

757065

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS

Amend  
@ 11.25.14

**COVER LETTER**

TO: Amendment Section  
Division of Corporations

NAME OF CORPORATION: Meadowbrook Lakes View Condominium Association "A", Inc.

DOCUMENT NUMBER: 757065

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

Please return all correspondence concerning this matter to the following:

Beth G. Lindie, Esq.

(Name of Contact Person)

Esler & Lindie, P.A.

(Firm/ Company)

400 SE 6th Street

(Address)

Fort Lauderdale, FL 33301

(City/ State and Zip Code)

blindie@eslerandlindie.com

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

For further information concerning this matter, please call:

Beth G. Lindie

(Name of Contact Person)

at ( 954 ) 764-5400

(Area Code & Daytime Telephone Number)

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

☒ \$35 Filing Fee

☐ \$43.75 Filing Fee &  
Certificate of Status

☐ \$43.75 Filing Fee &  
Certified Copy  
(Additional copy is  
enclosed)

☐ \$52.50 Filing Fee  
Certificate of Status  
Certified Copy  
(Additional Copy is  
Enclosed)

**Mailing Address**

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

**Street Address**

Amendment Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

Articles of Amendment  
to  
Articles of Incorporation  
of

Meadowbrook Lakes View Condominium Association "A", Inc.

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

757065

(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:**

\_\_\_\_\_ 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:**

(Principal office address **MUST BE A STREET ADDRESS**)

**C. Enter new mailing address, if applicable:**

(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: \_\_\_\_\_

\_\_\_\_\_  
(Florida street address)

New Registered Office Address: \_\_\_\_\_

\_\_\_\_\_, Florida  
(City)

\_\_\_\_\_  
(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

FILED STATE  
SECRETARY OF CORPORATION  
DIVISION OF CORPORATION  
14 NOV 17 PM 3:14

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 checked="" type="checkbox"/> Remove	<u>V</u>	<u>Mike Jones</u>
<input checked="" 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			_____
2) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
3) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
4) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
5) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
6) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____

**E. If amending or adding additional Articles, enter change(s) here:**  
*(attach additional sheets, if necessary). (Be specific)*

See the attached.

**RECORD & RETURN TO:**

Beth Lindie, Esq.  
Esler & Lindie, P.A.  
400 SE 6<sup>th</sup> Street  
Fort Lauderdale, Florida 33301

INSTR # 112549302

OR BK 51118 Pages 1322 - 1327  
RECORDED 09/24/14 04:16:08 PM  
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#1, 6 Pages

**CERTIFICATE OF AMENDMENT TO THE DECLARATIONS OF CONDOMINIUM OF**  
**MEADOWBROOK LAKES VIEW BUILDING F, a condominium,**  
**MEADOWBROOK LAKES VIEW BUILDING G, a condominium, and**  
**MEADOWBROOK LAKES VIEW BUILDING H, a condominium**

**THE UNDERSIGNED**, being the duly elected and acting President and Secretary of MEADOWBROOK LAKES VIEW CONDOMINIUM ASSOCIATION "A", INC., a Florida not for profit corporation ("the Association"), do hereby certify that the attached Amendments to the Declarations of Condominium of Meadowbrook Lakes View Buildings F, G, and H, accurately reflect the Amendments which were duly approved by the Members of the Association as required by the Governing Documents of the Condominiums, on September 11, 2014, which Declarations of Condominium were originally recorded in the Public Records of Broward County, Florida at:

Meadowbrook Lakes View Building F:  
Meadowbrook Lakes View Building G:  
Meadowbrook Lakes View Building H:

Official Records Book 9802, Page 751  
Official Records Book 11131, Page 676  
Official Records Book 10477, Page 265

**IN WITNESS WHEREOF** the undersigned have set their hands and seal this 23 day of SEPTEMBER, 2014.

SIGNED, SEALED AND  
DELIVERED IN THE PRESENCE OF:

Witness (print name): Martin Castro-Silva

Witness (print name): DENES RENTAS

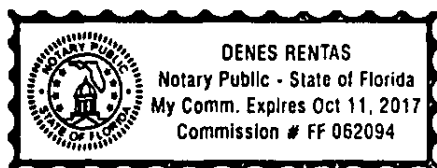
MEADOWBROOK LAKES VIEW  
CONDOMINIUM ASSOCIATION "A", INC.

By: Rigoberto Santiago  
Rigoberto Santiago, President

By: Sandra Sweeney  
Sandra Sweeney, Secretary

STATE OF FLORIDA ) SS:  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 23 day of SEPTEMBER, 2014, by Rigoberto Santiago, President, and by Sandra Sweeney, Secretary, of MEADOWBROOK LAKES VIEW CONDOMINIUM ASSOCIATION "A", INC., and they acknowledged executing same freely and voluntarily under the authority duly vested in them by said Association.



