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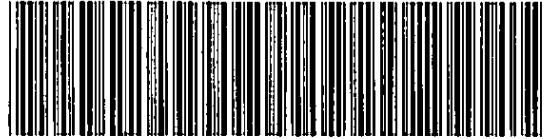
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JL

LAW OFFICES OF
LANG & RAFFA, P.A.
5001 Fourth Street North, Suite A
St. Petersburg, Florida 33703
Telephone (727) 522-9800 | Facsimile (727) 528-2900

NICHOLAS F. LANG •
EMILY L. RAFFA
• Board Certified Condominium
and Planned Development Law

MAILING ADDRESS
Post Office Box 7990
St. Petersburg, Florida 33734

June 16, 2022

Via FedEx

Florida Department of State
Amendment Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, Florida 32303

RE: Articles of Amendment to the Articles of Incorporation
Ciega Cove Condominium Association, Inc. (Doc. #756565)

Dear Sir or Madam:

I am enclosing the following:

1. Original of the Articles of Amendment to the Articles of Incorporation of Ciega Cove Condominium Association, Inc.

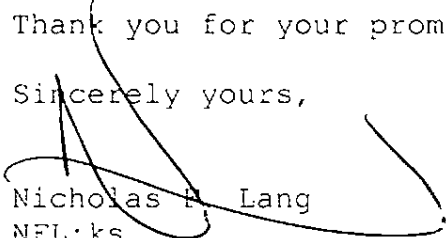
2. This firm's check payable to the Florida Division of Corporations, in the amount of \$43.75, representing payment of the following charges:

Filing Fee	\$35.00
Certified Copy	<u>8.75</u>
TOTAL:	\$43.75

Please file the Articles of Amendment to the Articles of Incorporation for the corporation and **return the certified copy of the same to me, together with the certificate of the Secretary of State** to this office at our above-referenced street address.

Thank you for your prompt attention to this matter.

Sincerely yours,


Nicholas F. Lang
NFL:ks
Enclosures (2)

ARTICLES OF AMENDMENT
TO THE
ARTICLES OF INCORPORATION OF
CIEGA COVE CONDOMINIUM ASSOCIATION, INC.

NOTICE IS HEREBY GIVEN that the Articles of Incorporation of CIEGA COVE CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, as originally filed on February 27, 1981 with the Secretary of State of the State of Florida, and as subsequently amended, were amended and restated in their entirety, by approval of not less than a majority of the entire membership of the Board of Directors of the Association at the Special Meeting of the Board on May 23, 2022, and by approval of not less than a majority of the Members of the Association at the Special Meeting of the Members on June 14, 2022, as required for amendment of said Articles of Incorporation, as set forth in the Amended and Restated Articles of Incorporation attached hereto.

IN WITNESS WHEREOF, CIEGA COVE CONDOMINIUM ASSOCIATION, INC. has caused these Articles of Amendment to the Articles of Incorporation to be signed in its name by its President, on this 15th day of June, 2022.

Signed in the Presence of
Two (2) Witnesses:

CIEGA COVE CONDOMINIUM
ASSOCIATION, INC.

Wit. 1 Sign: *Annette Summers*

Print Name: ANNETTE SUMMERS

By: *Susan L. Van Eperen*

Susan L. Van Eperen, President
7037 Sunset Drive South, #304
South Pasadena, FL 33707

Wit. 2 Sign: *Nicholas F. Lang*

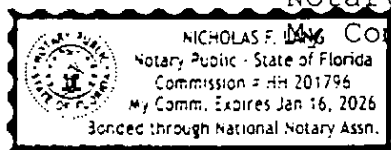
Print Name: NICHOLAS F. LANG

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing Articles of Amendment were acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of June, 2022, by SUSAN L. VAN EPEREN, as President of CIEGA COVE CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit. She ☒ is personally known to me or ☐ produced _____ as identification and did not take an oath.

Notary Name: *Nicholas F. Lang*

Notary Public



Commission Expires:

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ARTICLES OF INCORPORATION OF
CIEGA COVE CONDOMINIUM ASSOCIATION, INC.

