

145955

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(City/State/Zip/Phone #)

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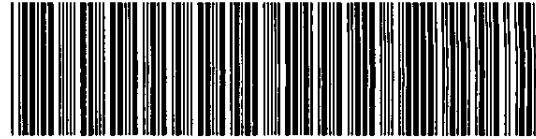
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Amend/cc

OCT 13 2016

I ALBRITTON

COVER LETTER

TO: Amendment Section  
Division of Corporations

NAME OF CORPORATION: RAINBOW SPRINGS PROPERTY OWNERS  
ASSOCIATION, INC.

DOCUMENT NUMBER: 745955

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

Please return all correspondence concerning this matter to the following:

RICHARD LEMMA

(Name of Contact Person)

RAINBOW SPRINGS POA

(Firm/ Company)

P.O. Box 3389

(Address)

DUNNELLON, FL 34430-3389

(City/ State and Zip Code)

PROPOA @ AOL.COM

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

For further information concerning this matter, please call:

RICHARD LEMMA

(Name of Contact Person)

at 352 489-1621

(Area Code) (Daytime Telephone Number)

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

- |  |  |  |  |
|--|--|--|--|
| <input type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee &<br>Certificate of Status | <input checked="" type="checkbox"/> \$43.75 Filing Fee &<br>Certified Copy<br>(Additional copy is<br>enclosed) | <input type="checkbox"/> \$52.50 Filing Fee<br>Certificate of Status<br>Certified Copy<br>(Additional Copy is<br>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

Articles of Amendment  
to  
Articles of Incorporation  
of

RAINBOW SPRINGS PROPERTY OWNERS ASSOCIATION,  
(Name of Corporation as currently filed with the Florida Dept. of State) INC.

745955

(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:

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)

C. Enter new mailing address, if applicable:  
(Mailing address MAY BE A POST OFFICE BOX)

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: \_\_\_\_\_

(Florida street address)

New Registered Office Address:

(City)

Florida

(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			_____

(attach additional sheets, if necessary). (Be specific)

[illegible]

E. If amending or adding additional Articles, enter changes here:

Note: Changes for Articles/Sections to be amended are indicated in strike-out/underline form.

## ARTICLE II PURPOSES AND POWERS

**Section 1. Purpose.** The purpose of the Association is to provide for maintenance, preservation and architectural control of the real property hereafter described (the "Existing Properties") and any additions thereto (the Existing Properties and any additions thereto may be referred to as the "Properties"); defined in Exhibit A to the Rainbow Springs Declaration of Covenants, Conditions, Restrictions and Easements.

~~Rainbow Springs, according to the plat thereof, as recorded in Plat Book "P", Pages 10 through 29, of the Public Records of Marion County, Florida, less and except that portion of the Plat referred to as Tracts "A", "B", "C", "D", "E", "F", "G", "I", and "J".~~

~~Rainbow Springs First Replat recorded in Plat Book "R", at Pages 41 through 45 inclusive, of the Public Records of Marion County, Florida.~~

~~Rainbow Springs Second Replat recorded in Plat Book "R", at Page 65, of the Public Records of Marion County, Florida.~~

~~Rainbow Springs Third Replat recorded in Plat Book "R", at Pages 79 through 82 of the Public Records of Marion County, Florida.~~

~~Rainbow Springs Fourth Replat recorded in Plat Book "S", at Pages 54 through 74 inclusive, of the Public Records of Marion County, Florida.~~

~~The plat of Rainbow Springs Country Club Estates recorded in Plat Book "S", at Pages 106 through 116 inclusive of the Public Records of Marion County, Florida.~~

and to promote the health, safety and welfare of the residents within the Properties. The Association is not organized for profit and no part of the net earnings, if any, shall inure to the benefit of any member or individual person, firm or corporation.

## ARTICLE IV VOTING RIGHTS

Each Member shall have the following voting rights.

(a) Owners of Residential Lots and Family Dwelling Units shall be entitled to one vote for each Residential Lot or Family Dwelling Unit owned. Provided, however, that the construction of a Family Dwelling Unit upon a Residential Lot shall not increase the number of votes for the ownership of such Lot.

(b) Owners of Multi-Family Lots, Public and Commercial Lots and Industrial Lots shall be entitled to one vote for each .5 of an acre contained in such Lot. Provided, however, that in computing the number of votes, each member shall have the area contained in such property rounded off to the nearest .5 of an acre.

(c) Owners of Public and Commercial Units and Industrial Lots shall be entitled to one vote for each 1,500 square feet of area covered by roof, awning, or canopy or similarly protected from the elements (this shall hereafter be called "Covered Area") contained in the unit which he owns; provided, however, that in computing the number of votes such member shall have the square footage of covered area rounded off to the nearest 1,500 square feet.

