

750954

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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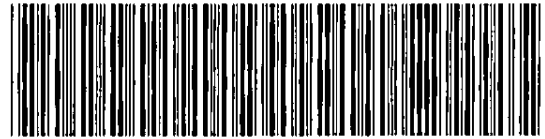
(Business Entity Name)

(Document Number)

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Amend

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CLERK OF COURT
JANICE L. ROBERTS

A. RAMSEY

APR 15 2024

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& CONDOMINIUM AND PLANNED DEVELOPMENT LAW

TANIQUE G. LEE
ELISA L. CARLTON
OF COUNSEL

March 13, 2024

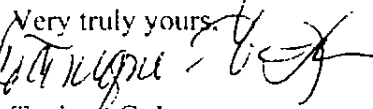
Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

**Re: Miramar Homeowners Association, Inc. (Document Number 750954)
/Articles of Amendment to Articles of Incorporation**

Dear Sir/Madame:

Enclosed is the original Articles of Amendment to the Articles of Incorporation for Miramar Homeowners Association, Inc. f/k/a Miramar Estates Property Owners Association, Inc., and copy, and Miramar Homeowners Association, Inc.'s check number 1277 payable to the Florida Department of State in the amount of \$43.75 (Filing Fee & Certified Copy).

Please return the Certified Copy to the firm's West Palm Beach address. Of course, if you have any questions or suggestions, then please do not hesitate to contact Mr. Gelfand or me.

Very truly yours,

Tanique G. Lee
For the Firm

TGL/jns
Enclosure
cc: Miramar Homeowners Association, Inc.

FILED

ARTICLES OF AMENDMENT TO THE ARTICLES OF INCORPORATION FOR
MIRAMAR HOMEOWNERS ASSOCIATION, INC.
F/K/A MIRAMAR ESTATES PROPERTY OWNERS ASSOCIATION, INC.

DOCUMENT NUMBER: 750954

Pursuant to the provisions of the Florida Not-for-Profit Corporations Act, Chapter 617 Fla. Stat. (2023) Miramar Homeowners Association, Inc. adopts the following Articles of Amendment to the corporation's Articles of Incorporation, and states as follows:

FIRST: The name of the corporation is: Miramar Homeowners Association, Inc.

SECOND: The corporation adopted an amendment to its Articles of Incorporation, specifically amending Article II, entitled "Purpose and Powers of the Association as follows (the language added is **bold underlined** and the language deleted is **bold struck-out**):

This Association does not contemplate pecuniary gain or profit to the Members and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the townhouse units and the Common Areas with the property described in the Declaration of Covenants, Conditions and Restrictions as recorded in the Public Records of Palm Beach County, Florida and to promote the health, safety and welfare of the Residents within the property and any additions to such property and for this purpose to:

(a) exercise all the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration as such is recorded and as it may be amended from time to time:

(b) fix, levy, collect and enforce payment by any lawful means, all charges or Assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association:

(c) acquire (by gift, purchase or otherwise), own, hold improve, dedicate property build, operate, maintain, convey, sell, lease, transfer for public use or otherwise dispose of real or personal property in connection with the affairs of the Association:

(d) borrow money, and with the assent of two-thirds vote of the Members, mortgage, pledge, deed in trust, or hypothecate any or all of its ~~real or~~ personal property as security for money borrowed or debts incurred; **however, not withstanding any contrary provision in these Articles of Incorporation a vote of the Members is not required to borrow money for work to repair or replace because of a casualty loss:**

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds of the Members, agreeing to such dedication, sale or transfer:

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds of the Members:

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Law of the State of Florida may have or would have.

THIRD: The Amendment was adopted by the corporation's Board of Directors on January 30, 2024.

FOURTH: The date of adoption of the Amendment by the corporation's members was January 30, 2024, and the number of votes cast for the Amendment was sufficient for approval.

Dated this ✓ 8th day of March 2024.

PRESIDENT'S VERIFICATION

Witnessed by:

Signature here: [Signature]

Print name here: Steve Kaefer

Signature here: [Signature]

Print name here: MARGARET MALBAVEN

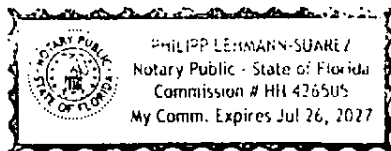
By: [Signature]

Jason Zelinski, President

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

[CORPORATE SEAL]

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of March 2024, by Jason Zelinski as President for Miramar Homeowners Association, Inc.



Sign Name here: [Signature]

Print Name here: Phil L. Suarez

Notary Public, State of Florida

Serial Number: HH 426505

My commission expires: 7/26/27

Personally Known _____ OR Produced Identification ✓
Type of Identification Produced: FL. DL.

SECRETARY'S VERIFICATION

Witnessed by:

Signature here ☐

SK Karter

Print name here ☐

Steven Karter

Signature here ☐

[Signature]

Print name here ☐

Taron C. Zelnick

By:

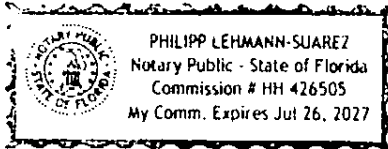
Margaret Malbaurn
Margaret Malbaurn, Secretary

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

[CORPORATE SEAL]

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of March 2024, by Margaret Malbaurn as Secretary for Miramar Homeowners Association, Inc.



Sign Name here:

[Signature]

Print Name here:

Phil L. Suarez

Notary Public, State of Florida

Serial Number HH 426505

My commission expires: 7/26/27

Personally Known _____ OR Produced Identification ☒

Type of Identification Produced: FL, DL

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