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AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF

FILED

2022 JUN 17 AM 10:44

CLERK OF STATE
TALLAHASSEE, FLORIDA

CIEGA COVE CONDOMINIUM ASSOCIATION, INC.

We, the undersigned, with other persons being desirous of forming a corporation not for profit, under the provisions of Chapter 617 of the Florida Statutes, do agree to the following:

ARTICLE I

NAME

The name of this corporation is CIEGA COVE CONDOMINIUM ASSOCIATION, INC. (herein referred to as the "Association").

ARTICLE II

PURPOSE

The Association is organized as a corporation not for profit under the terms and provisions of Chapter 617, Florida Statutes, and is a condominium association, as referred to and authorized by Section 718.111, Florida Statutes. The purpose for which the corporation is organized is to provide an entity responsible for the operation of a condominium in Pinellas County, Florida, known as CIEGA COVE, a Condominium (hereinafter referred to as the "Condominium"). The Declaration of Condominium and any amendments thereto, whereby said Condominium has been created, is herein referred to as the "Declaration".

ARTICLE III

QUALIFICATION OF MEMBERS AND MANNER OF ADMISSION

Section 1. The members of the Association shall constitute all the record owners of units in the Condominium. After receiving the approval of the Association as required under the Declaration, a change of membership in the Association shall be established by recording in the Public Records of Pinellas County, Florida, a deed or other instrument establishing record title to a unit and the delivery to the Association of a copy of such instrument. The owner designated by such instrument shall become

a member of the Association and the membership of the prior owner of such unit shall thereupon be terminated.

Section 2. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner whatsoever except as an appurtenance to his or her unit.

Section 3. The owner or owners of each unit shall be entitled to one (1) vote as a member or members of the Association. The manner of exercising voting rights shall be determined by the Bylaws of the Association.

ARTICLE IV

CORPORATE EXISTENCE AND TERM

The Association shall commence upon the original filing of the Articles of Incorporation with the Secretary of State, State of Florida, and the term of existence of the Association shall be perpetual.

ARTICLE V

BOARD OF DIRECTORS

Section 1. The business affairs of this corporation shall be managed by the Board of Directors.

Section 2. The Board of Directors shall consist of five (5) directors.

Section 3. Directors of the Association shall be elected at the annual meeting of 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 by the Bylaws.

Section 4. The directors named in these Articles shall serve until the first election of directors and any vacancies in their number occurring before the first election shall be filled by the remaining directors.

Section 5. Directors shall be members of the Association.

Section 6. The names, addresses and classes of the initial Board of Directors are as follows:

<u>Name</u>	<u>Class</u>	<u>Address</u>
Arthur D. Scott, Jr.	1	14342 Sandyhook Rd. Jacksonville, FL 32224
H. Carleton Godsey	2	1311 S. Third St, Louisville, KY 40208
Jeffrey C. Bennett	3	1805 N. Westshore Blvd. Suite 208 Tampa, FL 33607

ARTICLE VI

OFFICERS

Section 1. The officers of the corporation shall be a President, a Vice-President, a Secretary, and a Treasurer.

Section 2. The names of the persons who are to serve as the initial officers of the Association are as follows:

<u>Office</u>	<u>Name</u>
President	Jeffrey C. Bennett
Vice President	H. Carleton Godsey
Secretary	Arthur D. Scott, Jr.
Treasurer	Arthur D. Scott, Jr.

Section 3. The officers shall be members of the Association and 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.

Section 4. The officers shall have such duties, responsibilities and powers as provided in the Bylaws and by Chapter 718, Florida Statutes.

ARTICLE VII

BYLAWS

The Bylaws of the Association shall be amended as provided in the Bylaws.

ARTICLE VIII

AMENDMENT

Section 1. These Articles of Incorporation may be amended at any annual or special meeting of the members by including the text of the proposed amendment in the notice of the meeting at which the proposed amendment is considered. An amendment may be proposed by either a majority of the entire membership of the Board of Directors or by a majority of the entire membership of the Association.