## RSPOA Articles of Incorporation

~~Notwithstanding any provision to the contrary, the Declarant shall have the right to appoint a majority of the members of the Board of Directors until the earlier to occur of: (i) Declarant's written waiver of this right; or (ii) Declarant's ceasing to hold record title to a minimum of ten (10%) percent of the aggregate Residential, Multi-family, Public and Commercial, and Industrial Lots which comprise the Properties, as those terms are defined in the Declaration of Covenants, Conditions, Restrictions and Easements for Rainbow Springs which has been recorded in Official Records Book 964 at Page 250 of the Public Records of Marion County, Florida, and as same may be further amended from time to time (hereinafter referred to as the "Declaration").~~ Declarant shall have the right to appoint not less than one (1) member of the Board of Directors until such time as Declarant no longer holds record title to any portion of the Properties. The Members of the Association other than Declarant, shall always have the right to elect one (1) member to the Board of Directors.

When any property entitling the owner to membership as a member of the Association is owned of record in the name of two or more persons or entities, whether fiduciaries, joint tenants, tenants in common, tenants in partnership or any other manner of joint or common ownership, or if two or more persons or entities have the same fiduciary relationship respecting the same property, the votes for such property shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any property.

### ARTICLE VIII OFFICERS

**Section 3. First Officers.** The names and addresses of the first officers of the Association, who shall hold office until the annual meeting of directors ~~in 1979~~ and until successors are duly elected and have taken office, shall be as follows:

Office	Name	Address
President	<del>HAROLD D. WHITE</del> <u>Burton Eno</u>	<del>3010 Coral Way Miami, Florida 33145</del> <u>9220 SW 193<sup>rd</sup> Circle Dunnellon, FL 34432</u>
Vice President	<del>KENNETH D. BRASIER</del> <u>Gordon Hart</u>	<del>Poinsetta Drive, Route 4, Box 644 Dunnellon, Florida 32620</del> <u>9719 SW 206<sup>th</sup> Circle Dunnellon, FL 34431</u>
Secretary	<del>SCOTT STEPHENS</del> <u>Audrey Strahan</u>	<del>Route 4, Box 600 19025 SW 93<sup>rd</sup> Loop Dunnellon, Florida 32630</del> <u>34432</u>
Treasurer	<del>SCOTT STEPHENS</del> <u>Hugh Lochrane</u>	<del>Route 4, Box 600 9184 SW 193<sup>rd</sup> Circle Dunnellon, Florida 32630</del> <u>34432</u>

### ARTICLE XI SUBSCRIBERS

The names and addresses of the subscribers to these Articles of Incorporation are:

Name	Address
<del>WILLIAM M. PORTER</del>	<del>3010 Coral Way, Miami, Florida 33145</del>
<del>HAROLD D. WHITE</del>	<del>3010 Coral Way, Miami, Florida 33145</del>

<del>SCOTT STEPHENS</del>	<del>Route 4, Box 600, Dunnellon, Florida 32630</del>
<u>Rosalie Adler</u>	<u>8892 SW 192<sup>nd</sup> Ct. Rd., Dunnellon, FL 34432</u>
<u>Tim Collins</u>	<u>9718 SW 188<sup>th</sup> Terrace, Dunnellon 34432</u>
<u>Burton Eno</u>	<u>9220 SW 193<sup>rd</sup> Circle, Dunnellon, FL 34432</u>
<u>Gordon Hart</u>	<u>9719 SW 206<sup>th</sup> Circle, Dunnellon, FL 34431</u>
<u>Judy Larsen</u>	<u>9160 SW 193<sup>rd</sup> Circle, Dunnellon, FL 34432</u>
<u>Hugh Lochrane</u>	<u>9184 SW 193<sup>rd</sup> Circle, Dunnellon, FL 34432</u>
<u>Larry Loffredo</u>	<u>19524 SW 82<sup>nd</sup> Pl. Rd., Dunnellon, FL 34432</u>
<u>Audrey Strahan</u>	<u>19025 SW 92<sup>rd</sup> Loop, Dunnellon, FL 34432</u>

**ARTICLE XII  
REGISTERED AGENT**

The name and address of the appointed Registered Agent of the Corporation is:

<u>William M. Porter</u>	<u>Richard A. Lemma</u>
<u>3010 Coral Way</u>	<u>21869 SW 83<sup>rd</sup> Loop</u>
<u>Miami, Florida 33145</u>	<u>Dunnellon, FL 34431</u>



The date of each amendment(s) adoption: OCTOBER 3, 2016, if other than the date this document was signed.

Effective date if applicable: OCTOBER 3, 2016  
(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.

Dated 10/4/16

Signature Burton Endo  
(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)

BURTON ENO  
(Typed or printed name of person signing)

PRESIDENT  
(Title of person signing)