

741872

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STATE OF ALABAMA
TALLAHASSEE

Amended/Restated

MAY 23 2016
I ALBRITTON

RABIN ♦ PARKER

ATTORNEYS AT LAW

BENNETT L. RABIN
MONIQUE E. PARKER

28163 U.S. HWY. 19 N., STE. 207, CLEARWATER, FL 33761
727.475.5535 PHONE ♦ 727.723.1131 FAX

May 17, 2016

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

Re: Certificate of Amendment to the Articles of Incorporation
Harbour Light Towers Association, Inc.

Dear sir/madam:

Please find and record the enclosed original signed Certificate of Amendment to the Articles of Incorporation for Harbour Light Towers Association, Inc., originally filed with the Secretary of State of Florida on March 2, 1978, charter number 741872. A check in the amount of \$35.00 for the amendment recording fee is enclosed as well.

I would greatly appreciate it if you could stamp and return the enclosed copy of the Certificate of Amendment in the self-addressed envelope we provided.

Thank you for your assistance in this matter, and if you have any questions, please do not hesitate to contact me.

Sincerely,



Shelby Nygren

Enclosures

Prepared by and return to:
Monique E. Parker, Esq.
Rabin Parker, P.A.
28163 U.S. 19 North, Suite 207
Clearwater, Florida 33761

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SEAL
CLERK OF DISTRICT COURT

CERTIFICATE OF AMENDMENT TO THE ARTICLES OF
INCORPORATION FOR HARBOUR LIGHT TOWERS ASSOCIATION, INC.

I hereby certify that at a duly called meeting of the members of Harbour Light Towers Association, Inc., held on December 10, 2015, in accordance with the requirements of the applicable Florida Statutes and the governing documents, the Amended and Restated Articles of Incorporation of Harbour Light Towers Association, Inc., attached hereto as EXHIBIT A, were duly adopted by the membership. The Articles of Incorporation of Harbour Light Towers Association, Inc., were originally filed with State of Florida, Department of State, receiving Charter Number 741872 on March 2, 1978, and recorded as an amendment to the Declaration of Condominium of Harbour Light Towers, a Condominium, in Pinellas County, Florida. Official Records Book 5453, Page 619.

IN WITNESS WHEREOF, the Harbour Light Towers Association, Inc., has caused this instrument to be signed by its duly authorized officer on this 4th day of May, 2016.

Debra K. Agamaitte
(Signature of Witness #1)
Debra K. Agamaitte
(Printed Name of Witness #1)
Debra H. Beer
(Signature of Witness #2)
Debra H. Beer
(Printed Name of Witness #2)

HARBOUR LIGHT TOWERS ASSOCIATION, INC.

By: Carmelita Anson Brown
(Signature)
Carmelita Anson Brown, V.P. HLT Board
(Printed Name and Title)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 4th day of May, 2016, by Carmelita Anson Brown as president of Harbour Light Towers Association, Inc., on behalf of the corporation, who acknowledged that he/she executed this document on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

Debra K. Agamaitte
Notary Public/State of Florida
My commission expires:

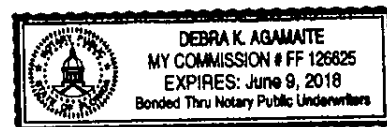


EXHIBIT A

AMENDED AND RESTATED ARTICLES OF INCORPORATION OF HARBOUR LIGHT TOWERS ASSOCIATION, INC.

(a corporation not for profit)

This document restates, supersedes, replaces and amends, all previously recorded Articles of Incorporation of Harbour Light Towers Association, Inc., which were originally filed with State of Florida, Department of State, receiving Charter Number 741872 on March 2, 1978, and recorded as an amendment to the Declaration of Condominium of Harbour Light Towers, a Condominium, in Pinellas County, Florida, Official Records Book 5453, Page 619.

ARTICLE 1. NAME AND ADDRESS. The name of this corporation shall be Harbour Light Towers Association, Inc., hereinafter "Association." The principal place of business shall be 1270 Gulf Boulevard, Clearwater, Pinellas County, Florida, or at such other place or places as may be designated from time to time.

ARTICLE 2. DEFINITIONS. The terms used herein shall be as defined in the Condominium Act, and the Declaration of Condominium of Harbour Light Towers, a Condominium.

