

758162

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

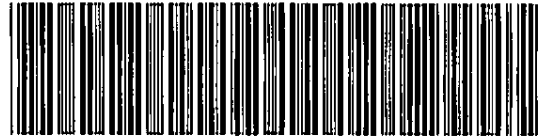
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2020 JUN 23 PM 4:51

Amend

ALBERTON

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Plantation Oaks Homeowners' Association, Inc.

DOCUMENT NUMBER: 758162

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

Please return all correspondence concerning this matter to the following:

Eryn M. McConnell, Esquire

(Name of Contact Person)

Wean & Malchow, P.A.

(Firm/ Company)

646 E. Colonial Drive

(Address)

Orlando, FL 32803

(City/ State and Zip Code)

susanmfowler@aol.com

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

For further information concerning this matter, please call:

Eryn M. McConnell, Esquire

407

999-7780

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 &
Certificate of Status | <input type="checkbox"/> \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed) | <input type="checkbox"/> \$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
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303



FLORIDA DEPARTMENT OF STATE
Division of Corporations

July 6, 2020

ERYN M. MCCONNELL, ESQ.
646 E. COLONIAL DRIVE
ORLANDO, FL 32803

SUBJECT: PLANTATION OAKS HOMEOWNERS' ASSOCIATION, INC.
Ref. Number: 758162

We have received your document for PLANTATION OAKS HOMEOWNERS' ASSOCIATION, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please accept our apology for failing to mention this in our previous letter.

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation/limited liability company"); and the registered agent's signature.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Irene Albritton
Regulatory Specialist II

Letter Number: 420A00013114



FLORIDA DEPARTMENT OF STATE
Division of Corporations

2020 JUN 19 10:07:00

June 19, 2020

ERYN M. MCCONNELL, ESQ.
WEAN & MALCHOW, P.A.
646 E. COLONIAL DRIVE
ORLANDO, FL 32803

SUBJECT: PLANTATION OAKS HOMEOWNERS' ASSOCIATION, INC.
Ref. Number: 758162

We have received your document for PLANTATION OAKS HOMEOWNERS' ASSOCIATION, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

You can not attach amended and restates articles to the amendment form as the document submitted is considered 2 filing documents.

Please file the document as either Articles of Amendment or Restated Articles of Incorporation pursuant to applicable Florida Statutes.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Irene Albritton
Regulatory Specialist II

Letter Number: 520A00012141

Articles of Amendment
to
Articles of Incorporation
of

Plantation Oaks Homeowners' Association, Inc.

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

758162

(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:

(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	PT	John Doe
<input checked="" type="checkbox"/> Remove	V	Mike Jones
<input checked="" type="checkbox"/> Add	SV	Sally Smith

<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	P	Pat Jenkins	341 Agnes Street Orlando, FL 32801-3855
<input checked="" type="checkbox"/> Remove			
2) <input type="checkbox"/> Change <input checked="" type="checkbox"/> Add	P	Matthew Merdian	349 Agnes Street Orlando, FL 32801
<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)

Please see attachment

ATTACHMENT

AMENDMENTS TO THE ARTICLES OF INCORPORATION OF PLANTATION OAKS HOMEOWNERS' ASSOCIATION, INC.

Approved additions shown in **bold underlining**

Approved deletions shown in ~~strikeouts~~

Omitted but unaffected provisions are represented by * * *

* * *

ARTICLE II

Office

The ~~initial~~ principal office of the Association is located at ~~549 West Lake Mary Boulevard, Lake Mary~~ **341-351 Agnes Street, Orlando, Florida, 32801** which office may be changed from time to time by action of the Board of Directors.

ARTICLE III

Purpose and Powers of the Association

This Association does not contemplate pecuniary gain or profit to the members thereof. The specific purposes for which it is formed are to promote the health, safety, and general welfare of the residents within all or any of that portion in Orange County, Florida, more particularly described as:

Lots 2 through 7, Plantation Oaks, according to the plat thereof as recorded in Plat Book 10, Page 135 of the Public Records of Orange County, Florida.

