

741419

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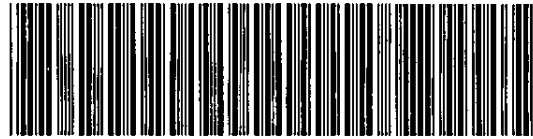
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TALLAHASSEE, FLORIDA

14 MAY - 8 PM 1:38

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AND  
FILED

C. LEWIS  
MAY 19 2014  
EXAMINER

COVER LETTER

TO: Amendment Section  
Division of Corporations

NAME OF CORPORATION: Ridgeway Property Owners Association, Inc.

DOCUMENT NUMBER: 741419

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

Please return all correspondence concerning this matter to the following:

Lance D. Clouse, Esq.

(Name of Contact Person)

Becker & Poliakoff, P.A.

(Firm/ Company)

401 SE Osceola Street, First Floor

(Address)

Stuart, FL 34994

(City/ State and Zip Code)

lclouse@bplegal.com

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

For further information concerning this matter, please call:

Lance Clouse

(Name of Contact Person)

772

286-2990

(Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

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|---|--|---|--|

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

APPROVED  
AND  
FILED

14 MAY -8 PM 1:38

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF  
RIDGEWAY PROPERTY OWNERS ASSOCIATION, INC.**

Charter Number 741419

A Florida Not-For-Profit Corporation

**ARTICLE I. NAME**

The name of this corporation shall be RIDGEWAY PROPERTY OWNERS ASSOCIATION, INC., A Florida Not-for-profit Corporation.

**ARTICLE II. OBJECT AND PURPOSE**

The general nature of the objects and purpose of this corporation shall be as follows:

1. To promote, support, facilitate and engage in recreational activities of all descriptions.
2. To provide facilities, services and benefits convenient or necessary to the welfare or comfort of its members and to the conduct of its objects and purposes.
3. To buy, sell, lease, pledge or mortgage real or personal property for the purpose of provision of facilities for the use and enjoyment of the membership, and to enter into contracts of every kind and description with any person, firm or entity, without limitation, to further the aims, objects and purposes of the corporation.
4. To borrow or raise money to further any of the objects or purposes of the corporation, and from time to time without limit as to amount, to draw, make, accept, endorse, guarantee, execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable or non-negotiable instruments and evidence of indebtedness and to secure the payment thereof and of the interest thereof, by mortgage or pledge, conveyance or assignment in trust of the whole or any part of the property of the corporation, whether at the time owned or thereafter acquired.
5. To do all things and matters necessary, convenient or desirable in carrying out any and all of the aims, objects and purposes of this corporation.

The foregoing objects and purposes shall be in no way limited or restricted by reference to or interference from the terms of any clause of this or any other articles of these Articles of Incorporation or any amendment thereto, and shall be regarded as independent, and construed as powers as well as objects and purposes.

This corporation has full authority to exercise and enjoy all powers, rights and privileges granted or conferred upon corporations of a similar type by the laws of Florida now in effect or hereafter enacted and shall have power to do any and all things herein set forth to the same extent as a natural person might or could do.

### **ARTICLE III. MEMBERSHIP**

Membership in the Association and eligibility of such membership shall be subject to such terms and conditions as are provided in the By-laws hereof. Subject to the terms, conditions and limitations as provided in the By-Laws, Membership in the Association shall be open to all persons owning or residing in a lot or lots in the Ridgeway Mobile Home Subdivision, in Martin County, Florida.

### **ARTICLE IV. DURATION**

This corporation shall have perpetual existence.

### **ARTICLE V. PRIVATE PROPERTY**

Private property of members of this corporation shall not be subject to payment of corporate debts of this corporation.

### **ARTICLE VI. MANAGEMENT OF THE CORPORATION**

The corporation shall be managed and operated by the Board of Directors.

### **ARTICLE VII. POWERS OF THE ASSOCIATION**

The powers of the Association shall include and be governed by the following provisions:

1. The Association shall have all of the common law and statutory powers of a corporation not for profit not to conflict with the terms of these Articles.
2. The Association shall have all of the powers and duties set forth below as limited by these Articles and all of the powers and duties reasonably necessary to operate the Association, including but not limited to the following:
  - a. To accept contributions from members in the subdivision.
  - b. To use the proceeds of the contributions in the exercise of its powers and duties.
  - c. The maintenance, repair, replacement and operation of all Association property.
  - d. The purchase of insurance upon all of the Association property and insurance for the protection of the Association and its members, if funds are available.
  - e. To make and amend reasonable regulations respecting the use of the property owned, leased or controlled by the Association, provided, however, that all such regulations and their amendments shall be approved by the Board of Directors and

affirmed by the members at the next regular meeting before such shall become effective.

