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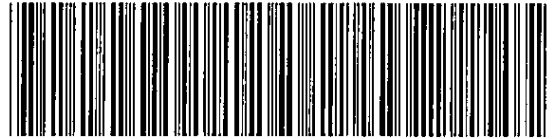
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AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF
BELLEVIEW BILTMORE VILLAS-SOUTH GARDEN-
6 BELLEVIEW BLVD., INC.

The undersigned by these Articles associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE 1
NAME

The name of the corporation shall be BELLEVIEW BILTMORE VILLAS-SOUTH GARDEN-6 BELLEVIEW BLVD., INC. For convenience the corporation shall be referred to in this instrument as the Association.

ARTICLE 2
PURPOSE

- 2.1 The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act, which is Chapter 718, Florida statutes, for the operation of BELLEVIEW BILTMORE VILLAS-SOUTH GARDEN-6 BELLEVIEW BLVD., A CONDOMINIUM, according to Declaration of Condominium now or hereafter recorded in the Public Records of Pinellas County, Florida, located upon lands in Pinellas County, Florida.
- 2.2 The Association shall make no distributions of income to its members, directors or officers.

ARTICLE 3
POWER

The powers of the Association shall include and be governed by the following provisions:

- 3.1 The Association shall have all of the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles.
- 3.2 The Association shall have all of the powers and duties set forth in the Condominium Act except as limited by these Articles and the Declaration of Condominium, and all of the powers and duties reasonably necessary to operate the condominium pursuant to the Declaration as may be amended from time to time, including but not limited to the following:
- (A) To make and collect assessments against members as apartment owners to defray the costs, expenses and losses of the condominium, and to account to each member for assessments against that member's apartment.
 - (B) To use the proceeds of assessments in the exercise of its powers and duties.

- (C) The maintenance, repair, replacement and operation of the property of the condominium, including easements.
 - (D) The purchase of insurance upon the property of the condominium and insurance for the protection of the Association and its members as apartment owners.
 - (E) The reconstruction of improvements after casualty and the further improvement of the property.
 - (F) To make and amend reasonable rules and regulations respecting the use of the property in the condominium, other than the restrictions contained in the Declaration of Condominium.
 - (G) To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws of the Association and the Regulations for the use of the property in the condominium.
 - (H) To contract for the management and maintenance of the condominium property and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the common elements with funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the condominium documents and the Condominium Act, including but not limited to the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.
 - (I) To employ personnel to perform the services required for proper operation of the condominium.
 - (J) In no event shall the members of a particular condominium be charged with any portion of the expenses for any other condominium, but shall be charged only for the expenses of their particular condominium and their equitable share of the expenses of any common elements, easements, recreational facilities, or other areas used in common by more than one condominium.
- 3.3 All funds and titles of all properties acquired by the Association and their proceeds shall be held in trust for the members of the condominium in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation, and the Bylaws.

ARTICLE 4
MEMBERS

- 4.1 The members of the Association shall consist of all of the record owners, by deed or otherwise, of condominium apartments in BELLEVIEW BILTMORE VILLAS-SOUTH GARDEN-6 BELLEVIEW BLVD., A CONDOMINIUM, but shall in no event exceed 64 members; and after termination of the condominium shall consist of these who are members at the time of such termination and their successors and assigns.
- 4.2 Change of membership in the Association shall be established, after receiving approval of the Association required by the Declaration of Condominium, by recording in the Public Records of Pinellas County, Florida, a deed, or other instrument establishing a record title to the apartment in the condominium and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.
- 4.3 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated and transferred in any manner except as an appurtenance to his apartment.
- 4.4 Unit owners are entitled to one (1) vote for each unit owned. If a unit is owned by one (1) natural person, individually or as trustee, the right to vote shall be established by the record title to the unit. If a unit is owned jointly by two (2) or more persons, that unit's vote may be cast by any of the owners provided only one (1) vote shall be cast. If multiple owners of a unit cannot agree how to vote, and attempt to cast votes which are in conflict with those cast by another owner, the vote for that unit will not be counted. The vote of a unit owner who is not a natural person, shall be cast by any officer of a corporation, or any partner or managing agent of another type of entity.
- 4.5 The terms "apartment" and "apartment owners" or "owners" shall have the same meaning as "unit" or "owner" as same are defined in the Condominium Act.

ARTICLE 5
DIRECTORS

- 5.1 The affairs of the Association will be managed by a Board consisting of the number of directors determined by the Bylaws, but not less than three directors, and in the absence of such determination shall consist of five (5) directors. Directors must be members of the Association.
- 5.2 Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided in the Bylaws.

ARTICLE 6 OFFICERS

The affairs of the Association shall be administered by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors.

ARTICLE 7 INDEMNIFICATION

Every director 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 him in connection with any proceeding or settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE 8 BYLAWS

The Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE 9 AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

- 9.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.
- 9.2 A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting. Except as elsewhere provided:

- (A) Such approvals must be by not less than a majority of the total unit owners.

- 9.3 Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members, and no amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.
- 9.4 A copy of each amendment shall be certified by the secretary of State and be recorded in the Public Records of Pinellas County, Florida.

ARTICLE 10
TERM

The term of the Association shall be perpetual.

ARTICLE 11
REGISTERED AGENT

The registered agent of the Association shall be determined by the Board of Directors from time to time, and shall be on file with the Florida Secretary of State.

END OF AMENDED AND RESTATED ARTICLES OF INCORPORATION

Prepared by and return to:

Monique F. Parker, Esq.
Rabin Parker Gurley, P.A.
2653 McCormick Drive
Clearwater, Florida 33759

CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION
OF BELLEVIEW BILTMORE VILLAS -SOUTH GARDEN -6 BELLEVIEW
BLVD., INC.

I hereby certify, in accordance with the requirements of the applicable Florida Statutes and the governing documents of the Association, the Articles of Incorporation of Belleview Biltmore Villas-South Garden -6 Belleview Blvd., Inc., originally recorded in Official Records Book 4995, Page 1652 et seq., in the Public Records of Pinellas County, Florida was amended at a duly called meeting of the members of the Belleview Biltmore Villas-South Garden- 6 Belleview Blvd., Inc., on October 25, 2023. The adopted amendments are attached hereto. The Declaration of Condominium of Belleview Biltmore Villas-South Garden-6 Belleview Blvd., A Condominium, was originally recorded in Official Records Book 4995, Page 1621 et seq., within the Public Records of Pinellas County, Florida.

IN WITNESS WHEREOF, the Belleview Biltmore Villas-South Garden-6 Belleview Blvd., Inc., has caused this instrument to be signed by its duly authorized officer on this 19 day of December, 2023.

Patti Alcorn
(Signature of witness #1)

BELLEVIEW BILTMORE VILLAS-SOUTH GARDEN-6
BELLEVIEW BLVD., INC.

Patti Alcorn
(Printed Name of Witness #1)

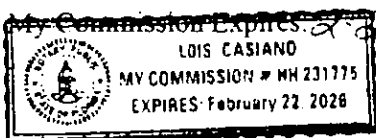
Shawn Deetz
(Signature of Witness #2)

Shawn Deetz
(Printed Name of Witness #2)

By: William J. Alcorn
(Signature)
William J. Alcorn President
(Printed Name and Title)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of Dec, 2023 by William J. Alcorn as President of the Belleview Biltmore Villas-South Garden-6 Belleview Blvd., Inc., on behalf of the corporation, and ☐ is personally known to me or ☒ has produced FL Dlg 45 as identification.



NOTARY PUBLIC - State of Florida at Large



VIA FIRST-CLASS MAIL ONLY

January 24, 2024

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

Re: Certificate of Amendment to the Articles of Incorporation of Belleview Biltmore Villas-South Garden- 6 Belleview Blvd., Inc.
Our Matter No.: 10039-002

Dear Sir/Madam:

recorded
Please find and record the enclosed ~~original~~ Certificate of Amendment to the Articles of Incorporation of Belleview Biltmore Villas-South Garden- 6 Belleview Blvd., Inc., originally filed with the Secretary of State of Florida on February 22, 1980, and assigned Document Number 751183. A check in the amount of \$35.00 is enclosed for the amendment recording fee.

Also, please stamp and return the enclosed copy of the Certificate of Amendment in the self-addressed stamped envelope provided.

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

Sincerely,

Monique E. Parker, Esquire

MEP/mj

Enclosures

cc: Belleview Biltmore Villas-South Garden-6 Belleview Blvd. Inc.



2653 McCormick Drive
Clearwater, Florida 33759
(727) 475-5535

☒ Reply to this Address

WWW.RPGLAW.COM

8470 Enterprise Circle, Suite 309
Lakewood Ranch, Florida 34202
(941) 306-3964

☐ Reply to this Address
By appointment only



FLORIDA DEPARTMENT OF STATE
Division of Corporations

February 14, 2024

RABIN PARKER GURLEY P.A.
2653 MCCORMICK DRIVE
CLEARWATER, FL 33759

SUBJECT: BELLEVIEW BILTMORE VILLAS-SOUTH GARDEN-6 BELLEVIEW
BLVD., INC.
Ref. Number: 751183

We have received your document for BELLEVIEW BILTMORE VILLAS-SOUTH GARDEN-6 BELLEVIEW BLVD., INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The date of adoption of each amendment must be included in the document.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Anissa Butler
Regulatory Specialist II

Letter Number: 924A00003222

2/21/24

Articles of Incorporation were adopted on
October 25, 2023. And recorded within
Pinellas County Clerk on 1/17/24.