Formerly known as:

Lot 8, R.F. Starkey's Addition to Orlando, as recorded in Plat Book A, Page 11, of the Public Records of Orange County, Florida, Less the West 36.00' thereof and Less the East 88.50' thereof containing therein 0.53+/- acres,
LESS Lot 1, as corrected in the Amendment to Declaration of Easements, Covenants, Conditions, and Restrictions of Plantation Oaks, recorded at O.R. Book 3356 at Page 472, et. seq., of the Public Records of Orange County, Florida,

and any additions thereto as may hereafter be brought within the jurisdiction of this Association; and the purpose of this Association shall include, without limitation of the foregoing, provision for the maintenance, preservation, and architectural control

of such residential lots as may now or hereafter be created by the recordation in the Public Records of Orange County, Florida, of that certain document entitled "Declaration of Easements, Covenants, Conditions, and Restrictions of "PLANTATION OAKS", " as the same from time to time may be amended as therein provided (which Declaration, and all amendments thereto now or hereafter made, are hereafter collectively called the "Declaration"); and within any additions to the above described property as may hereafter be brought within the jurisdiction of this Association. For the foregoing purposes, this Association is empowered to:

- (a) exercise all of the powers and privileges, and to perform all of the duties and obligations, of this Association as set forth in the Declaration, the forms and provisions of which are here incorporated in reference; and

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

- (c) acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of this Association; and

- (d) borrow money, and with the assent of two-thirds (2/3) of the votes of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; and

- (e) dedicate, sell, or transfer all or any part of this Association's property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members; provided, however, no such dedication or transfer shall be effective unless an instrument has been signed by members entitled

to cast not less than two-thirds (2/3) of the votes of each class of members, agreeing to such dedication, sale or transfer; and

(f) participate in mergers and consolidations with other non-profit corporations organized for similar purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of the votes of each class of members; and

(g) annex additional real property in accordance with the provisions of the Declaration, with such annexations, when completed in accordance with the provisions of the Declaration, extending the jurisdiction, function, duties, and membership of this corporation to the real property thereby annexed, provided, however, that where the Declaration requires that certain annexations be approved by this Association, such approval must have the assent of two-thirds (2/3) of the votes of ~~each class of~~ all members, ~~who are voting~~ in person or by proxy at a meeting duly called for such purpose, written notice of such meeting to be given to all members at least sixty (60) days in advance, setting forth the purpose of the meeting; and

(h) from time to time adopt, alter, amend, and rescind reasonable rules and regulations governing the use of the Lots, as defined in the Declaration, which rules and regulations shall be consistent with the rights and duties established by the Declaration and with the provisions of these Articles of Incorporation; and

(i) have and to exercise any and all powers, rights, and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise; and

(j) cause the exteriors of the residence lots to be maintained, as provided in the Declaration.

No part of the net earnings of the Association shall inure to the benefit of any member within the meaning of Section 501(c)(7) of the Internal Revenue Code of 1954, nor shall the Association engage in any other activity prohibited by such section, unless expressly authorized herein.

* * *

ARTICLE V

Voting Rights

~~This Association shall have two classes of voting membership:~~

~~—CLASS A:~~ All owners, ~~with the exception of the developer,~~ shall be ~~Class A~~ members of the Association and shall be entitled to one vote for each Lot owned by them. When more than one person holds an ownership interest in any Lot, all persons having an ownership interest in any such Lot shall be members of the Association.

The vote for any Lot in which two or more persons hold an ownership interest shall be exercised as the owners thereof may determine among themselves, but in no case shall more than one vote be cast with respect to any one Lot, and in no case shall the vote for any one Lot be split. Prior to the time of any meeting of the association at which a vote is to be taken, the co-owners of any Lot held in joint ownership shall file with the Secretary of the Association the name of the co-owner entitled to vote at such meeting, unless such co-owners have filed a general voting authority with the Secretary applicable to all votes until rescinded.

