

756877

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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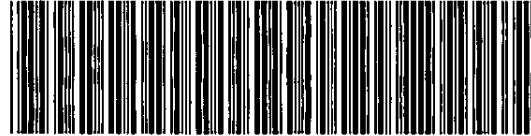
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TALLAHASSEE, FLORIDA

# RABIN ♦ PARKER

ATTORNEYS AT LAW

BENNETT L. RABIN  
MONIQUE E. PARKER

28163 U.S. HWY. 19 N., STE. 207, CLEARWATER, FL 33761  
727.475.5535 PHONE ♦ 727.723.1131 FAX

December 21, 2015

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

Re: Certificate of Amendment to the Articles of Incorporation  
Strathmore Gate-East at Lake St. George Homeowners' Association, Inc.

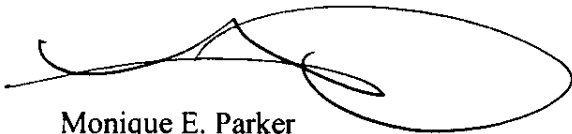
Dear sir/madam:

Please find and record the enclosed original signed Certificate of Amendment to the Articles of Incorporation for Strathmore Gate-East at Lake St. George Homeowners' Association, Inc., originally filed with the Secretary of State of Florida on March 20, 1981, document number 756877. A check in the amount of \$35.00 for the amendment recording fee is enclosed as well.

I know that you are incredibly busy, but I would greatly appreciate it if you could stamp and return the enclosed copy of the Certificate of Amendment in the self-addressed envelope we 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

Enclosures

10310-002

Prepared by and return to:  
Monique E. Parker, Esq.  
Rabin Parker, P.A.  
28163 U.S. 19 North, Suite 207  
Clearwater, Florida 33761

CERTIFICATE OF AMENDMENT TO THE ARTICLES OF  
INCORPORATION FOR STRATHMORE GATE-EAST  
AT LAKE ST. GEORGE HOMEOWNERS' ASSOCIATION, INC.

I hereby certify that at a duly called meeting of the members of Strathmore Gate-East at Lake St. George Homeowners' Association, Inc., held on November 16, 2015, in accordance with the requirements of the applicable Florida Statutes and the governing documents, the Amended and Restated Articles of Incorporation of Strathmore Gate-East at Lake St. George Homeowners' Association, Inc., attached hereto as EXHIBIT A, were duly adopted by the membership. The Articles of Incorporation of Strathmore Gate-East at Lake St. George Homeowners' Association, Inc., were originally recorded as Exhibit C of the Declaration of Restrictions for Strathmore Gate-East at Lake St. George, Official Records Book 5154, Page 657, and subsequently amended, within the Public Records of Pinellas County, Florida.

IN WITNESS WHEREOF, the Strathmore Gate-East at Lake St. George Homeowners' Association, Inc., has caused this instrument to be signed by its duly authorized officer on this 8<sup>th</sup> day of December, 2015.

Lois S. Alvarez

(Signature of Witness #1)

LOIS S. ALVAREZ

(Printed Name of Witness #1)

Tracy L. Wallace

(Signature of Witness #2)

TRACY L. WALLACE

(Printed Name of Witness #2)

STRATHMORE GATE-EAST AT LAKE ST. GEORGE  
HOMEOWNERS' ASSOCIATION, INC.

By:

Elaine M. Abrams

(Signature)

ELAINE M. ABRAMS President

(Printed Name and Title)

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of DECEMBER, 2015, by ELAINE ABRAMS as president of Strathmore Gate-East at Lake St. George Homeowners' Association, Inc., on behalf of the corporation, who acknowledged that he/she executed this document on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

Tracy L. Wallace

Notary Public/State of Florida

My commission expires:



## EXHIBIT A

### AMENDED AND RESTATED ARTICLES OF INCORPORATION OF STRATHMORE GATE-EAST AT LAKE ST. GEORGE HOMEOWNERS' ASSOCIATION, INC. (A Corporation Not-For-Profit)

In compliance with the requirements of the Laws of the State of Florida, the undersigned hereby associate themselves together for the purpose of forming a corporation not for profit and do hereby certify:

#### ARTICLE I NAME

The name of the corporation is Strathmore Gate-East at Lake St. George Homeowners' Association, Inc., hereinafter called the "Association".

#### ARTICLE II ADDRESS

The address of the registered office of the Association is at the main address of the Association's Managing Agent that is currently registered as the designated agent with the Florida Secretary of State.

