752765

estor's Name)		
(Address)		
(Address)		
State/Zip/Phon	e #)	
WAIT	MAIL	
(Business Entity Name)		
(Document Number)		
Certificates	s of Status	
Special Instructions to Filing Officer:		
	ess) State/Zip/Phon WAIT ess Entity Nar ment Number)	

Office Use Only



500293031745

02/02/17--01007--009 **35.00

2017FEB -2 AN IO: 07

Amended Restored

FEB - 6 2017 I ALBRITTON



BENNETT L. RABIN MONIQUE E. PARKER

· 28059 U.S. HIGHWAY 19 NORTH, SUITE 301 CLEARWATER, FLORIDA 33761 727.475.5535 Phone ◆ 727.723.1131 Fax ◆ www.rabinparker.com

January 27, 2017

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

Re:

Certificate of Amendment to the Articles of Incorporation Fairway Villas at Bardmoor Condominium Association, Inc.

Matter No. 10294-002

Dear Sir/Madam:

Please find and record the enclosed original Certificate of Amendment to the Articles of Incorporation for Fairway Villas at Bardmoor Condominium Association, Inc., originally filed with the Secretary of State on June 3, 1980, and assigned Document Number 752765. 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

MEP/pb Enclosures

cc: Fairway Villas at Bardmoor Condominium Association, Inc.

Prepared by and return 10: Monique E. Parker, Esq. RABIN ◆ PARKER, P.A. 28059 U.S. 19 North, Suite 301 Clearwater, Florida 33761



CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION OF FAIRWAY VILLAS AT BARDMOOR CONDOMINIUM ASSOCIATION, INC.

I hereby certify that at a duly called meeting of the members of Fairway Villas at Bardmoor Condominium Association, Inc., held on January 10, 2017, in accordance with the requirements of the applicable Florida Statutes and the governing documents, the Amended and Restated Articles of Incorporation of Fairway Villas at Bardmoor Condominium Association, Inc., attached hereto as EXHIBIT "A", were duly adopted by the membership. The Articles of Incorporation of Fairway Villas at Bardmoor Condominium Association, Inc., were originally filed with the State of Florida, Department of State, June 3, 1980, Document Number 752765, and recorded as Exhibit "F" to the Declaration of Condominium of Fairway Villas at Bardmoor, a Condominium, recorded in Official Records Book 5099, Page 1296, within the Public Records of Pinellas County, Florida.

IN WITNESS WHEREOF, Fairway Villas at Bardmoor Condominium Association, Inc., has caused this instrument to be signed by its duly authorized officer on this __/S__ day of January, 2017.

1	FAIRWAY VILLAS AT BARDMOOR
6 01 5 6 W. W	CONDOMINIUM ASSOCIATION, INC.
Worker & Wycoff	
BOBLE E WYCEFF	By Satricia B. Floyd
(Printed Name of Witness #1)	Patricia B Flay & Persider
(Signature of Witness #2) //	(Printed Name and Title)
Kistine Face	(**************************************
(Printed Name of Witness #2)	
STATE OF FLORIDA)	
COUNTY OF PINELLAS)	
COUNTY OF THEELERS	
The foregoing instrument was acknowledged be	efore me this \sum_\text{\mathbb{E}} day of January, 2017, by
Kathicia B. Flow of as president	of Fairway Villas at Bardmoor Condominium
Association, Inc., on behalf of the corporation	, who acknowledged that he/she executed this
	he is personally known to me or has produced
Fl. Drives Lique as identification.	•
7	
	hul hills
Not	ary Public/State of Florida
	commission expires:

CHERYL WILLIS
COMMISSION # EE861437
EXPIRES FEB 27 2017
BONDED THROUGH
RUINSURANCE COMPANY

EXHIBIT "A"

AMENDED AND RESTATED ARTICLES OF INCORPORATION OF FAIRWAY VILLAS AT BARDMOOR CONDOMINIUM ASSOCIATION (a corporation not-for-profit)

Substantial rewording of the Articles of Incorporation.

Please see existing Articles of Incorporation for present text.

This document restates, supersedes, replaces, and amends, all previously recorded Articles of Incorporation of Fairway Villas at Bardmoor Condominium Association, Inc., which were originally filed with State of Florida, Department of State, Document Number 752765 on June 3, 1980, and recorded as Exhibit "F" of the Declaration of Condominium of Fairway Villas at Bardmoor, a Condominium, in Official Records Book 5099, Page 1255 et seq., Pinellas County, Florida, and subsequently amended.

ARTICLE 1. NAME AND ADDRESS. The name of this corporation shall be Fairway Villas at Bardmoor Condominium Association, Inc., hereinafter "Association." The principal place of business shall be designated from time to time by the Board of Directors.

ARTICLE 2. DEFINITIONS. The terms used herein shall be as defined in the Condominium Act, and the Declaration of Condominium for Fairway Villas at Bardmoor, a Condominium.

ARTICLE 3. PURPOSE. The purpose for which the Association is organized is to provide an entity for the operation of the condominium property known as Fairway Villas at Bardmoor, created pursuant to Florida Statutes, Chapter 718, hereinafter "Condominium Act"; to transact all business necessary and proper in connection with the operation of the condominium property for the mutual benefit of its members; to operate said condominium property for the sole use and benefit of its members; to perform any other act for the well-being of its members; and to perform any other act in maintaining an atmosphere of community and high standard of occupancy by and for its members. The Association shall also have such power and authority to do and perform every act and thing necessary and proper in the conduct of its business for the accomplishment of its purposes as set forth herein and as permitted by Florida Statutes, Chapter 617, the "Florida Not For Profit Corporation Act" and the Condominium Act. The Association shall not be operated for profit, no dividends shall be paid, and no part of the income of the Association shall be distributed to its members, directors, or officers.

ARTICLE 4. POWERS. The corporation shall have all of the common law and statutory powers of a corporation not-for-profit, and all of the powers of condominium associations under the Condominium Act, and all of the powers reasonably necessary to implement the purposes of the corporation, which are not in conflict with the terms of these Articles, the Declaration of Condominium, and the Bylaws of this corporation, all as amended from time to time. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the condominium and may take all acts, through the proper officers of the Association, in executing such powers, except such acts which by law, the Declarations, Articles, or these Bylaws may not be delegated to the Board of Directors by the unit owners.

ARTICLE 5. EXISTENCE. The Association shall have perpetual existence.

ARTICLE 6. BOARD OF DIRECTORS.

- 6.1 The affairs of the Association shall be managed by a Board of Directors. The number of Directors shall be as set forth in the Bylaws of the Association.
- 6.2 The Board of Directors shall be elected at the annual meeting of members in the manner determined by the Bylaws of the Association and applicable Florida Statutes.

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 such director or officer in connection with any proceeding or the settlement of any proceeding to which such director or officer may be a party, or may be involved by reason of being or having been a director or officer of the Association, whether or not such individual is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of gross negligence or willful misfeasance in the performance of his or her duties, or in such cases where the proceeding arose out of actions taken outside the scope of the duties or office of the person involved. In the event of a settlement, the Board of Directors is entitled to make the determination of whether indemnification taken under this section is appropriate. The foregoing right of indemnification shall be in addition to and exclusive of all other rights and remedies to which such director or officer may be entitled.

ARTICLE 8. MEMBERS.

- 8.1 The members of the Association shall consist of all of the condominium unit owners.
- 8.2 Membership shall be acquired by recording in the Public Records of Pinellas County, Florida, a deed or other instrument establishing record title to a unit with the Fairway Villas at Bardmoor Condominium. The unit owner(s) designated in such deed or other instrument shall thereupon become member(s) of the Association, and the membership of the prior owner(s) of the unit shall be terminated.
- 8.3 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance to a unit.
- 8.4 The total number of votes ("voting interests") is equal to the total number of units in the Fairway Villas at Bardmoor Condominium and is not divisible.
- 8.5 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.

- 8.6 There shall be no cumulative voting.
- 8.7 Any matter of controversy or dispute between members or between a member and the Association shall be settled in accordance with applicable Florida Statutes.
- 8.8 The members of this Association shall be subject to all of the covenants, conditions, and restrictions contained in the Declaration of Condominium, these Articles of Incorporation, the Bylaws of the Association, and Rules and Regulations, as may be amended from time to time.
- ARTICLE 9. BYLAWS. The operation of the Association shall be defined in the Bylaws.

ARTICLE 10. AMENDMENTS. Amendments may be proposed by the Board of Directors or by a petition signed by at least twenty-five percent (25%) of the unit owners, provided that any amendment proposed by unit owners is subject to editing as to form and legality by legal counsel for the corporation. Amendments must be approved by at least two-thirds (2/3) of the eligible voting members who participate in the voting in person or by proxy at a meeting at which a quorum is attained. As to any amendments which are approved, a Certificate of Amendment signed by the president or vice president, with two witnesses and a notary, will be recorded in the public records along with the approved amendments.

END OF ADOPTED AMENDED AND RESTATED ARTICLES OF INCORPORATION

Prepared by and return to: Monique E. Parker, Esq. RABIN + PARKER, P.A. 28059 U.S. 19 North, Suite 301 Clearwater, Florida 33761

CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION OF FAIRWAY VILLAS AT BARDMOOR CONDOMINIUM ASSOCIATION, INC.

I hereby certify that at a duly called meeting of the members of Fairway Villas at Bardmoor Condominium Association, Inc., held on January 10, 2017, in accordance with the requirements of the applicable Florida Statutes and the governing documents, the Amended and Restated Articles of Incorporation of Fairway Villas at Bardmoor Condominium Association, Inc., attached hereto as EXHIBIT "A", were duly adopted by the membership. The Articles of Incorporation of Fairway Villas at Bardmoor Condominium Association, Inc., were originally filed with the State of Florida, Department of State, June 3, 1980, Document Number 752765, and recorded as Exhibit "F" to the Declaration of Condominium of Fairway Villas at Bardmoor, a Condominium, recorded in Official Records Book 5099, Page 1296, within the Public Records of Pinellas County, Florida.

IN WITNESS WHEREOF, Fairway Villas at Bardmoor Condominium Association, Inc., has caused this instrument to be signed by its duly authorized officer on this ______ day of January, 2017.

2017.	
2015 EU 01	FAIRWAY VILLAS AT BARDMOOR CONDOMINIUM ASSOCIATION, INC.
Dolbes & Wille	
Bobble E Witness #1)	By Sature B Floyd
(Printed Name of Witness #1)	PATRICIA B. FLOYD, PRESIDENT
Signature of Witness #2)	(Printed Name and Title)
15The tarrell	
(Printed Name of Witness #2)	
STATE OF FLORIDA)	
COUNTY OF PINELLAS)	
Cathicia B. Flord as presider	before me this 18 day of January, 2017, by at of Fairway Villas at Bardmoor Condominium
	n, who acknowledged that he/she executed this
	She is personally known to me or has produced
Fl. Drives Leane as identification.	
_	Church Willis
No	otary Public/State of Florida
M	y commission expires:

CHERYL WILLIS
COMMISSION # EE861437
EXPIRES FEB 27 2017
BONDED THROUGH
RUINSURANCE COMPANY