~~—CLASS B:~~ ~~the only Class B owner shall be the Developer who shall be entitled to six votes for each Lot owned by it. The Developer's Class B membership shall automatically cease when the Developer is no longer the owner of any Lot within PLANTATION OAKS, or on January 1, 1985, whichever may be earlier.~~

~~—Notwithstanding the foregoing, should the Developer continue to remain the owner of any Lot within PLANTATION OAKS after January 1, 1985, it shall become a Class A member of the Association for so long as it remains the owner of any such Lot, and shall be entitled to exercise one vote at meetings of the Association for each such Lot owned by it at the time of any such meeting.~~

~~Assessments, fees, and other levied or imposed by this Association need not be uniform, but may vary between Class A and Class B members, in the manner provided in the Declaration.~~

ARTICLE VI

Board of Directors

The affairs of this Association shall be managed by a Board of Directors initially composed of three (3) Directors, who need not be members of the Association, which shall be composed of one eligible Member from each Lot, for a maximum of six (6) Directors. However, should any Member own more than one (1) Lot, that individual shall only hold one (1) Director position. The term of office for all Directors shall be three (3) years, except that the term of office of one of the initial Director(s) shall expire at the annual meeting next ensuing his election, the term of office of the second initial Director(s) shall expire one (1) year thereafter, and the term of the office of the third initial Director(s) shall expire two (2) years thereafter contingent upon their term of ownership. The names and addresses of the persons who are to act in the capacity of Directors until their successors are elected and qualify, unless they sooner shall die, resign, or are removed, are:

NAME	INITIAL TERM OF OFFICE	ADDRESS
Ida M. Beach	1 year	135 Lemon Lane Longwood, FL 32750
Susan L. Harkins	2 years	234 Timberland Avenue Longwood, Florida 32750
G. William Harkins	3 years	234 Timberland Avenue Longwood, Florida 32750

* * *

ARTICLE XII

By-Laws

The By-Laws of this Association shall be initially adopted by the Board of Directors. Thereafter, the By-Laws shall be altered or rescinded by a ~~majority vote of~~ a quorum of two-thirds (2/3) approval of all members ~~present at any regular or special meeting of the membership duly called and convened,~~ except that the Federal Housing Administration (FHA) or the Veterans Administration (VA) shall have the right to veto amendments ~~while there is a Class A membership~~ if an application for FHA mortgage insurance or VA mortgage guarantees has been made and not withdrawn for any Lot subject to the Declaration.

ARTICLE XIII

Amendments

Any amendment of these Articles shall be proposed by any member of this Association at any regular or special meeting of the membership duly called and convened and shall require the assent of the members entitled to cast ~~seventy-five percent (75%)~~ two-thirds (2/3) of the total votes eligible to be cast by the ~~Class A membership and seventy-five percent (75%) of the total votes eligible to be cast by the Class B member~~ at any regular or special meeting of the membership duly called and convened; ~~plus such approval, if any, as may be required by Article XIII hereof.~~

ARTICLE XIV

FHA / VA Approval

~~— As long as there is a Class B member, the dissolution of the corporation or amendment of these Articles may require the prior approval of the Federal Housing Administration or the Veterans Administration, if an application for FHA mortgage insurance or VA mortgage guarantees has been made and not withdrawn for any Lot subject to the Declaration.~~

ARTICLE ~~XV~~XIV

Interpretation

Express reference is hereby made to the terms and provisions of the Declaration where necessary to interpret constitute, and clarify the provisions of these Articles. In subscribing and filing these Articles, it is the intent of the undersigned that the provisions hereof be consistent with the provisions of the Declaration and, to the extent not prohibited by law, that the provisions of these Articles and of the Declaration be interpreted, construed, and applied so as to avoid inconsistencies or conflicting results. Without limitation of the foregoing, the following terms shall have the same meaning in these Articles as such terms have in the Declaration: "Association", "Owner", "Properties", "Lot", "Developer", "FHA", "VA", and "Recorded."

* * *

☒ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.

I submit this document and affirm that the facts stated herein are true. I am aware that the false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Dated: 06/26/2020

Signature: 

(By a director, president or other officer - if directors or officers have not been selected, by an incorporator - if in the hands of a receiver, trustee or other court appointed fiduciary by that fiduciary)

MATTHEW MERDIAN

(Typed or printed name of person signing)

PRESIDENT

(Title of person signing)