

N 00000000 5228

(Requestor's Name)

(Address)

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(City/State/Zip/Phone #)

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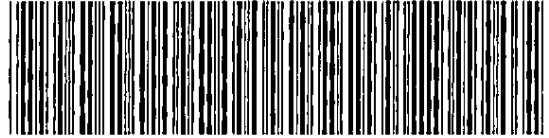
(Business Entity Name)

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SECRETARY OF STATE
TALLAHASSEE, FL

Amend

JAN 31 2024
D CUSHING



RUGGIERI
LAW FIRM

ORLANDO

13000 Avalon Lake Dr.
Ste. 305
Orlando, FL 32828

P (407) 395-4766
F (407) 890-5177

MELBOURNE

6767 N. Wickham Rd.
Ste. 400-H
Melbourne, FL 32940

P (321) 241-4770
F (321) 241-4771

CORRESPOND TO ORLANDO

December 19, 2023

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

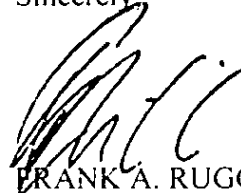
Re: Aberdeen at Kings Ridge Neighborhood Association, Inc.
Articles of Incorporation
Document Number: N00000005228
Matter 1705

Dear Sir/Madam:

Please file the enclosed *Certificate of First Amendment to Articles of Incorporation of Aberdeen Kings Ridge Neighborhood Association, Inc.* and *Articles of Amendment to Articles of Incorporation of Aberdeen at Kings Ridge Neighborhood Association, Inc.*, and return a certified copy to our office in the envelope provided. Also enclosed is our firm's check for the filing and certified copy fees.

Thank you for your attention to this matter.

Sincerely,



FRANK A. RUGGIERI

DEPARTMENT OF STATE
 2023 DEC 27 AM 9:09
FILED

FAR/df
Encls.

PREPARED BY AND RETURN TO:

Frank A. Ruggieri
The Ruggieri Law Firm, P.A.
13000 Avalon Lake Dr. Ste. 305
Orlando, FL 32828

FILED
2003 DEC 27 AM 9:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**CERTIFICATE OF FIRST AMENDMENT
TO ARTICLES OF INCORPORATION OF
ABERDEEN AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC**

WHEREAS, those certain ARTICLES OF INCORPORATION OF ABERDEEN AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC., DATED 8/9/2000 were duly adopted and caused to be recorded on 8/19/2000 at OFFICIAL RECORDS BOOK 1884, PAGE 113, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (hereinafter "Articles"); and

WHEREAS, Section 12 of the Articles provides that the Articles may be amended upon the recordation of an instrument executed by the Community Association upon (i) approval of two-thirds (66 2/3%) of the Board; and (ii) seventy-five percent (75%) of all of the votes in Association; and

WHEREAS, the amendments attached hereto, incorporated herein by reference, and marked Exhibit "A" ("amendments") were duly adopted by unanimous vote of the Board of Directors at a properly noticed and called meeting of the Board convened on the 27th day of September; and

WHEREAS, the amendments were presented to a vote of the Members at a duly noticed and called meeting of the Members convened on the 25th day of October, at which all 45 Neighborhood Voting Members were in attendance; and

WHEREAS, the amendments were adopted by unanimous vote of the Neighborhood Voting Members;

NOW, THEREFORE, be it certified and affirmed by the ABERDEEN AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC., that the amendments to the Articles were adopted by the requisite vote of the Neighborhood Voting Members as aforescribed.

1. **Recitals.** The foregoing whereas clauses form a material part hereof and are hereby incorporated by reference as if fully set forth herein.
2. **Definitions.** All capitalized terms herein shall have the same meaning as those set forth in the Articles unless the context clearly states otherwise.
3. **Amendments.** The amendments to the Articles are set forth in Exhibit "A", attached hereto and incorporated herein by reference.
4. **Full Force and Effect.** Except as expressly amended herein, all other provisions of the Articles shall remain in full force and effect.


IN WITNESS WHEREOF, be it hereby certified that the amendments to the Articles attached hereto as Exhibit "A" were duly adopted by the ABERDEEN AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC., at a Special Meeting of the Members duly noticed and convened on the 20 day of November, 2023.
25801 October 2023

ABERDEEN AT KINGS RIDGE
NEIGHBORHOOD ASSOCIATION, INC.,
a Florida not-for-profit corporation

Witnesses: 

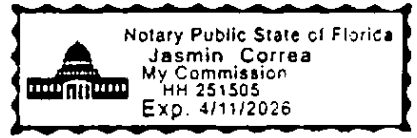
Name: Louis C. Viola

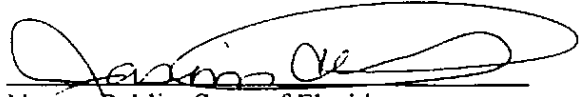
By: 
STEVEN C. MAURY, President


Name: _____

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of November, 2023 by STEVEN C. MAURY in his capacity as President of ABERDEEN AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC., who is personally known to me or who produced Driver License as identification.




Notary Public, State of Florida
Jasmin Correa
Printed Name of Notary

SEAL

EXHIBIT "A" (AMENDMENTS)

(NEW LANGUAGE IS UNDERLINED. DELETED LANGUAGE IS ~~STRICKEN THROUGH~~.)

Section 8.3 of the Articles is hereby amended to read as follows:

8.3. Community Association. Each Member of the Association shall also be a member of the Community Association. The Association shall elect three (3) Voting Members who shall represent the interests of all members of the Association at meetings of the Community Association, and shall cast as many votes as there are Homes subject to the jurisdiction of the Association. The Association shall elect its Voting Members in the same manner, and subject to the same terms as to duration of office, removal and qualifications, as it elects its own directors and each Voting Member shall be a director of the Association.

a) Nomination. In accordance with the provisions of the Community Association governing documents, the Association shall establish a procedure for nominations for election to the Community Association Board of Directors in advance of the Annual Meeting and Election of the Community Association. In order to ensure the availability of candidates to serve on the Community Association Board on behalf of the Association, the Board shall encourage participation by Association Members that the Board, in its discretion, determines shall serve the best interests of the Association as a member of the Community Association Board of Directors.

The Board shall consider relevant factors including the Member's working knowledge of the business of the Association, the Community Association, and their respective governing documents, including all rules, regulations and Board policies. The Board shall identify one (1) Member of the Association who shall be a candidate for election to the Community Association Board and nominated by the Neighborhood Voting Members at the Annual Meeting and Election of the Community Association ("Board Nominee"). Notwithstanding the foregoing, any Member of the Association otherwise eligible may nominate themselves for election to the Community Association Board in accordance with the procedure set forth herein for nominations in advance.

The Board shall give notice to all Association Members of the election to the Community Association Board and call for Association candidates by conspicuous physical posting in the community and regular U.S. mail not less than forty-five (45) days in advance of the Community Association Annual Meeting. Said notice shall

call for nominations by eligible Association Members, and include a deadline twenty (20) days prior to the date of the Annual Meeting by which such Member shall provide written notice to the Association of their intent to run. No specific written form shall be required and the Member may utilize electronic transmission of their intent to run; provided, it shall be the sole responsibility of the Member to ensure receipt of their intent to run by the Association by the foregoing deadline. The Board Nominee and all other Members having submitted their written notice of intent to run in accordance with the foregoing shall be announced and nominated by the Neighborhood Voting Members in accordance with such procedures for nominations as may be made by the Community Association.