

N0000002389

Florida Department of State  
Division of Corporations  
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**COR AMND/RESTATE/CORRECT OR O/D RESIGN  
THE RENAISSANCE CENTER PROPERTY OWNERS  
ASSOCIATION,**

Certificate of Status	0
Certified Copy	1
Page Count	07
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9/18

*Amend.*

OCT 02 2015

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September 21, 2015

FLORIDA DEPARTMENT OF STATE

Division of Corporations

THE RENAISSANCE CENTER PROPERTY OWNERS ASSOCIATION, INC  
C/O COLONIAL SQUARE MGMT GROUP, LLC  
P.O. BOX 10608  
NAPLES, FL 34101

SUBJECT: THE RENAISSANCE CENTER PROPERTY OWNERS ASSOCIATION, INC.  
REF: N00000002389

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

If there are MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) the date of adoption of the amendment by the members and (2) a statement that the number of votes cast for the amendment was sufficient for approval.

If there are NO MEMBERS OR MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) a statement that there are no members or members entitled to vote on the amendment and (2) the date of adoption of the amendment by the board of directors.

The date of adoption of each amendment must be included in the document.

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.

Darlene Connell  
Regulatory Specialist III

FAX Aud. #: H15000224591  
Letter Number: 015A00019881

Ms. Connell,

As per our discussion yesterday, Paragraph 3 has been revised to track the statute and provides for the date of adoption by a majority of the members of the Association. If acceptable could you please file this Amendment with the original submission date of September 18, 2015. If you have any questions please call me at 245-6050.

Thanks,  
Bill Allen

P.O BOX 6327 - Tallahassee, Florida 32314

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AM 9:23

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Prepared by:  
David L. Cook, Esq.  
Henderson Franklin Starnes & Holt, P.A.  
1715 Monroe Street  
P.O. Box 280  
Fort Myers, FL 33902

FILED  
15 SEP 18 AM 9:59  
CLERK OF STATE  
FORT MYERS, FLORIDA

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**AMENDMENT TO ARTICLES OF INCORPORATION OF THE RENAISSANCE  
CENTER PROPERTY OWNERS ASSOCIATION, INC.**

This Amendment to Articles of Incorporation of The Renaissance Center Property Owners Association is made by the persons or entities who have signed this Amendment on the signature page hereof.

**Recitals:**

A. On April 11, 2000, Joseph E. D'Jamoos, as the Incorporator, filed the Articles of Incorporation for The Renaissance Center Property Owners Association with the Secretary of State of the State of Florida as was assigned document number N00000002389. The Articles are hereby referred to as the "Articles".

B. Section 11.3 of the Articles states that the Articles may be amended by the holders of a majority of the voting interests of the Association without a meeting.

C. The persons or entities signing this Amendment hold at least a majority of the voting interests in the Association.

NOW THEREFORE, the Articles are hereby amended as follows:

(NOTE: LANGUAGE WHICH IS DOUBLE UNDERLINED DENOTES NEW LANGUAGE AND LANGUAGE WHICH IS ~~STRICKEN THROUGH~~ DENOTES DELETED LANGUAGE.)

1. Recitals. The Recitals in paragraphs A-C above are incorporated herein as if repeated in their entirety.

2. Article 8 of the Articles is amended as follows:

Article 8-Voting Rights. The Association shall have ~~two (2) classes~~ one (1) class of voting membership:

8.1. ~~Class "A"~~. Members shall be all Owners of Parcels within the Property, ~~with the exception of the Declarant~~. All Members ~~except the Declarant~~

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shall be entitled on all issues to the following number of votes per Parcel, out of a total of ~~5,724~~ 7,285 votes, as follows below. If a Parcel is further subdivided, the aggregate of that Parcel's votes shall be assigned on a prorata share based on the relative square footage of the subdivided portions.

<u>Parcel</u>	<u>Parcel Square Footage</u>	<u>Votes Per Parcel</u>
Parcel A	<del>203,119</del> <u>306,056</u>	<del>2,031</del> <u>3,061</u>
Parcel B	91,734	917
Parcel C	83,458	835
Parcel D	194,058	1,941
<u>Parcel E</u>	<u>53,087</u>	<u>531</u>

Sections 8.2 and the first Section 8.3 of the Articles, pertaining to Declarant's Class B Membership, Declarant's voting rights, termination of Class B membership, and the Declarant veto power, are hereby deleted in their entirety since the Declarant's rights have terminated. The second Section 8.3 of the Articles, pertaining to Multiple Owners, is renumbered to Section 8.2.

3. This Amendment was adopted on September 15, 2015 upon the vote of a majority of the members of the Association.
4. Except as amended hereby the Articles shall remain in full force and effect.

