

764921

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

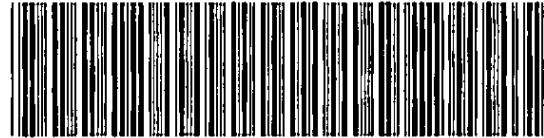
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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12/27/22--01011--012 **43.75

2022 DEC 27 PM 1:27

7:11 PM

12/27/22

COVER LETTER

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

SUBJECT: Key Colony Property Owners' Association, Inc.

CORPORATE NAME

Enclosed are an original and one (1) copy of the restated articles of incorporation and a check for:

☐ \$35.00 ☐ \$43.75
Filing Fee Filing Fee
 & Certificate of Status

☒ \$43.75 ☐ \$52.50
Filing Fee Filing Fee,
& Certified Copy Certified Copy
 & Certificate of
 Status

ADDITIONAL COPY REQUIRED

FROM: Albert B. Moore, Esq

Name (Printed or typed)

130 S. Indian River Dr, Ste 202

Address

Ft. Pierce, FL 34950

City, State & Zip

772-929-2542

Daytime Telephone number

almoore641@gmail.com

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

NOTE: Please provide the original and one copy of the document.

2022 DEC 27 PM 1:20

RESTATED ARTICLES OF INCORPORATION

In compliance with Chapter 617, F.S. (Not for Profit)

ARTICLE I NAME

The name of the corporation is: See Attached

ARTICLE II RESTATED ARTICLES

The text of the Restated Articles is as follows: See Attached

ARTICLE III OFFICERS AND/OR DIRECTORS (optional)

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:

X Change PT John Doe

X Remove V Mike Jones

X Add SV Sally Smith

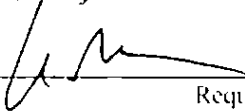
Type of Action (Check One)	Title	Name	Address
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1) <input type="checkbox"/> Change	_____	<u>See Attached</u>	_____
<input type="checkbox"/> Add	_____	_____	_____
<input type="checkbox"/> Remove	_____	_____	_____
2) <input type="checkbox"/> Change	_____	_____	_____
<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	_____	_____	_____

The name and Florida street address (P.O. Box **NOT** acceptable) of the registered agent is:

Name: Albert B. Moore, Esq
Address: 130 S. Indian River Dr., Ste 202
Ft. Pierce, FL 34950

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity



Required Signature/Registered Agent

12/23/2022

Date

ARTICLE VI ARTICLE CONSOLIDATION

These adopted restated articles of incorporation supersede the original articles of incorporation and all amendments to them.

ARTICLE VII REQUIRED ADOPTION INFORMATION

Adoption of Amendment(s) (CHECK ONE)

☒ These restated articles of incorporation contain an amendment to the articles of incorporation which required member approval. The date of adoption of the amendments was 11/21/2022, and the votes cast were sufficient for approval

☐ These restated articles of incorporation were adopted by the board of directors.

ARTICLE VIII EFFECTIVE DATE:

Effective date, if other than the date of filing: _____ (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than 90 days after the filing.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

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: Dec. 15, 2022

Signature: Lucille Tumminia
(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)

Lucille Tumminia
(Typed or printed name of person signing)

President
(Title of person signing)

**AMENDED AND RESTATED ARTICLES OF INCORPORATION OF KEY COLONY
PROPERTY OWNERS' ASSOCIATION, INC.**

We the undersigned hereby make, subscribe, acknowledge and file the following Amended and Restated Articles for the purpose of updating the original Articles which were filed for the purpose of forming a nonprofit corporation under the laws of the State of Florida. The Document Number of the corporation is 764921.

Article I – Name. The name of this corporation is KEY COLONY PROPERTY OWNERS' ASSOCIATION, INC.

Article II – Purpose. The purpose of the corporation is to operate, administer, manage, and maintain the Association property in accordance with the terms of, and purposes set forth in, the governing documents of the Association and to carry out and the covenants and enforce the provisions of the corporation's governing documents.

