

755414

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

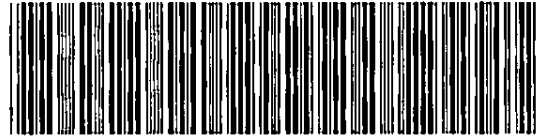
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



300346780833

08/30/20--01033--021 \*\*35.00

2020 JUN 29 PM 5:04

Amended  
Be started

AUG 13 2020

I ALBRITTON

**ROSSIN & BURR, PLLC**  
LAW OFFICES  
1550 SOUTHERN BLVD., SUITE 100  
WEST PALM BEACH, FLORIDA 33406  
TELEPHONE (561) 839-2959 FAX (561) 249-1306

June 24, 2020

Florida Secretary of State  
Division of Corporations  
Amendments Section  
Post Office Box 6327  
Tallahassee, FL 32314

RE: East Lake Bungalows Homeowners Association, Inc.  
Document number 755414

Dear Sir/Madam:

Our law firm represents the above referenced corporation. Enclosed please find the following:

1. Amended and Restated Articles of Incorporation;
2. Check for \$35.00; and
4. Self-addressed stamped envelope.

Please file the Amended and Restated Articles of Incorporation. Please send our office a letter acknowledging filing of same. If you have any questions, please call us at 561-655-8994. Thank you for your assistance.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert B. Burr". The signature is fluid and cursive, with the first name "Robert" and last name "Burr" clearly distinguishable.

Robert B. Burr  
For the Firm

Enclosures

This instrument was prepared by  
and should be returned to:  
Robert B. Burr, Esq.  
Rossin & Burr, PLLC  
1550 Southern Boulevard, Suite 100  
West Palm Beach, FL 33406

2020 JUN 30 PM 5:04

**AMENDED AND RESTATED ARTICLES OF INCORPORATION  
OF  
EAST LAKE BUNGALOWS HOMEOWNERS ASSOCIATION, INC.  
a Florida not for profit corporation**

**[Substantial rewording of Articles of Incorporation. See existing  
Articles of Incorporation for current text.]**

The EAST LAKE BUNGALOWS HOMEOWNERS ASSOCIATION, INC. ("Association") adopts these Amended and Restated Articles of Incorporation ("Amended and Restated Articles"). These Amended and Restated Articles of Incorporation have been properly and duly approved and adopted by the Association Members on March 5, 2020, and as such meeting was reconvened. The number of votes cast in favor of the Amended and Restated Articles of Incorporation is sufficient for approval.

**ARTICLE I. NAME AND ADDRESS**

The name of this corporation is The EAST LAKE BUNGALOWS HOMEOWNERS ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association," these Articles of Incorporation as the "Amended and Restated Articles," and the Amended and Restated Bylaws of the Association as the "Amended and Restated Bylaws." The address of the principal office of the Association shall be designated by the Board of Directors from time to time.

**ARTICLE II. TERM OF EXISTENCE**

The Association shall have perpetual existence.

**ARTICLE III. PURPOSE**

This Association is organized for the purpose of providing an entity under Chapter 720 of the Florida Statutes which is the Florida Homeowners Association Act, as amended from time to time ("the Act") and Chapter 617 of the Florida Statutes for the operation of the subdivision located in Palm Beach County, Florida, and known as East Lake Bungalows ("the Community"), which is governed by the Amended and Restated Declaration of Declaration of Covenants, Conditions and Restrictions for East Lake Bungalows ("the Amended and Restated Declaration"). The specific purposes for which this Association is formed include, but are not limited to, the following:

3.1 To maintain, repair and replace the Common Areas and any other property the Association is required to maintain, repair and replace.

3.2 To acquire, hold, convey, and otherwise deal with real and/or personal property in its capacity as a homeowners association.