#### ARTICLE III DEFINITIONS

All definitions in the Declaration of Restrictions for Strathmore Gate-East at Lake St. George as amended from time to time (hereinafter referred to as the "Declaration."), are incorporated herein by reference and made a part hereof.

#### ARTICLE IV PURPOSE

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for operation, maintenance, preservation and architectural control of the Lots and Common Area, and improvements thereon, within that certain real property (and any additions thereto) described in the

Declaration and to promote the health, safety, and welfare of the members of the Association.

ARTICLE V  
POWERS OF THE ASSOCIATION

The Association shall have all the powers and duties reasonably necessary to operate and maintain the Association, including, but not limited to, the following:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Florida Statutes and the Governing Documents of the Association, as the same may be amended from time to time.

(b) Fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration or Bylaws of the Association; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the property of the Association.

(c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, or otherwise dispose of real or personal property in connection with the affairs of the Association.

(d) To borrow money on behalf of the Association when required in connection with the operation, care, upkeep and maintenance of the common areas or buildings, and granting mortgages and/or security interests in Association owned property; provided, however, that the consent of the unit owners, by the affirmative vote of a majority of those voting members who are present and voting, in person or by proxy, at a meeting duly called for such purpose, shall be required for the borrowing of any sum in excess of Twenty Thousand Dollars (\$20,000.00).

(e) Dedicate, sell, or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective without the consent of two-thirds (2/3) of the votes of the members, agreeing to such dedication, sale or transfer, as has been obtained at a duly called meeting of the Association.

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purpose or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the members who participate in the voting at a duly called meeting of the Association.

(g) To promulgate or enforce rules, regulations, Bylaws, covenants, restrictions, procedures, or agreements to effectuate all of the purposes for which the Association is organized.

(h) To have and to exercise any and all powers, rights and privileges which a not-for-profit corporation organized under the Laws of the State of Florida may now and hereafter have or exercise.

(i) To contract for management of the Association and to delegate in such contract all or any part of the powers and duties of the Association, and to contract for services to be provided the Owners including garbage pick-up and other utilities.

#### ARTICLE VI MEMBERSHIP

Every Owner of a Lot shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

#### ARTICLE VII VOTING RIGHTS

The members of the Association are entitled to one (1) vote for each Lot owned by them. The total number of votes ("voting interests") is equal to the total number of Lots. The vote of a Lot is not divisible. If a Lot is owned by one natural person, individually or as trustee, the right to vote shall be established by the record title to the Lot. If a Lot is owned jointly by two or more persons, that Lot's vote may be cast by any of the owners provided only one vote shall be cast. If the multiple Owners cannot agree how to vote, and attempt to cast votes which are in conflict with those cast by another Owner, the vote for that Lot will not be counted. The vote of an Owner which 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.

ARTICLE VIII  
BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors, the number and terms of which shall be as set forth in the Bylaws.

ARTICLE IX  
DISSOLUTION

In the event of the dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE X  
DURATION

The corporation shall exist perpetually.

ARTICLE XI  
AMENDMENTS

Amendment of these Articles shall require the assent of a majority of the entire membership.

ARTICLE XII  
OFFICERS

The Board of Directors shall elect the President, Secretary, Treasurer, and as many Vice-Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Directors shall from time to time determine.

ARTICLE XIII  
AMENDMENTS

The Bylaws of the Association may be amended, altered, or rescinded as set forth therein.

ARTICLE XIV  
INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall and does hereby indemnify and hold harmless every Director and every Officer, their heirs, executors, and administrators, against all loss, cost, and expenses reasonably incurred in connection with any action, suit, or proceeding to which they may be made a party by reason of being or having been a Director or Officer of the Association, including reasonable counsel fees, except as to matters wherein they shall be finally adjudged in such action, suit, or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or Officer may be entitled.

ARTICLE XV  
TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

(a) No contract or transaction between the Association and one (1) or more of its Directors or Officers, or between the Association and any other corporation, partnership, association, or other organization in which one (1) or more of its officers or directors are Officers or Directors of this Association shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board or Committee thereof which authorized the contract or transaction or solely because said Officers' or Directors' votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that said Director or Officer may be interested in any such contract or transaction.

(b) Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a Committee which authorized the contract or transaction.

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END OF AMENDED AND RESTATED ARTICLES OF INCORPORATION