Article III – Membership. Every person or entity who is a deeded record owner of a fee or undivided fee interest in any Lot or Living Unit which is subject to the covenants of record to assessments by KEY COLONY PROPERTY OWNERS' ASSOCIATION, INC., shall be a member of the KEY COLONY PROPERTY OWNERS' ASSOCIATION, INC., from the date such member acquires title to his home or lot, provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member.

Article IV – Term. This corporation shall have perpetual existence.

Article V – Manner or Election of Directors. The Directors shall be elected as provided for in the bylaws of the corporation.

Article VI – Number and terms of the Directors. The number of Directors shall be as provided for in the bylaws, except that the number of Directors shall not be less than (3) three. The terms of the Directors shall be as provided in the bylaws.

Article VII – Principal Place of Business. The Principal Place of Business is located at 2070 COLONIAL ROAD, #D6, FT. PIERCE, FL 34950.

Article VIII – Mailing Address. The mailing address of the corporation is 2070 COLONIAL ROAD, #D6, FT. PIERCE, FL 34950.

Article IX – Registered Agent. The name and address of the registered agent is Albert B. Moore, Esq., 130 S. Indian River Drive, Ste. 202, Ft. Pierce, FL 34950.

Article X – Incorporator. The incorporator for these Amended and Restated Articles of Incorporation is Albert B. Moore, Esq., 130 S. Indian River Drive, Ste. 202, Ft. Pierce, FL 34950.

Article XI – Current Directors and Officers. The Current Directors and Officers of the corporation are as follows:

Lucille Tumminia (Director and President)

2010 COLONIAL ROAD

A-3

FT. PIERCE, FL 34950

Carol Hugya (Director and Vice-President)

2040 COLONIAL ROAD

G-4

FT. PIERCE, FL 34950

Stacie Williams-Farley (Director and Secretary)

2070 COLONIAL ROAD

D-6

FT. PIERCE, FL 34950

Paul Bradshaw (Treasurer)

2060 COLONIAL ROAD

G-1

FT. PIERCE, FL 34950

Lydia Bennett (Director)

2080 COLONIAL ROAD

H-1

FT. PIERCE, FL 34950

David Martin (Director)

2080 COLONIAL ROAD

H-6

FT. PIERCE, FL 34950

Article XII – Indemnification. Every director and every officer of the corporation shall be indemnified by the corporation against all expenses and liabilities, including attorney's fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the corporation, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is

adjudicated guilty by a Court of law of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

Article XIII – Amendment. Amendments to these Articles of Incorporation may be proposed by resolution adopted by the Board of Directors and presented to a quorum, (30%) thirty percent, of members for their vote. Amendments may be adopted by a vote of the majority of the members of the corporation present at a meeting to amend these Articles.

IN WITNESS WHEREOF, I, the undersigned, being the Incorporator hereinbefore named, for the purpose of amending and restating the Articles of Incorporation of a corporation to do business both within and without the State of Florida, under the laws of Florida, make and file these Articles of Incorporation hereby declaring and certifying that the facts herein stated are true, and am aware that the false information submitted in a document to the Department of State constitutes a third degree felony as provided for in Fla. Stat. 817.155, and hereunto set my hand and seal this 23rd day Dec 2022.

By: 

Albert B. Moore, Esq. / Incorporator

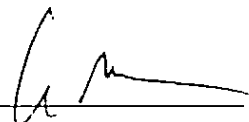
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED.**

In compliance with the laws of the State of Florida, the following is submitted:

That, KEY COLONY PROPERTY OWNERS' ASSOCIATION INC., desiring to
organize under the laws of the State of Florida, has named, Albert B. Moore, as its statutory
registered agent.

Having been named the statutory registered agent of the above corporation at the place
designated in this Certificate, I hereby state I am familiar with and accept the same and agree to
act in this capacity, and agree to comply with the provisions of Florida law relative to keeping
the registered office open.

Dated this 23rd day of Dec., 2022.

By: 

Albert B. Moore, Esq. / Registered Agent