3.3 To levy and collect assessments and other charges from the Lot Owners to fund the operation of the Association.

3.4 To enforce any and all covenants, restrictions and agreements applicable to the Community.

3.5 To exercise all powers and discharge all responsibilities granted to it as a corporation under the laws of the State of Florida; the Amended and Restated Declaration, the Amended and Restated Bylaws, these Amended and Restated Articles of Incorporation.

3.6 To otherwise engage in any lawful activities for the benefit, use, convenience, and enjoyment of its Members as it may deem proper.

#### **ARTICLE IV POWERS**

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

4.1 General. The Association shall have all of the common-law and statutory powers of a Florida Homeowners Association under Chapter 720, Florida Statutes, as amended from time to time. The Association shall also have all of the common-law and statutory powers of a Florida corporation not for profit that are not in conflict with the provisions of these Amended and Restated Articles, the Amended and Restated Declaration or the Amended and Restated Bylaws, all as amended from time to time.

4.2 Enumeration. The Association powers include, but are not limited to, the following:

(1) To make, levy and collect Assessments and charges against Lot Owners and to use the proceeds thereof in the exercise of its powers and duties.

(2) Subject to the provisions of the Amended and Restated Declaration and Amended and Restated Bylaws and to the extent permitted in Florida Statutes, to buy, own, operate, lease, sell, trade and mortgage both real and personal property.

(3) To purchase and maintain insurance.

(4) To reconstruct the property after casualty.

(5) To make and amend reasonable Rules and Regulations for the maintenance, conservation and use of the Common Areas, Association property and Lots.

(6) To enforce by legal means the provisions of the Amended and Restated Declaration, these Amended and Restated Articles, the Amended and Restated Bylaws, and the Rules and Regulations.

(7) To contract for the management of the Association and maintenance of the Common Areas and any other property the Association is required to maintain.

(8) To employ personnel to perform the services required for the proper operation of the Community and Association.

(9) To approve and disapprove additions, alterations, repairs, decorations, replacement or changes to the Common Areas, Association property and Lots.

(10) To borrow funds from a lending institution and pledge the income or assessments of the Association as security for the loan.

(11) To approve and disapprove proposed purchasers, transferees and lessees as more fully set forth in the Amended and Restated Declaration.

(12) To perform any other act necessary or proper to carry out the provisions of the Amended and Restated Declaration, the Amended and Restated Articles or Amended and Restated Bylaws as expressed or implied therein, or any other thing reasonably necessary to promote the common health, safety, recreation or welfare of the Lot Owners.

## **ARTICLE V MEMBERSHIP AND VOTING IN THE ASSOCIATION**

5.1 Membership. Persons or entities shall become Members of the Association upon the acquisition of fee title to a Lot in the East Lake Bungalows Community after approval of the acquisition in the manner provided in the Amended and Restated Declaration. Each person or entity who is a record Owner of a fee or undivided fee interest in any Lot shall be a mandatory Member (hereinafter "Member") of the Association.

5.2 Voting. On all matters upon which the Membership shall be entitled to vote, each Unit shall be entitled to that vote as provided in the Amended and Restated Bylaws. Votes shall be exercised or cast in the manner provided for in the Amended and Restated Declaration and Amended and Restated Bylaws.

## **ARTICLE VI DIRECTORS**

6.1 Number and Qualification. The property, business and affairs of the Association shall be managed by a Board consisting of not less than three(3) nor more than seven(7) Directors, the number of Directors constituting the Board may be determined from time to time by vote of the Association members. Other provisions regarding qualifications of Directors and terms of Directors are contained in the Amended and Restated Bylaws.

6.2 Duties and Powers. All of the duties and powers of the Association existing under Chapters 617 and 607, and 720, Florida Statutes, the Amended and Restated Declaration, these Amended and Restated Articles and the Amended and Restated Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by Unit Owners, when such approval is specifically required by the Amended and Restated Declaration, these Amended and Restated Articles or the Amended and Restated Bylaws or by statute.