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Witnesses:

Johnnie B. Bruce  
Print Name: Johnnie B. Bruce  
Anna C. Pellegrini  
Print Name: Anna C. Pellegrini

EM & EL, LLC

a Florida limited liability company

By: James P. McCready  
James P. McCready

Its: Manager

STATE OF Massachusetts  
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of August, 2015, by James P. McCready, as Manager of EM & EL, LLC, on behalf of the company. He is personally known to me or has produced FL license as identification.

My Commission expires:

(SEAL)

Johnnie B. Bruce  
Notary Public  
Print Name: 4-30-21

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## Witnesses:

Margaret M. Swartz  
Print Name: MARGARET M. SWARTZ  
Harry M. Uhl  
Print Name: HARRY M. UHL

MUSCA PROPERTIES, LLC,  
a Florida limited liability company

By: Joseph M. Musca  
Joseph M. Musca

Its: Manager

STATE OF Ohio  
COUNTY OF Cuyahoga

The foregoing instrument was acknowledged before me this 25th day of August, 2015, by Joseph M. Musca, as Manager of MUSCA PROPERTIES, LLC, on behalf of the company. He is personally known to me or has produced \_\_\_\_\_ as identification.

My Commission expires:



MARGARET M. SWARTZ  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires  
January 20, 2019

Margaret M. Swartz  
Notary Public  
Print Name: Margaret M. Swartz

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## Witnesses:

Ruth Kalvin  
Print Name: RUTH KALVIN

Cindy Stone  
Print Name: CINDY STONE

By: [Signature]  
Robert Wilson III, as Co-Trustee of the  
Robert Wilson III, dated 12/5/79 and  
reinstated 6/18/93

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 8 day of  
September, 20 15, by Robert Wilson III, as Co-Trustee of the Robert Wilson III Trust  
dated 12/5/79 and reinstated 6/16/93. He is personally known to me or has produced  
\_\_\_\_\_ as identification.

My Commission expires:

(SEAL)  RUTH P. KALVIN  
MY COMMISSION # FF 187493  
EXPIRES: January 11, 2019  
Bonded Thru Budget Notary Service

Ruth P. Kalvin  
Notary Public  
Print Name: RUTH P. KALVIN

Fax Audit No.: H15000224591 3

## Witnesses:

Ruth Kalvin  
Print Name: RUTH KALVIN

Cindy Stine  
Print Name: Cindy Stine

By: Marie Craig Wilson  
Marie Craig Wilson, as Co-Trustee of the  
Robert Wilson III, dated 12/5/79 and  
reinstated 6/18/93

STATE OF FLORIDA  
COUNTY OF COLLER

The foregoing instrument was acknowledged before me this 8 day of  
September, 2015, by Marie Craig Wilson, as Co-Trustee of the Robert Wilson III  
Trust dated 12/5/79 and reinstated 6/16/93. She is personally known to me or has produced  
\_\_\_\_\_ as identification.

My Commission expires:

(SEAL)



RUTH P. KALVIN  
MY COMMISSION # FF 187493  
EXPIRES: January 11, 2019  
Bonded Thru Budget Notary Services

Ruth Kalvin  
Notary Public  
Print Name: RUTH KALVIN



Fax Audit No.: H15000224591 3

JOINDER AND CONSENT

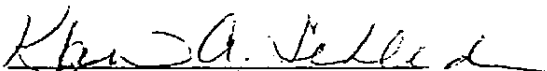
By its signature below, the Owner of the property described in Exhibit A to this Second Amendment hereby joins into and consents to the terms of this Second Amendment and agrees that such property is hereby subjected to the terms of the Declaration.

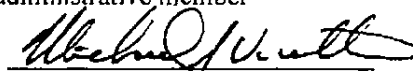
Witnesses:

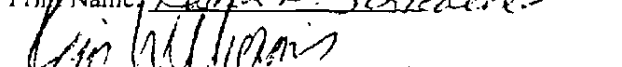
CRP/DOV, L.L.C.,  
a Delaware limited liability company,

By: CRP/DOV Venture, L.L.C.,  
a Delaware limited liability company,  
its sole member

By: Diamond Oaks Village, LLC,  
a New York limited liability company,  
its administrative member

  
Print Name: Karen A. Schlederer

By:   
Michael J. Uccellini, Manager

  
Print Name: KIMBERLY A. WILLIAMS

STATE OF NEW YORK

COUNTY OF RENSSELAER

The foregoing instrument was acknowledged before me this 11 day of September, 2015, by Michael J. Uccellini, Manager of Diamond Oaks Village, LLC, administrative member of CRP/DOV Venture, L.L.C., sole member of CRP/DOV, L.L.C., on behalf of said companies. He is personally known to me.

My Commission expires:

(SEAL)



Notary Public

Print Name: \_\_\_\_\_

KAREN A. SCHLEDERER  
Notary Public, State of New York  
No. 01SC6158003  
Qualified in Rensselaer County  
Commission Expires December 18, 2019