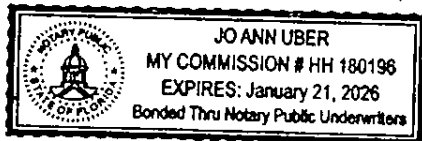
I hereby further certify that the same as attached has not been amended.

Dated this 12th day of April, 2024


Vickie Roberts, Secretary

STATE OF FLORIDA)
)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of April, 2024, by Vickie Roberts, as Secretary of Shady Oaks Owners Association, Inc., a Florida corporation not for profit, on behalf of the corporation. She: ☐ is personally known to me or ☒ has produced FL Driver License as identification.



[SEAL]

Printed Name: Jo Ann Uber
Notary Public
My Commission Expires: 1-21-2026

**AMENDED AND RESTATED ARTICLES OF
INCORPORATION OF
SHADY OAKS OWNERS ASSOCIATION, INC.**

2024 APR 18 PM 12:23
FILED
CLERK OF DISTRICT COURT
JANUARY 17, 1978

The undersigned hereby certify and acknowledge that these Amended and Restated Articles of Incorporation amend and restate the original Articles of Incorporation of Shady Oaks Owners Association, Inc., filed on January 17, 1978, and previously amended on April 28, 1992 and December 31, 2012, and were approved by the Board of Directors on April 9, 2024 and adopted pursuant to 617.1006 and 1007, Florida Statutes, by written consent of not less than two-thirds of the membership in good standing and entitled to vote.

1. The name of the corporation is: SHADY OAKS OWNERS ASSOCIATION, INC.
2. The purposes for which the corporation is organized are:
 - a) To act as a not-for-profit, non-sectarian, non-partisan organization for the promotion of the general well-being of its members as relates to their residence in Shady Oaks Mobile Modular Estates.
 - b) To do any and all of the things usual, necessary or proper in furtherance of or incidental to carrying on the functions of the corporation, to the same extent as natural persons might or could do, as principal, agent, contractor, trustee or otherwise, and either alone or in company with others;
 - c) To be vested with all the rights and powers now or hereafter conferred upon not-for-profit corporations by the laws of the State of Florida.
3. Each record owner of a unit consisting of a lot located in Shady Oaks Estates automatically become a member of the Association and entitled to all rights and privileges of membership. Membership shall terminate only upon the transfer of ownership of the property unit.
4. The duration of the corporation is perpetual. The corporation shall have all of the rights, powers, privileges and duties specified in Chapter 617, Florida Statutes, and in Chapter 720, Florida Statutes.
5. Shady Oaks Owners Association, Inc. hereby designates its registered office and resident agent as:

Jonathan James Damonte, Chartered
12110 Seminole Blvd.
Largo, FL 33778

AMENDED AND RESTATED ARTICLES OF INCORPORATION OF SHADY OAKS OWNERS ASSOCIATION, INC.

6. The affairs of the corporation shall be governed by a Board of Directors as set forth in the Bylaws of the corporation. The election of officers shall be held in accordance with those Bylaws.

7. The names of the current officers are: Greg Emerson, President
 Betty Naessen, Vice President
 Vickie Roberts, Secretary
 Marsha Bunten, Treasurer

8. The Board of Directors shall consist of not less than five (5) persons who shall be elected at the annual meeting of members in the manner provided in the Bylaws. The names and addresses of the current board of directors serving until their successors are elected or until their earlier resignation, removal from office, or death, are:

<u>Name</u>	<u>Address</u>
Greg Emerson	38523 Beniger Drive Zephyrhills, Florida 33540
Betty Naessens	38502 Cone Drive. Zephyrhills, Florida 33540
Vickie Roberts	38510 Beniger Dr. Zephyrhills, FL 33540
Marsha Bunten	38529 Monet Drive Zephyrhills, Florida 33540
Shirley Aldrich	38542 Monet Drive Zephyrhills, Florida 33540
Steve Migda	3623 Muller Drive Zephyrhills, FL 33540
Rhonda Breckon	38534 Beniger Dr. Zephyrhills, FL 33540
Robert Cameron	3728 Castle Dr. Zephyrhills, FL 33540
Kathy Clyne	3549 Castle Drive Zephyrhills, FL 33540

9. The Bylaws of the corporation shall be made by the members, who shall likewise have the power to alter, amend, or rescind the Bylaws.

10. These Articles may be altered, amended, or repealed, in whole or in part, and new Articles adopted by the affirmative vote of not less than a majority of the members present in person or by proxy, provided a quorum is met, at any duly called annual or special meeting of the members, provided that at least fourteen (14) days written notice and agenda is mailed, personally delivered, or electronically transmitted to the members with a copy of the proposed Articles amendment in the form required by law. An Officer of the Association shall execute a Proof of Notice (or U.S.P.S. Certificate of Mailing) evidencing the delivery of said notice, agenda, and proposed amendment.

11. This corporation shall enjoy and be subject to such benefits, privileges and immunities and such restrictions, liabilities and obligations as are provided with respect to corporations not-for-profit generally by the laws of the land and which are held applicable to corporations not-for-profit organized under the laws of the State of Florida.

IN WITNESS WHEREOF the President has affixed his hand and the Secretary has attested to this document this 9th day of April, 2024.

SHADY OAKS OWNERS ASSOCIATION, INC.

By: Gregory A Emerson
Printed Name: Gregory A Emerson
its President

Attest:

By: Vickie Roberts
Printed Name: Vickie Roberts
its Secretary

APPOINTMENT OF AGENT FOR SERVICE OF PROCESS

Pursuant to Section 48.091, Florida Statutes, Jonathan James Damonte, Chartered, whose physical address is 12110 Seminole Blvd., Largo, FL 33778, is appointed agent for service of process upon SHADY OAKS OWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, the President has affixed his hand and the Secretary has attested this 12th day of April, 2024.

SHADY OAKS OWNERS ASSOCIATION, INC.

By: Gregory A. Emerson

Gregory A. Emerson, its President

Attest:

By: Vickie Roberts

Vickie Roberts, its Secretary

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for the above-named corporation at the place designated above, I HEREBY ACCEPT THE APPOINTMENT and AGREE TO ACT in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties. I am familiar with and accept the obligations of my position as registered agent.

Dated this 16th day of April, 2024.

Jonathan James Damonte, Chartered
Registered Agent

By: Jonathan James Damonte

Jonathan James Damonte, its President