- f. To enforce by legal means the provisions of these Articles, the By-laws of the Association and the regulations for the use of the property owned, controlled or leased by the Association.
  - g. To lease recreational facilities and properties and to pay rental therefore and taxes, insurance and other expenses of maintenance and operation thereof.
- 3. All funds and the title of all properties acquired by the Association and their proceeds shall be held in trust for the members in accordance with the provisions of these Articles of Incorporation, and the By-laws.
  - 4. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the By-laws.

### **ARTICLE VIII. AMENDMENTS**

These Articles of Incorporation may be amended at a special meeting of the membership called for that purpose by a majority of the members in good standing present, in person or by proxy. Amendments may also be made at a regular meeting of the membership upon notice given, as provided by the By-laws of intention to submit such amendments.

### **ARTICLE IX. ANNUAL MEETING**

The annual meeting of the corporation shall be held at such time and place as may be designated in the By-laws.

### **ARTICLE X. INITIAL BOARD**

This corporation had eight (8) directors initially. Thereafter, the number of directors will be determined in the manner provided in the By-Laws and may be either increased or decreased from time to time in the manner provided in the By-laws but shall never be less than three. The names of the initial directors of this corporation were:

Robert O. Love	8049 S.E. Eagle Ave. Hobe Sound, FL 33455
Carl C. Bellomo	8070 S.E. Eagle Ave. Hobe Sound, FL 33455
Eleanor V. Gardner	8392 S.E. Skylark Ave. Hobe Sound, FL 33455
Eugene M. Christian	8145 S.E. Wren Ave Hobe Sound, FL 33455

Joseph B. Pataky                      8242 S.E. Skylark Ave.  
Hobe Sound, FL 33455

John W. Morrell                      7735 S.E. Wren Ave.  
Hobe Sound, FL 33455

Jessie A. O'Leary                      7816 S.E. Wren Ave.  
Hobe Sound, FL 33455

Gordon F. Kraft                      7826 S.E. Wren Ave.  
Hobe Sound, FL 33455

### **ARTICLE XI. BY-LAWS**

The By-laws of this corporation shall be made, altered or rescinded in the manner provided in the By-Laws.

### **ARTICLE XII. INITIAL OFFICERS**

This corporation had four (4) officers initially. The names and addresses of the initial officers of this corporation were:

Robert O. Love                      8049 S.E. Eagle Ave.  
President                      Hobe Sound, FL 33455

Carl C. Bellomo                      8070 S.E. Eagle Ave.  
Vice-President                      Hobe Sound, FL 33455

Eleanor V. Gardner                      8397 S.E. Skylark Ave.  
Secretary                      Hobe Sound, FL 33455

Eugene M. Christian                      8145 S.E. Wren Ave  
Treasurer                      Hobe Sound, FL 33455

### **ARTICLE XIII. REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this corporation was 739 Bridge Road, Hobe Sound, Florida, 33455, and the name of the initial registered agent of this corporation at that address was Herbert W. Biggs. Thereafter, the registered agent of the corporation will be determined by the Board of Directors from time to time.

### **ARTICLE XIV. NONE**

## **ARTICLE XV. INCORPORATORS**

The names and addresses of the persons signing the original Articles of Incorporation were:

Carl C. Bellomo	8070 S.E. Eagle Ave. Hobe Sound, Florida
Robert O. Love President	8049 S.E. Eagle Ave. Hobe Sound, FL 33455
Eleanor V. Gardner Secretary	8392 S.E. Skylark Ave. Hobe Sound, FL 33455

ACTIVE: 5712880\_1

APPROVED  
AND  
FILED

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

14 MAY -8 PM 1:39

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

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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.

Dated May 2 2014

Signature Maxine L. Montgomery  
(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)

Maxine L. Montgomery  
(Typed or printed name of person signing)

President, Ridgeway Property Owners Association Inc.  
(Title of person signing)