

744/284

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(City/State/Zip/Phone #)

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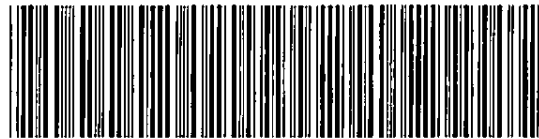
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FILED  
2024 JUL 11 AM 9:52  
JUL 11 2024

**CERTIFICATE OF AMENDMENT TO THE  
AMENDED AND RESTATED ARTICLES OF INCORPORATION  
OF  
RIVERGREEN VILLAS PROPERTY OWNERS' ASSOCIATION, INC.  
A Not For Profit Corporation, Incorporated Florida, 1978.**

**FILED**

2024 JUL 11 AM 9:52

The Articles of Incorporation of Rivergreen Villas Property Owners' Association, Inc., was originally filed with the Secretary of State on September 15, 1978; amended and restated at Official Records Book 1228, Page 2212 et. seq., and amended at Official Records Book 3340, Page 2612 et. seq., Public Records of St. Lucie County, Florida. The same Amended and Restated Articles of Incorporation of Rivergreen Villas Property Owners' Association, Inc., is hereby amended as approved by at least sixty percent (60%) of the members voting at the meeting on May 9, 2023.

1. Article XV is hereby amended as follows:

**ARTICLE XV  
QUORUM FOR OTHER ACTIONS**

Except as specifically provided herein, the percentage of voting interests required to constitute a quorum at any regular or special meeting of the members shall be twenty percent (20%) of the total voting interests.

2. The foregoing amendment to the Amended and Restated Articles of Incorporation for Rivergreen Villas Property Owners' Association, Inc., was approved by at least sixty percent (60%) of the members voting at the meeting on May 9, 2023.

3. All provisions of the Amended and Restated Articles of Incorporation for Rivergreen Villas Property Owners' Association, Inc., are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

**IN WITNESS WHEREOF**, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 17<sup>th</sup> day of JUNE, 2024.

**WITNESSES AS TO PRESIDENT:**

Luis G. Broggi  
Printed Name: Louis A. Broggi  
Address: 511 N. CASS AVE 3-1  
WEST MON T, IL 60559

Delora M. Burnley  
Printed Name: LEORA M BURNLEY  
Address: 511 N. CASS AVE 4A  
WEST MON T, IL 60559

**RIVERGREEN VILLAS PROPERTY  
OWNERS ASSOCIATION, INC.**

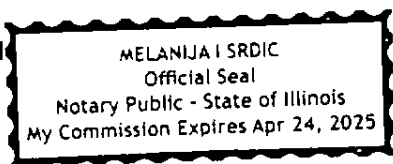
By: Diane Cimino  
-DIANE CIMINO, President

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 5354456 06/25/2024 09 29 09 AM  
OR BOOK 5169 PAGE 56 - 57 Doc Type: NOT  
RECORDING. \$18.50

STATE OF ~~FLORIDA~~ <sup>Illinois</sup>  
COUNTY OF DuPage

The foregoing instrument was subscribed, sworn and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Diane Cimino, as President of Rivergreen Villas Property Owners Association, Inc., ☐ who is personally known to me, or ☒ who has produced A drivers license as identification on June 17, 2024.

Notarial Seal



Melanija I SRDIC  
Notary Public  
Print Name: Melanija I SRDIC  
My Commission Expires: 04/24/2025

WITNESSES AS TO SECRETARY:

Laura Crowe  
Printed Name: Laura Crowe  
Address: 8300 Golden Link Blvd  
Northfield OH 44067  
Olivia Lebrun  
Printed Name: Olivia Lebrun  
Address: 8830 Golden Link Blvd  
Northfield, OH 44067

RIVERGREEN VILLAS PROPERTY OWNERS ASSOCIATION, INC.

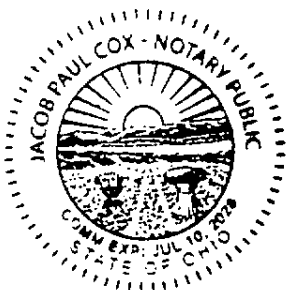
By: Kathy Wendel  
KATHY WENDEL, Secretary



STATE OF ~~FLORIDA~~ <sup>Ohio</sup>  
COUNTY OF Summit

The foregoing instrument was subscribed, sworn and acknowledged before me by means of ☐ physical presence or ☐ online notarization, by Katherine Wendel, as Secretary of Rivergreen Villas Property Owners Association, Inc., ☐ who is personally known to me, or ☐ who has produced Driver license as identification on 6/20, 2024.

