

748227

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**COVER LETTER**

**TO:** Amendment Section  
Division of Corporations

**NAME OF CORPORATION:** Turkey Roost Mini-Farms Homeowners Association, Inc.

**DOCUMENT NUMBER:** 748227

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

Please return all correspondence concerning this matter to the following:

**D J Buchanan, Treasurer**

(Name of Contact Person)

(Firm/ Company)

**1530 McLawrence Way**

(Address)

**Tallahassee, Florida 32317**

(City/ State and Zip Code)

**buchandj@dor.state.fl.us**

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

For further information concerning this matter, please call:

**D J Buchanan**

(Name of Contact Person)

at ( **850** ) **617-8107**

(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

Turkey Roost Farms Homeowners Association, Inc.

(Name of Corporation as currently filed with the Florida Dept. of State)

748227

(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:**

Turkey Roost Mini-Farms Homeowners Association, Inc.

*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

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DIVISION OF CORPORATIONS

**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			_____

**E. If amending or adding additional Articles, enter change(s) here:**  
(attach additional sheets, if necessary). (Be specific)

See attached Amended and Restated Articles in entirety.

The date of each amendment(s) adoption: October 7, 2013, if other than the date this document was signed.

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

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 October 9, 2013

Signature D J Buchanan  
(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)

D J Buchanan  
(Typed or printed name of person signing)  
Treasurer, Registered agent  
(Title of person signing)

**AMENDED AND RESTATED  
ARTICLES OF INCOPORATION OF  
TURKEY ROOST MINI-FARMS HOMEOWNERS ASSOCIATION INC.**

**ARTICLE I**

**NAME**

The name of this not-for-profit corporation shall be TURKEY ROOST MINI-FARMS HOMEOWNERS ASSOCIATION, INC.

**ARTICLE II**

**PURPOSES**

This Association is organized to: 1) enable the owners of tracts of land in the North one-half (N ½) of Section 24, Township 1, Range 2 East, and the West one-half (W ½) of Section 19, Township 1 North, Range 3 East, Leon County, Florida, otherwise know as Turkey Roost Mini-Farms, to provide a system for maintenance of the roads existing to give the owners access to these lands and establish a continuing method of equitably assessing the landowners for the cost of maintaining said roads; 2) establish an authority by which the landowners shall act upon the enforcement of restrictions as to use of said lands and to grant variances or modifications thereof which are not inconsistent with the recorded restrictions; and 3) to enable said homeowners to create a community spirit and act in concert on other matters of mutual interest and concern as the members of the Association shall determine to be in their best interest.

**ARTICLE III**

**MEMBERS**

Each natural person, and the president of any corporation, or their authorized designee, owning an interest in any parcel or tract of land in the area described in Article II, shall be a member of the Association. If lands are held in joint tenancy, tenancy in common, or an estate by the entireties, each tenant shall be a member of the Association, providing that the voting powers of members shall be prescribed in Article V hereinafter set forth. Membership shall be automatic upon acquisition of a lot in the area described in Article II, above.

The membership of any member in the Association shall automatically terminate upon conveyance or other divestment of title to such member's lot, except that nothing herein contained shall be construed as terminating the membership of any member who may own two or more lots so long as such member owns at least one lot.

The interest of a member in the funds and assets of the Association may not be assigned, hypothecated, or transferred in any manner, except as an appurtenance to the lot which is the basis of his or her membership in the Association.

#### **ARTICLE IV**

##### **TERM OF EXISTENCE**

This association shall have perpetual existence.

#### **ARTICLE V**

##### **VOTING POWERS**

Voting powers are reserved for members in good standing. A member in good standing shall be defined as a member of the Association who has no outstanding dues or assessments of any sort owed to the association at the time of the vote.

Regardless of the number of acres owned by a member of the Association, each member in good standing thereof shall be entitled to only one vote on all matters in which the members of this Association are entitled to vote. In case of divided interest or joint ownership, each owner shall be entitled to a percentage of one vote equal to the percentage of their ownership in the parcel or tract. If ownership is in an estate by the entities either spouse may, with written consent of the other, cast the one vote, however, if they disagree, each spouse may cast one-half vote. Lands owned by a corporation shall be voted by the president unless otherwise provided by resolution of the corporation. All matters shall be decided by majority vote based upon one vote for each ownership of land in the area described in Article II hereof.

#### **ARTICLE VI**

##### **BOARD OF DIRECTORS AND OFFICERS**

The Directors of the Association at the time of amendment and restatement are:

James M. McHargue, Chair  
11198 Pony Trail E.  
Tallahassee, FL 32317

Susan Skornia, Secretary  
1529 McLawrence Way  
Tallahassee, FL 32317

D. J. Buchanan, Treasurer  
1530 McLawrence Way  
Tallahassee, FL 32317

Marcia T. McHargue  
11203 Tung Grove Road  
Tallahassee, FL 32317

Anne Allen  
1527 Baum Road  
Tallahassee, FL 32317

Robert L. Tanner  
11192 Tung Grove Road  
Tallahassee, FL 32317



The Officers of the Association at the time of amendment and restatement are:

President: Jamie McHargue  
Secretary: Susan Skornia  
Treasurer: D. J. Buchanan

The Officers and directors shall be elected and for such terms as are provided by the Bylaws.

## **ARTICLE VII**

### **ASSESSMENTS AND DUES**

No dues or special assessments shall be charged or levied except by majority vote by the members in good standing after due notice as provided in the Bylaws.

Any assessment, including assessments for maintenance of roads, shall be levied equally on each ownership of a parcel or tract of land regardless of the number of acres in each ownership, and further provided that assessments for road maintenance may be made separately for each of the roads serving members of the Association and the monies collected shall be earmarked and expended only on maintenance of that road for which the assessment is made. The sums due for assessment for road maintenance by any tract owner may, if unpaid for ninety (90) days after date of notification, be enforced as a lien by the Association.

## **ARTICLE VII**

### **AMENDMENT OF ARTICLES AND BYLAWS**

The Bylaws shall initially be enacted by vote of the members. The Bylaws and these Articles of Incorporation may thereafter be altered and amended by the Board of Directors, provided that notice of any proposed amendment or alteration be given to the members as provided in the Bylaws at their address as carried on the records of the Association.

## **ARTICLE VIII**

### **INDEMNIFICATION**

Except as otherwise provided by law, the directors, officers, employees and agents of the Association shall be indemnified, by the same process and to the same extent, as provided for in § 607.0850, Florida Statutes.

**ARTICLE IX**

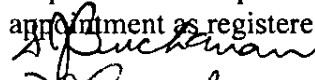

**REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the registered office of this association is 1530 McLawrence Way, Tallahassee, Florida, 32317. The name of the Registered Agent of this Association is D. J. Buchanan.

Such office and Registered Agent may be changed from time to time by action of the Board of Directors.

**ACCEPTANCE BY REGISTERED AGENT**

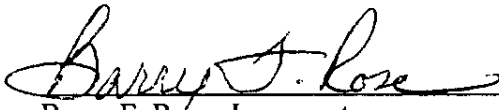
Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

  
 \_\_\_\_\_, D. J. Buchanan  
Required Signature of Registered Agent

10/7/2013  
Date

IN WITNESS WHEREOF, the undersigned Incorporator has executed these

Amended and Restated Articles of Incorporation, this 7<sup>th</sup> day of October, 2013. I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in § 817.155, F.S.

  
Barry F. Rose, Incorporator