Denes Rentas  
NOTARY PUBLIC  
Print: DENES RENTAS  
STATE OF FLORIDA AT LARGE  
(SEAL)

My Commission Expires:

Personally known

Produced ID/Type ID FL DRIVER'S LICENSES

AMENDMENTS TO THE  
DECLARATION OF CONDOMINIUM  
OF

MEADOWBROOK LAKES VIEW BUILDINGS F, G, H

*(additions indicated by underlining, deletions by "----")*

1. Amendment of Article XIX:

XIX. RIGHT OF ASSOCIATION TO ALTER AND IMPROVE  
PROPERTY AND ASSESSMENT THEREFOR

Association shall have the right to make or cause to be made such alterations or improvements to the common elements, provided the making of such alterations and improvements are approved by the Board of Directors of said Association and the cost of such alterations or improvements shall be assessed as common expense to be assessed and collected from all of the owners of apartment dwelling units subject to assessments as hereinafter set forth. However, where any alterations and improvements are exclusively or substantially exclusively for the benefit of the owner or owners of an apartment dwelling unit requesting the same, then the cost of such alterations and improvements shall be assessed against and collected solely from the owner or owners of the apartment dwelling unit or apartment dwelling units exclusively or substantially exclusively benefitted, the assessment to be levied in such proportion as may be determined by the Board of Directors of the Association. Material alterations and substantial additions to the common elements shall also require approval of 53% of the members of the Association.

2. Amendment of Article XXVII:

XXVII. AMENDMENT OF DECLARATION OF CONDOMINIUM

No amendment may be made to the Declaration of Condominium which may change the percentage of ownership in the common elements appurtenant to each apartment dwelling unit, or which may alter the basis for apportionment of assessments both for common expenses and Village costs which may be levied by the Association in accordance with the provisions hereof or which may effect the priority or security of a mortgage held upon a condominium unit. However, the Declaration of Condominium may be amended in the following manner:

An amendment or amendments to this Declaration of Condominium may be proposed by the Board of Directors of Association acting upon a vote of the majority of the Directors, or by the majority of the members of Association whether meeting as members or by instrument in writing signed by them. Upon any amendment or amendments to this Declaration of

Condominium being proposed by said Board of Directors or members, such proposed amendment or amendments shall be transmitted to the President of Association, or other officer of Association in the absence of the President, who shall thereupon call a special meeting of the members of Association for a date not sooner than twenty days nor later than sixty days from receipt by him of the proposed amendment or amendments, and it shall be the duty of the Secretary to give to each member written or printed notice of such special meeting, stating the time and place thereof, and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed not ~~less than ten (10) days nor more than thirty~~ sixty (60) days before the date set for such special meeting. If mailed, such notice shall be deemed to be properly given when deposited in the United States mail addressed to the member at his post office address as it appears on the records of Association, the postage thereon prepaid. Any member may, by written waiver of notice signed by such member, waive such notice and such waiver, when filed in the records of Association, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. At such meeting, the amendment or amendments proposed must be approved by an affirmative vote of not less than ~~75~~53% of the members of the Association in order for such amendment or amendments to become effective. Thereupon, such amendment or amendments of this Declaration of Condominium shall be transcribed and certified by the President and Secretary of Association as having been duly adopted, and the original or an executed copy of such amendment or amendments so certified and executed with the same formalities as a Deed shall be recorded in the Public Records of Broward County, Florida, ~~within ten (10) days from the date on which the same became effective~~, such amendment or amendments to specifically refer to the recording data identifying the Declaration of Condominium. Thereafter, a copy of said amendment or amendments in the form in which the same were placed of record by the officers of Association shall be delivered to all of the owners of all apartment dwelling units, but delivery of a copy thereof shall not be a condition precedent to the effectiveness of such amendment or amendments. At any meeting held to consider such amendment or amendments, the written vote of any member of Association shall be recognized ~~of~~ if such member is not in attendance at such meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of Association at or prior to such meeting. Furthermore, no amendment to this Declaration shall be adopted which would operate to effect the validity or priority of any mortgage held by a mortgagee or which would ~~alter~~ alter, amend or modify, in any manner whatsoever the rights, powers and privileges granted and reserved herein in favor of any mortgagees ~~or in favor of the Developer~~ without the consent of all such mortgagees holding mortgages recorded in the public records of Broward County in or before 2014 ~~or the Developer, as the case may be.~~



AMENDMENTS TO THE  
ARTICLES OF INCORPORATION  
OF

MEADOWBROOK LAKES VIEW BUILDING F, G, H

*(additions indicated by underlining, deletions by "----")*

3. Amendment of Article XI:

XI

An Amendment or Amendments to these Articles of Incorporation may be proposed by the Board of Directors of the Corporation acting upon a vote of the majority of the directors, or by the members of the Corporation owning a majority of the apartment dwelling units in all condominiums administered hereby whether meeting as members or by instrument in writing signed by them. Upon any Amendment or Amendments to these Articles of Incorporation being proposed by said Board of Directors or members, such proposed Amendment or Amendments shall be transmitted to the President of the corporation or other officer of the Corporation in the absence of the President, who shall thereupon call a special meeting of the members of the Corporation for a date not ~~sooner than twenty (20) days nor~~ later than sixty (60) days from receipt by him of the proposed Amendment or Amendments, and it shall ~~by~~ be the duty of the Secretary to give each member written or printed notice of such meeting stating the time and place of the meeting and reciting the proposed Amendment or Amendments in reasonably detailed form, which notice shall be mailed or presented personally to each member ~~not less than ten (10) days nor more than thirty (30) days before the date set for such meeting.~~ If mailed, such notice shall be deemed to be properly given when deposited in the United States Mail, addressed to the member at his address as it appears on the records of the Corporation, the postage thereon prepaid. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver, when filed in the records of the Corporation whether before or after the holding of the meeting shall be deemed equivalent to the giving of such notice to such member. At such meeting the Amendment or Amendments proposed must be approved by an affirmative vote of the members owning not less than ~~75~~53% of the apartment dwelling units in all said condominiums in order for such Amendment or Amendments to become effective. Thereupon, such Amendment or Amendments of these Articles of Incorporation shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of the State of Florida, and upon registration of such Amendment or Amendments with said Secretary of State, a certified copy thereof shall be recorded in the Public Records of Broward County, Florida, ~~within ten (10) days from the date on which the same are so registered.~~ At any meeting held to consider such Amendment or Amendments of these Articles of Incorporation,

the written vote of any member of the Corporation shall be recognized, if such member is not in attendance at such meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of the Corporation at or prior to such meeting.

~~Notwithstanding the foregoing provisions of this Article IX, XI, until Developer shall have relinquished control of the Corporation as hereinabove provided, no Amendment to these Articles shall be adopted or become effective without the prior written consent of the Developer, its successors or assigns.~~

AMENDMENTS TO THE  
BY-LAWS OF  
MEADOWBROOK LAKES VIEW CONDOMINIUM ASSOCIATION "A", INC.

*(additions indicated by underlining, deletions by "----".)*

4. Amendment of Article VII:

AMENDMENTS TO BY-LAWS

Amendments to these By-Laws shall be proposed and adopted in the following manner:

1. Amendments to these By-Laws may be proposed by the Board of Directors of the Association or upon vote of the majority of the owners of the apartment dwelling units in the Condominiums, whether meeting as members or by instrument, in writing, signed by them.

2. Upon any amendment or amendments to these By-Laws being proposed by said Board of Directors or members, such proposed amendment or amendments shall be transmitted to the President of the Association, or other Officer of the Association in absence of the President, who shall, thereupon, call a Special Joint Meeting of the members of the Board of Directors of the Association and the membership for a date not ~~sooner than twenty (20) days or~~ later than sixty (60) days from receipt by such Officer of the proposed amendment or amendments, and it shall be the duty of the Secretary to give to each member written or printed notice of such meeting in the same form and in the same manner as notice of the call of a Special Meeting of the members is required, as herein set forth.

3. In order for such amendment or amendments to become effective, the same must be approved by an affirmative vote of two-thirds (2/3) of the entire membership of the Board of Directors and by ~~an affirmative vote of the members owning not less than two thirds (2/3)~~ 53% of the apartment dwelling units in all Condominiums subject to the Association. Thereupon, such amendment and amendments to these By-Laws shall be transcribed, certified by the

President and Secretary of the Association, and a copy thereof shall be recorded in the Public Records of Broward County, Florida, ~~within ten (10) days form from the date on which any amendment or amendments have been affirmatively approved by the Directors and members.~~

4. At any meeting held to consider such amendment or amendments to the By-Laws, the written vote of any member of the Association shall be recognized if such member is not in attendance at such meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of the Association at or prior to such meeting.

~~5. Notwithstanding the foregoing provisions of this Article VII, no amendment to these By Laws may be adopted or become effective prior to relinquishment of control of the Association by the Developer without prior written consent of the Developer.~~

The date of each amendment(s) adoption: September 11, 2014, if other than the date this document was signed.

Effective date if applicable: September 24, 2014  
(no more than 90 days after amendment file date)

Adoption of Amendment(s) (CHECK ONE)

- ☒ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.
- ☐ 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 11/1/2014  
Signature Rigo Santiago  
(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)

Rigo SANTIAGO  
(Typed or printed name of person signing)  
President  
(Title of person signing)