

769119

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DIVISION OF CORPORATIONS
2016 JUN 16 AM 9:00

JUN 24 2016

C LEWIS

**CIANFRONE, NIKOLOFF, GRANT
GREENBERG & SINCLAIR, P.A.**
ATTORNEYS AT LAW

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June 14, 2016

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

**Re: Certificate as to Amended and Restated Articles of Incorporation of
Carrington Patio Homes Homeowners Association, Inc.**

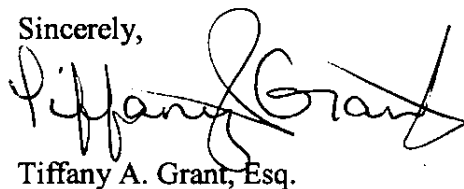
Dear Sir/Madame:

Enclosed please find a Certificate as to Amended and Restated Articles of Incorporation of Carrington Patio Homes Homeowners Association, Inc.

Please file same and return the document to the above address.

A check in the amount of \$43.75 is enclosed for the Division's fees.

Sincerely,



Tiffany A. Grant, Esq.

TAG:dmc
Enclosure

PREPARED BY AND RETURN TO:
CIANFRONE, NIKOLOFF, GRANT,
GREENBERG & BENCLAIR, P.A.
1944 BAYVIEW BOULEVARD, SUITE A
DUNEDIN, FL 34698

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DIVISION OF CORPORATIONS

2016 JUN 16 AM 9:01

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2016072284 03/11/2016 at 10:30 AM
OFF REC BK: 19114 PG: 697-702
DocType: CONDO RECORDING: \$52.50

**CERTIFICATE AS TO
AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF
CARRINGTON PATIO HOMES HOMEOWNERS ASSOCIATION, INC.**

1769119

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on February 29, 2016, called for the purpose of voting on proposed Amended and Restated Articles of Incorporation for Carrington Patio Homes Homeowners Association, Inc., the original Articles of Incorporation recorded in O.R. 5551, 1262 et seq. of the Public Records of Pinellas County, Florida, were duly adopted by an affirmative vote of at least seventy-five percent (75%) of the entire membership of the Association. The Articles of Incorporation are amended and restated in their entirety to read as reflected on the attached Amended and Restated Articles of Incorporation which are incorporated in their entirety herein by this reference.

IN WITNESS WHEREOF, CARRINGTON PATIO HOMES HOMEOWNERS ASSOCIATION, INC. has caused this Certificate to be executed in accordance with the authority hereinabove expressed this 4th day of March, 2016.

**CARRINGTON PATIO HOMES
HOMEOWNERS ASSOCIATION, INC.**

(Corporate Seal)

By: Patricia Ferrazano
PATRICIA FERRAZANO President
Printed Name

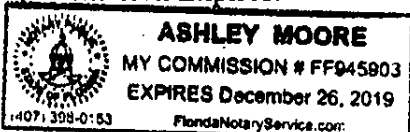
ATTEST:

Donald Peloguin
Donald Peloguin, as Secretary
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 4th day of March, 2016, by Patricia Ferrazano, as President, and Donald Peloguin, as Secretary, of CARRINGTON PATIO HOMES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. They took an oath, and are personally known to me or have produced _____ and _____ as identification to be the President and Secretary of the corporation executing the foregoing instrument, and they acknowledged executing the same voluntarily under the authority duly vested in them by said corporation. If no type of identification is indicated, the above-named persons are personally known to me.

My Commission Expires:



Ashley Moore
Notary Public
State of Florida at Large

PREPARED BY AND RETURN TO:
CIANFRONE, NIKOLOFF, GRANT, GREENBERG & SINCLAIR, P.A.
1964 BAYSHORE BOULEVARD, SUITE A
DUNEDIN, FL 34698

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**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF**

CARRINGTON PATIO HOMES HOMEOWNERS ASSOCIATION, INC.

WHEREAS, the original Articles of Incorporation for Carrington Patio Homes Homeowners Association, Inc. were recorded at O.R. Book 5551, Page 1262, et. seq., of the Public Records of Pinellas County, Florida; and

WHEREAS, the Board of Directors and the membership has voted to amend and restate the Articles by a vote of seventy-five percent (75%) of the entire membership, pursuant to the Amendment provision of the Articles.

NOW THEREFORE, the Articles of Incorporation of Carrington Patio Homes Homeowners Association, Inc., are hereby amended and restated in its entirety as follows:

ARTICLE I

NAME

The name of the corporation is CARRINGTON PATIO HOMES HOMEOWNERS ASSOCIATION, INC., hereafter called the "Association.

ARTICLE II

ADDRESS

The principal office of the Association is located c/o Suncoast Property Services, Inc., 2821 Sherbrooke Lane, Apt. A, Palm Harbor, Florida 34684.

ARTICLE III

REGISTERED AGENT

Suncoast Property Services, Inc., 2821 Sherbrooke Lane, Apt. A, Palm Harbor, Florida 34684; Dorothy Spriggs, LCAM, CMCA, AMS, is the registered agent for this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

The 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 maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

CARRINGTON PHASE ONE, pursuant to the Plat in Plat Book 86, Pages 54 through 55 of the Public Records of Pinellas County, Florida

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Public Records of Pinellas County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment 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 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, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3) of the 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;

(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 unless an instrument has been signed by two-thirds (2/3) of the members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes 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;

(g) have and 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.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject by covenants of record or to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to, and may not be separated from, ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have one class of voting membership. All members shall be Owners and shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lots, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of not less than three (3) Directors, with the exact number of Directors, as determined by the By-Laws from time to time. Directors shall be members of the Association. The Directors terms shall be as stated in the By-Laws from time to time.

ARTICLE VIII

OFFICERS

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DIVISION OF CORPORATIONS

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The affairs of the Association shall be administered by the officers designated by the By-Laws. The officers shall serve at the pleasure of the Board of Directors.

ARTICLE IX

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. Upon 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

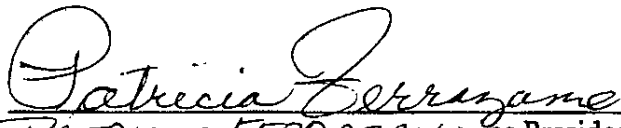
DURATION

The corporation shall exist perpetually.

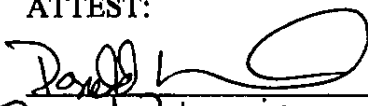
ARTICLE XI

AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.


PATRICIA FERRAZANO, as President
Printed Name

ATTEST:


Donald Belaguir, as Secretary
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

2016 JUN 16 AM 9:01

BEFORE ME, the undersigned authority, personally appeared Patricia Ferozano
as President and Donald Pelagum, as Secretary, of Carrington Patio Homes
Homeowners Association, Inc., who after first being duly sworn, acknowledged that they
executed the foregoing Amended and Restated Articles of Incorporation for the purposes therein
expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 4th
day of March, 2016.



Ashley Moore
Notary Public
My Commission Expires: