

A08147

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)



PICK-UP



WAIT



MAIL

(Business Entity Name)

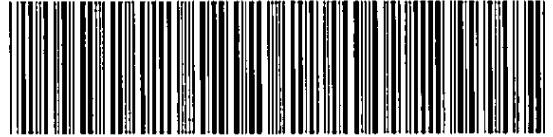
(Document Number)

Certified Copies _____

Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



200434530162

2024 AUG 22 PM 12:28
TALLAHASSEE, FLORIDA

FILED
2024 AUG 22 PM 12:28
TALLAHASSEE, FLORIDA

2024 AUG 22 PM 4:22
TALLAHASSEE, FLORIDA

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: St. George Island Utility Company, Ltd.
Name of Florida Limited Partnership or Limited Liability Limited Partnership

The enclosed Certificate of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to:

Gene D. Brown

Contact Person

Brown Management Group, Inc.

Firm/Company

1298 Timberline Rd.

Address

Tallahassee, FL 32312

City, State and Zip Code

gdb@comcast.net

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

For further information concerning this matter, please call:

Gene D. Brown

Name of Contact Person

at (850) 524-6200

Area Code and Daytime Telephone Number

Enclosed is a check for the following amount:

☐ \$52.50 Filing Fee

☐ \$61.25 Filing Fee
and Certificate of
Status

☐ \$105.00 Filing Fee
and Certified Copy

☒ \$113.75 Filing Fee,
Certified Copy, and
Certificate of Status

Mailing Address:

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

Street Address:

Registration Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 210

AMENDMENT OF LIMITED PARTNERSHIP
CERTIFICATE AND AGREEMENT OF
ST. GEORGE ISLAND UTILITY COMPANY, LTD.

FILED
2024 AUG 22 PM 12:28
TALLAHASSEE, FLORIDA

THIS AGREEMENT is made, executed and entered into as of this 22nd day of August, 2024, by and between LEISURE PROPERTIES, LTD., as "General Partner," and those persons or entities shown as "Limited Partners" of St. George Island Utility Company, Ltd., a Florida limited partnership, according to the books and records of said partnership.

WITNESSETH:

WHEREAS, St. George Island Utility Company, Ltd., a Florida limited partnership was formed on November 19, 1979 and is existing under a Certificate of Limited Partnership and Agreement filed pursuant to the Florida Uniform Limited Partnership Law, Part 1, Chapter 620, Florida Statutes, for the purpose of acquisition, development, operation and ownership of the real estate, improvements and other assets constituting the water utility of St. George Island, Florida, and other purposes; and

WHEREAS, there has been a transfer of limited partnership interests since the last amendment to the Certificate of Limited Partnership and Agreement was filed; and

WHEREAS, the parties wish to amend the partnership agreement to reflect a current and accurate list of the partners, including the percentage of capital ownership of each partner;

NOW, THEREFORE, in consideration of the premises and of the mutual promises, obligations contained herein, and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the parties hereto, intending to be legally bound, do hereby agree as follows:

1. Schedule "A" attached as a part of Section 5.2(a), Article V of the Limited Partnership Certificate and Agreement of St. George Island Utility Company, Ltd. is amended by deleting the Schedule "A" attached thereto, and by substituting the following therefore:

ST. GEORGE ISLAND UTILITY COMPANY, LTD. – SCHEDULE "A"

<u>Name and Address</u>	<u>Percentage of Capital Ownership</u>
Elizabeth C. Atkinson Living Trust 6657 Heartland Circle Tallahassee, FL 32312	9%
Thomas E. Bronson 24060 Deer Run Rd. Brooksville, FL 34601	4.5%
Gene and Marilyn Brown 7149 Ox Bow Circle Tallahassee, FL 32312	76.5%
TOTAL	90.00%

2. Except as amended hereby, the Certificate and Agreement of St. George Island Utility Company Ltd. shall remain in full force and effect.

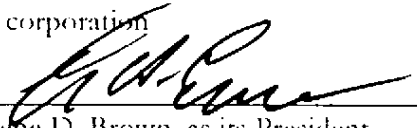
IN WITNESS WHEREOF, the parties have entered into, executed and made this Amendment to Limited Partnership Certificate and Agreement as of the day and year first-above written

GENERAL PARTNER

LEISURE PROPERTIES, LTD.,
A Florida limited partnership

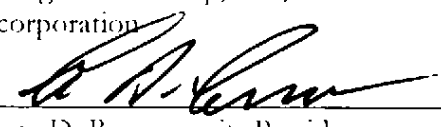
St. George's Plantation, Inc.,
A Florida corporation

By:


Gene D. Brown, as its President

Brown Management Group, Inc.,
a Florida corporation

By:

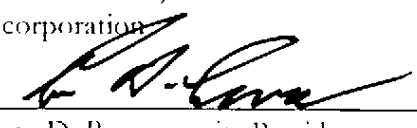

Gene D. Brown, as its President

LIMITED PARTNERS

By: LEISURE PROPERTIES, LTD.
a Florida limited partnership,
as Attorney in Fact for Limited
Partners: Elizabeth C. Atkinson
Living Trust, Thomas E. Bronson,
Gene D. Brown and Marilyn B.
Brown

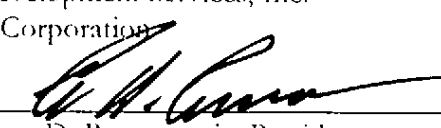
St. George's Plantation, Inc.
A Florida corporation

By:


Gene D. Brown, as its President

Leisure Development Services, Inc.
A Florida Corporation

By:


Gene D. Brown, as its President

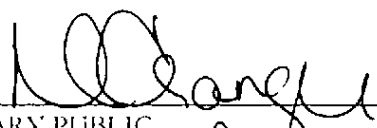
FILED
2024 AUG 22 PM 12:28
TALLAHASSEE, FLORIDA

STATE OF FLORIDA
COUNTY OF LEON

Before me, the undersigned authority, personally appeared Gene D. Brown, as President of St. George's Plantation, Inc. and Brown Management Group, and as Attorney in Fact for the Limited Partners of Leisure Properties, Ltd., who is personally known to me and acknowledges the execution of the foregoing Amendment of Limited Partnership Certificate and Agreement, and he did not take an oath.

Dated this 22nd day of August, 2024.





NOTARY PUBLIC
Nicole Granger

FILED
2024 AUG 22 PM 12:
TALLAHASSEE, FLORIDA