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S. PRATHER

**COVER LETTER**

TO: Amendment Section  
Division of Corporations

NAME OF CORPORATION: VERNON HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.

DOCUMENT NUMBER: 754751

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

Please return all correspondence concerning this matter to the following:

BRENNAN GROGAN

(Name of Contact Person)

BRENNAN GROGAN P.A. d/b/a FLORIDA ASSOCIATION ATTORNEYS

(Firm/ Company)

824 W INDIANTOWN ROAD, SUITE 103

(Address)

JUPITER, FL 33458

(City/ State and Zip Code)

treasurer@vernonheightspoa.com; cotton\_d@bellsouth.net

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

For further information concerning this matter, please call:

BRENNAN GROGAN

561

627-3585

at

(Name of Contact Person)

(Area Code)

(Daytime Telephone Number)

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

- |   |  |   |  |
|---|--|---|--|
| <input checked="" type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee &<br>Certificate of Status | <input 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  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

Articles of Amendment  
to  
Articles of Incorporation  
of

VERNON HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.

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

754751

(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:

N/A

*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:

N/A

(Principal office address MUST BE A STREET ADDRESS)

C. Enter new mailing address, if applicable:

N/A

(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:

New Registered Office Address:

(Florida street 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 type="checkbox"/> Remove	<u>V</u>	<u>Mike Jones</u>
<input 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	_____	<u>N/A</u> _____ _____ _____	_____ _____ _____ _____
2) <input type="checkbox"/> Change <input type="checkbox"/> Add  <input type="checkbox"/> Remove	_____	<u>N/A</u> _____ _____ _____	_____ _____ _____ _____
3) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	_____	<u>N/A</u> _____ _____ _____	_____ _____ _____ _____
4) <input type="checkbox"/> Change <input type="checkbox"/> Add  <input type="checkbox"/> Remove	_____	<u>N/A</u> _____ _____ _____	_____ _____ _____ _____
5) <input type="checkbox"/> Change <input type="checkbox"/> Add  <input type="checkbox"/> Remove	_____	<u>N/A</u> _____ _____ _____	_____ _____ _____ _____
6) <input type="checkbox"/> Change <input type="checkbox"/> Add  <input type="checkbox"/> Remove	_____	<u>N/A</u> _____ _____ _____	_____ _____ _____ _____

F. If amending or adding additional Articles, enter change(s) here:

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

AMENDED ARTICLES OF INCORPORATION OF VERNON HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE VII AND ARTICLE XI -- SEE ATTACHED

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

- ☐ 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 11/21/22

Signature \_\_\_\_\_  
(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)

Carla blockson

\_\_\_\_\_  
(Typed or printed name of person signing)

President

\_\_\_\_\_  
(Title of person signing)

Signature: Carla blockson  
Carla blockson (Dec 5, 2022 17:45 EST)

Email: cotton\_d@bellsouth.net

2022 DEC -9 PM 6:48  
FALLS CHURCH, VIRGINIA

# Sunbiz Cover Sheet

Final Audit Report

2022-12-05

Created:	2022-11-21
By:	Brennan Grogan (kaitlin@flassociationattorneys.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7iiYakATu-4vU2GgQByW0DTwuwpg0kEQ

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-  Document created by Brennan Grogan (kaitlin@flassociationattorneys.com)  
2022-11-21 - 3:52:42 PM GMT- IP address: 173.12.125.38
-  Document emailed to david cotton (cotton\_d@bellsouth.net) for signature  
2022-11-21 - 3:53:27 PM GMT
-  Email viewed by david cotton (cotton\_d@bellsouth.net)  
2022-11-21 - 8:23:51 PM GMT- IP address: 209.198.255.20
-  New document URL requested by david cotton (cotton\_d@bellsouth.net)  
2022-12-05 - 10:40:46 PM GMT- IP address: 76.128.152.222
-  Email viewed by david cotton (cotton\_d@bellsouth.net)  
2022-12-05 - 10:42:46 PM GMT- IP address: 107.77.215.136
-  Signer david cotton (cotton\_d@bellsouth.net) entered name at signing as Carla blockson  
2022-12-05 - 10:48:33 PM GMT- IP address: 107.77.215.136
-  Document e-signed by Carla blockson (cotton\_d@bellsouth.net)  
Signature Date: 2022-12-05 - 10:48:35 PM GMT - Time Source: server- IP address: 107.77.215.136
-  Agreement completed.  
2022-12-05 - 10:48:35 PM GMT

**"EXHIBIT 3"**  
**AMENDED ARTICLES OF INCORPORATION OF VERNON HEIGHTS PROPERTY**  
**OWNERS ASSOCIATION, INC.**

As used herein the following shall apply:

A. Words in the text which are lined through with hyphens (----) indicate deletions from the present text.

B. Words in the text which are underlined indicate additions to the present text.

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**1. Article VII.A of the Articles of Incorporation shall be amended to read as follows:**

**"ARTICLE VII**

**Board of Directors**

A. The affairs of the Association shall be managed by a Board of Directors consisting of ~~not less than three (3), nor more than nine (9), directors who need not be members of the Association. The initial Board of Directors shall consist of three (3) directors who shall hold office until the election of their successors. The exact number of directors shall be fixed from time to time at the annual meeting by the members~~ seven (7) persons, who shall be members of the Association. A staggered Board system shall be created to ensure continuity of Board service. Beginning with the 2022 annual meeting, candidates with the two (2) highest number of ballots cast shall be elected to serve for a term of three (3) years . The candidates receiving the next two (2) highest number of ballots cast will serve for a term of two (2) years. The three (3) candidates receiving the next highest number of ballots cast shall serve for a term of one (1) year. Thereafter, directors shall serve for a term of three (3) years until the Director resigns, dies or is recalled. If there is no Board contest for the 2022 annual meeting but seven (7) candidates are deemed elected, then the Board of Directors shall determine the allocation of the candidates' terms consistent with the foregoing. Furthermore if there is no Board contest for the 2022 annual meeting but fewer than a total of seven (7) directors are deemed elected, then the shortage shall be considered as vacancies to be filled by the Board of Directors, who will then allocate the applicable terms of service, with the stipulation that the terms shall continue the rotation of terms described above.



**2. Article XI of the Articles of Incorporation shall be amended to read as follows:**

**"ARTICLE XI**

**Indemnification of Officers and Directors**

Each and every officer and director and committee member of the Association shall be indemnified by the Association against all costs, expenses, and liabilities, including legal fees reasonably incurred by or imposed upon such officer or director or committee member in connection with any claim, demand or proceeding to which such officer or director or committee member may be a party or in which such officer or director or committee member may become involved by reason of his being or having been an officer or director or committee member of this Association whether or not such person is an officer or director at the time such expenses are incurred, provided however, if such officer or director or committee member is adjudged guilty of willful misfeasance or willful malfeasance in the performance of the duties of such officer or director or committee member, the Association shall not indemnify such officer or director or committee member. In the event of a settlement of any claim or proceeding, the indemnification herein provided shall be applicable only when the Board of Directors of the Association shall approve such settlement and shall determine that such indemnification shall be in the best interest of the officer or director or committee member and the Association. The Association may purchase such insurance policies as the Board of Directors of the Association shall deem appropriate to provide such indemnification. The foregoing right of indemnification shall be in addition to, but not exclusive of, any and all other rights to which such officer or director or committee member may be entitled."