Notarial Seal



Jacob Cox  
Notary Public  
Print Name: Jacob Cox  
My Commission Expires: 7/10/25

FILED  
2024 JUL 11 AM 9:52

CERTIFICATE OF AMENDMENT TO THE  
AMENDED AND RESTATED ARTICLES OF INCORPORATION  
OF  
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IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 17<sup>th</sup> day of JUNE, 2024.

WITNESSES AS TO PRESIDENT:

Luis G. Broggi  
Printed Name: Luis G. Broggi  
Address: 511 N. Cass Ave. #3  
Westmont, FL 33559

Debra M. Burnley  
Printed Name: Debra M. Burnley  
Address: 511 N. Cass Ave. #3  
Westmont, FL 33559

RIVERGREEN VILLAS PROPERTY  
OWNERS ASSOCIATION, INC.

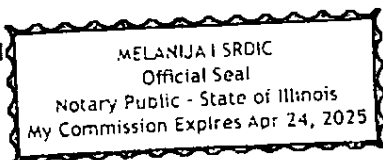
By: Diane Cimino  
Diane Cimino, President

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 5354456 06/25/2024 09:29:09 AM  
OR BOOK 5169 PAGE 56 - 57 Doc Type NOT  
RECORDING. \$18.50

STATE OF ~~FLORIDA~~ <sup>Illinois</sup>  
COUNTY OF DuPage

The foregoing instrument was subscribed, sworn and acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Diane Cimino, as President of Rivergreen Villas Property Owners Association, Inc., ☐ who is personally known to me, or ☒ who has produced IL drivers license as identification on June 17, 2024.

Notarial Seal



Melanija I Srdic  
Notary Public  
Print Name: Melanija I Srdic  
My Commission Expires: 04/24/2025

WITNESSES AS TO SECRETARY:

Laura Crowe  
Printed Name: Laura Crowe  
Address: 8300 Golden Link Blvd  
Northfield OH 44067  
Olivia Labriola  
Printed Name: Olivia Labriola  
Address: 8820 Golden Link Blvd  
Northfield, OH 44067

RIVERGREEN VILLAS PROPERTY OWNERS ASSOCIATION, INC.

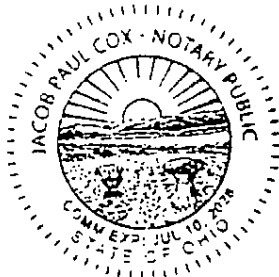
By: Kathy Wendel  
Kathy Wendel, Secretary



STATE OF ~~FLORIDA~~ <sup>Ohio</sup>  
COUNTY OF Summit

The foregoing instrument was subscribed, sworn and acknowledged before me by means of ☐ physical presence or ☐ online notarization, by Katherine Wendel, as Secretary of Rivergreen Villas Property Owners Association, Inc., ☐ who is personally known to me, or ☐ who has produced Driver license as identification on 6/20, 2024.

Notarial Seal



Jacob Cox  
Notary Public  
Print Name: Jacob Cox  
My Commission Expires: 7/10/28

ROSS EARLE BONAN ENSOR & CARRIGAN, P.A.  
ATTORNEYS AT LAW

DEBORAH L. ROSS\*  
DAVID B. EARLE\*\*  
ELIZABETH P. BONAN\*  
JACOB E. ENSOR\*

ROYAL PALM FINANCIAL CENTER  
SUITE 302  
819 SW FEDERAL HIGHWAY  
STUART, FLORIDA 34994  
(772) 287-1745

TRANSOCEAN BUILDING  
SUITE 220  
1701 HIGHWAY A1A  
VERO BEACH, FLORIDA 32963  
(772) 563-9555

JOHN P. CARRIGAN\*  
GARY E. SIMMONS, JR.  
KATE E. BRADFORD  
KURT A. McDAVID

\*CERTIFIED CIRCUIT CIVIL MEDIATOR

BOARD CERTIFIED IN CONDOMINIUM\*  
& PLANNED DEVELOPMENT LAW

June 27, 2024

Amendments Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

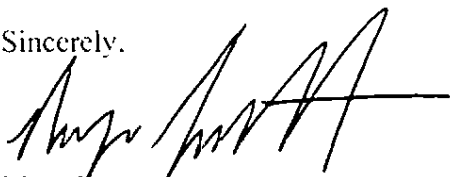
Re: Amendment to the Amended and Restated Articles of Incorporation

Dear Sir or Madam:

Enclosed for filing is the Certificate of Amendment to the Amended and Restated Articles of Incorporation of Rivergreen Villas Property Owners' Association, Inc., together with a photocopy to be date stamped and returned to this office in the self-addressed stamped envelope enclosed for your convenience. Also enclosed is a check in the amount of \$35.00 to cover the filing fee.

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

Sincerely,



Myra Laurent  
Paralegal to Elizabeth P. Bonan, Esq.  
Enclosures