ARTICLE 3. PURPOSE. The purpose for which the Association is organized is to provide an entity for the operation of the condominium property known as Harbour Light Towers, created pursuant to Florida Statutes, Chapter 718, hereinafter "Condominium Act"; to transact all business necessary and proper in connection with the operation of the condominium property for the mutual benefit of its members; to operate said condominium property for the sole use and benefit of its members; to perform any other act for the well-being of its members; and to perform any other act in maintaining an atmosphere of community and high standard of occupancy by and for its members. The Association shall also have such power and authority to do and perform every act and thing necessary and proper in the conduct of its business for the accomplishment of its purposes as set forth herein and as permitted by Florida Statutes, Chapter 617, the "Florida Not For Profit Corporation Act" and the Condominium Act. The Association shall not be operated for profit, no dividends shall be paid, and no part of the income of the Association shall be distributed to its members, directors, or officers.

ARTICLE 4. EXISTENCE. The Association shall have perpetual existence.

ARTICLE 5. BOARD OF DIRECTORS.

5.1 The affairs of the Association shall be managed by a Board of Directors. The number of Board of Director members shall be as set forth in the Bylaws of the Association.

5.2 The Board of Directors shall be elected at the annual meeting of members in the manner determined by the Bylaws of the Association and applicable Florida Statutes.

ARTICLE 6. INDEMNIFICATION. Every Board of Director member and every officer of the Association shall be indemnified by the Association against all expenses and liabilities,

including counsel fees, reasonably incurred by or imposed upon such Board of Director member or officer in connection with any proceeding or the settlement of any proceeding to which such Board of Director member or officer may be a party, or may be involved by reason of being or having been a Board of Director member or officer of the Association, whether or not such individual is a Board of Director member or officer at the time such expenses are incurred, except when the Board of Director member or officer is adjudged guilty of willful misfeasance in the performance of his or her duties, or in such cases where the proceeding arose out of actions taken outside the scope of the duties or office of the person involved. In the event of a settlement, the Board of Directors is entitled to make the determination of whether indemnification taken under this section is appropriate. The foregoing right of indemnification shall be in addition to and exclusive of all other rights and remedies to which such Board of Director member or officer may be entitled.

ARTICLE 7. MEMBERS.

7.1 The members of the Association shall consist of all of the current Harbour Light Towers unit owners.

7.2 Membership shall be acquired by recording in the Public Records of Pinellas County, Florida, a deed or other instrument establishing record title to a Harbour Light Towers condominium unit. The unit owner(s) designated in such deed or other instrument shall thereupon become member(s) of the Association, and the membership of the prior owner(s) of the unit shall be terminated.

7.3 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 a unit.

7.4 The total number of votes ("voting interests") is equal to the total number of units in the Harbour Light Towers condominium and is not divisible.

7.5 The members of the Association are entitled to one (1) vote for each unit owned and said vote may be exercised or cast in such manner as may be provided in the Bylaws, the Declaration, and/or the Condominium Act, all as amended from time to time. Any person or entity owning more than one (1) unit shall be entitled to one (1) vote for each unit owned, in the manner provided for in the Bylaws, the Declaration, and/or the Condominium Act, all as amended from time to time.

7.6 There shall be no cumulative voting.

7.7 Any matter of controversy or dispute between members or between a member and the Association shall be settled in accordance with applicable Florida Statutes.

7.8 The members of this Association shall be subject to all of the covenants, conditions, and restrictions contained in the Declaration of Condominium, these Articles of Incorporation, the Bylaws of the Association, and rules and regulations, as may be amended from time to time.

ARTICLE 8. BYLAWS. The operation of the Association shall be defined in the Bylaws.

ARTICLE 9. AMENDMENTS. Amendments to the Articles of Incorporation may be proposed by the Board of Directors, or by a petition signed by at least twenty-five percent (25%) of the unit owners, provided that any amendment proposed by the unit owners is subject to editing as to form and legality by legal counsel for the Association. The specific wording of any proposed amendments must be provided to all owners at least fourteen (14) days prior to the meeting where the voting will take place, together with a notice of the membership meeting where the proposed amendments will be discussed and voted upon, and a proxy form for the owners to allow someone else to vote on their behalf if they are unable to attend the meeting. Amendments must be approved by at least two thirds (2/3) of those owners who participate in the voting, in person or by proxy, at a membership meeting, provided that a majority of all members entitled to vote must participate in the voting in order for the vote to be valid. As to any amendments which are approved, a Certificate of Amendment signed by the president or vice president, with two witnesses and a notary, will be recorded in the Pinellas County Public Records with the approved amendments.

ARTICLE 10. This corporation shall provide and may contract for recreational facilities to be used by the condominium unit owners for recreational and social purposes.

END OF AMENDED AND RESTATED ARTICLES OF INCORPORATION