6.3 Election; Removal. Directors of the Association shall be elected at the Annual Meeting of the Members in the manner determined by and subject to the qualifications set forth in the Amended and Restated Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by Chapter 720, Florida Statutes and the regulations elaborating the relevant statutes in Chapter 720, Florida Statutes and the Amended and Restated Bylaws.

## **ARTICLE VII OFFICERS**

The affairs of the Association shall be administered by the officers holding the offices designated in the Amended and Restated Bylaws. The officers shall be elected by the Board of Directors of the Association at the organizational meeting following the Annual Meeting of the Members of the Association and shall serve at the pleasure of the Board of Directors. The Amended and Restated Bylaws may provide for the removal from office of officers, for filling vacancies and for the duties of the officers.

## **ARTICLE VIII INDEMNIFICATION**

8.1 Indemnity. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, officer, or committee member of the Association, against expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding, unless (1) a court of competent jurisdiction determines, after all available appeals have been exhausted or not pursued

by the proposed indemnity, that he did not act in good faith, nor in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (2) such court further specifically determines that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

8.2 Expenses. To the extent that a Director, Officer, or committee member of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 8.1 above, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees or appellate attorneys' fees) actually incurred by him in connection therewith.

8.3 Miscellaneous. The indemnification provided by this Article VIII shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any Bylaw, agreement, vote of members or otherwise, and shall continue as to a person who has ceased to be a Director, Officer, or committee members and shall inure to the benefit of the heirs and personal representatives of such person.

## **ARTICLE IX AMENDED AND RESTATED BYLAWS**

The Amended and Restated Bylaws of the Association may be altered, amended or rescinded in the manner provided in the Amended and Restated Bylaws.

## **ARTICLE X AMENDMENTS**

The Amended and Restated Articles of Incorporation shall be amended by approval of a majority of the total voting interests of the Owners (fifty percent plus one (50% plus 1), such Owners either:

(a) voting in person or by limited proxy at any annual members meeting or special members meeting, or

(b) submitting written agreements adopting the amendment(s) without a members meeting.

In addition approval of the Board of Directors shall be required for amendment of the Amended and Restated Articles of Incorporation.

Amendments to the Amended and Restated Articles of Incorporation shall, after

adoption, be recorded in the Public Records of Palm Beach County, Florida and filed with the Florida Secretary of State, Division of Corporations.

**ARTICLE XI**  
**DEFINITIONS**

All Definitions contained in the Amended and Restated Declaration are hereby adopted and incorporated herein by reference, and shall have the same meaning in these Amended and Restated Articles as expressed in the Amended and Restated Declaration.

These Amended and Restated Articles of Incorporation are adopted this 28 day of May, 2020.

**EAST LAKE BUNGALOWS HOMEOWNERS  
ASSOCIATION, INC.**

Katie Dannehold  
Witness

By: Patsy Stecker  
Patsy Stecker  
Association President

Katie Dannehold  
Printed Name

Attest: Dominique Coffman  
Dominique Coffman  
Association Secretary

Katie Dannehold  
Witness

Katie Dannehold  
Printed Name

STATE OF FLORIDA                    )  
  ) ss  
COUNTY OF PALM BEACH        )

The foregoing Amended and Restated Articles of Incorporation were acknowledged before me this 28 day of May, 2020, by Patsy Stecker as President and Dominique Coffman as Secretary of East Lake Bungalows Homeowners Association, Inc., a Florida not-for-profit Corporation, on behalf of said Corporation. The signatories are personally known to me or they have produced \_\_\_\_\_ as identification.

WITNESS my signature and official seal at Wellington, in the County of Palm Beach, State of Florida, the date and year last aforesaid.

Dawn Hogue  
NOTARY PUBLIC, State of Florida at Large  
My Commission Expires: \_\_\_\_\_



DAWN HOGUE  
Commission # GG 351195  
Expires November 3, 2023  
Bonded Thru Budget Notary Services