Section 2. A proposed amendment must be approved by not less than seventy-five percent (75%) of those members of the Association present in person or represented by written proxy at any meeting of the members duly called for such purpose pursuant to the By-Laws, at which a quorum of members shall be present in person or by proxy.

Section 3. The text of each amendment to these Articles of Incorporation shall be included in articles of amendment certifying that the amendment was duly adopted, which articles of amendment shall be executed by the President or Vice-President of the Association with the formality of a deed. The amendment shall be effective when such articles of amendment are filed with the Florida Secretary of State and recorded in the Public Records of Pinellas County, Florida, as an amendment to the Declaration amending the Articles of Incorporation, which are Exhibit D to the Declaration.

ARTICLE IX

INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Association is: 1805 N. Westshore Blvd., Suite 208, Tampa, FL 33607 and the name of the initial registered agent of the Association at that address is: JEFFREY C. BENNETT.

ARTICLE X

POWERS

The Association shall have the following powers:

Section 1. All the powers set forth in the Florida Not For Profit Corporation Act (Chapter 617, Florida Statutes) not in conflict with any of the provisions of the Condominium Act (Chapter 718, Florida Statutes).

Section 2. All of the powers of an association as set forth in the Condominium Act.

Section 3. To acquire and enter into agreements whereby it acquires leaseholds, membership or other possessory or use interests in lands or facilities including, but not limited to, country clubs, golf course, marinas, tennis clubs, and other recreational facilities, whether or not contiguous to the lands of the Condominium, intended to provide for the enjoyment, recreation or other use or benefit of the unit owners.

Section 4. To contract with any person, firm or entity for the operation, maintenance or repair of the condominium property. Provided, however, that any such contract shall not be in conflict with the powers and duties of the Association nor the rights of unit owners as provided in the Condominium Act and these enabling documents.

Section 5. To enter into a maintenance agreement with other condominiums to provide for acquisition, maintenance, replacement and repair of facilities to be used jointly.

Section 6. To acquire by purchase or otherwise, condominium units of the condominium, subject, nevertheless, to the provisions of the Declaration and/or Bylaws relative thereto.

Section 7. To operate and manage the Condominium in accordance with the sense, meaning, direction, purpose and intent of the Declaration as the same may from time to time be amended, and to otherwise perform, fulfill and exercise the powers, privileges, options, rights, duties, obligations and responsibilities entrusted to or delegated to it by the Declaration and/or Bylaws.

ARTICLE XI

SUBSCRIBERS

The names and addresses of the subscribers to these Articles of Incorporation are as follows:

Arthur D. Scott, Jr.
14342 Sandyhook Rd.
Jacksonville, FL 32224

H. Carleton Godsey
1311 S. Third St.
Louisville, KY 40208

Jeffrey C. Bennett
1805 N. Westshore Blvd.
Suite 208
Tampa, FL 33607

We, the undersigned, being each of the subscribers hereto, do hereby subscribe to these Articles of Incorporation and in witness whereof, we have hereunto set out hands and seals on this 5th day of February, 1981.

/s/ Arthur D. Scott, Jr.
ARTHUR D. SCOTT, JR.

/s/ H. Carleton Godsey
H. CARLETON GODSEY

/s/ Jeffrey C. Bennett
JEFFREY C. BENNETT

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing Articles of Incorporation were acknowledged before me this 18th day of February, 1981 by ARTHUR D. SCOTT, JR.

/s/ Ruth E. Rider
NOTARY PUBLIC
Notary Public, State of Florida at Largo
My Commission Expires April 29, 1983

STATE OF KENTUCKY
COUNTY OF Jefferson

The foregoing Articles of Incorporation were acknowledged before me this 10th day of February, 1981 by H. CARLETON GODSEY.

/s/
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing Articles of Incorporation were acknowledged
before me this 5th day of February, 1981 by JEFFREY C. BENNETT.

/s/ Sandra M. Collins
NOTARY PUBLIC