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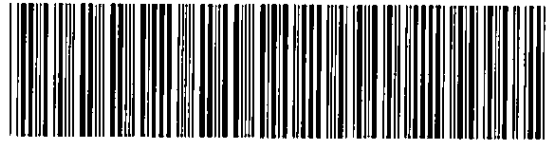
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2024 MAY 31 AM 11:13



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

May 23, 2024

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

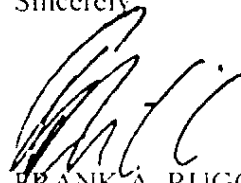
Re: Highgate at Kings Ridge Neighborhood Association, Inc
Articles of Incorporation
Document Number: N00000005229
Matter 2253

Dear Sir/Madam:

Please file the enclosed *Certificate of First Amendment to Articles of Incorporation of Highgate at Kings Ridge Neighborhood Association, Inc. and Articles of Amendment to Articles of Incorporation of Highgate at Kings Ridge Neighborhood Association, Inc. (a corporation not for profit)*. Please 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

FAR/df
Encls.

**ARTICLES OF AMENDMENT TO
ARTICLES OF INCORPORATION OF
HIGHGATE AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC.,
(A CORPORATION NOT FOR PROFIT)**

The undersigned, being the President and Secretary of HIGHGATE AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation, hereby execute these Articles of Amendment, which shall be filed in the Office of the Florida Department of State.

**ARTICLE I
Amendments**

A true and correct copy of the text of the amendments adopted by the Members are attached hereto.

**ARTICLE II
Approval**

The Members of HIGHGATE AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC. are entitled to vote on amendments to the Articles of Incorporation. The Members voted on the subject amendments at a Special Members' Meeting duly noticed and convened on the 19th day of February, 2024, at which a quorum was present, and the number of votes cast for the amendment was sufficient for approval. Further, the Board of Directors are also entitled to vote on the amendments to the Articles of Incorporation and the Board voted at a Special Board of Directors meeting on, at which a quorum was present, and the number of votes cast for the amendment was sufficient for approval by the Board.

**ARTICLE III
Effective Date**

The attached amendment shall be effective upon the recording of these Articles of Amendment in the Public Records of Lake County, Florida.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Amendment on May 8, 2024.

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

Witnesses:

Billy Housley
Name: Billy Housley
Address: 3667 Hardshead Dr.
Clermont FL 34711
Peter K. Nelson
Name: PETER K. NELSON
Address: 2240 BELSFIELD CIR.
CLERMONT FL 34711

By: Diane Pilkinton
DIANE PILKINTON, President

2024 MAY 31 PM 11:13

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of May, 2024 by DIANE PILKINTON in her capacity as President of HIGHGATE AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC., who is personally known to me or who produced DL as identification.

Brenda D. Garvin
Notary Public, State of Florida,

Brenda D. Garvin
Printed Name of Notary

SEAL



ATTEST:

Witnesses:

Name: Buffy Hays
Address: 3647 Hawkshead Dr
Clermont FL 34711

By: Deborah Mesley
DEBORAH MESLEY, Secretary

Peter K. Nelson
Name: PETER K. NELSON
Address: 2240 BELSFIELD
CLERMONT FL 34711

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of May, 2024 by DEBORAH MESLEY in her capacity as Secretary of HIGHGATE AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC., who is personally known to me or who produced DL as identification.

Brenda D. Garvin
Notary Public, State of Florida

Brenda D. Garvin
Printed Name of Notary

SEAL

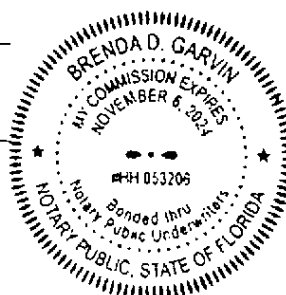


EXHIBIT "A" (AMENDMENTS)

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

Section 12.3 of the Articles is hereby amended to read as follows:

12.3. Amendments From and After the Turnover Date. After the Turnover Date, but subject to the general restrictions on amendments set forth above. These Articles may be amended with the approval of (i) two-thirds (66 2/3%) of the Board; and (ii) ~~seventy-five percent (75%)~~ two-thirds (66 2/3%) of all the votes in Association.

PREPARED BY AND RETURN TO:

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

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

WHEREAS, those certain ARTICLES OF INCORPORATION OF HIGHGATE AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC., DATED 11/27/2000 were caused to be recorded on 11/27/2000 at OFFICIAL RECORDS BOOK 1882, PAGE 1057, 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 majority vote of the Board of Directors at a properly noticed and called meeting of the Board convened on the 19th day of February; and

WHEREAS, the amendments were presented to a vote of the Neighborhood Voting Members at a duly noticed and called meeting of the Members convened on the 19th day of February, 2024, at which a quorum of Members were in attendance, either in person or by proxy; and

WHEREAS, the amendments were adopted by at least seventy-five percent (75%) of the total voting interests with each proposed amendment receiving at least two hundred fifty-six (256) Member votes in favor of each amendment; and

NOW, THEREFORE, be it certified and affirmed by the HIGHGATE 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 HIGHGATE AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC., at a Special Meeting of the Members duly noticed and convened on the 19th day of February, 2024.

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

Witnesses:

Burzynski
Name: JAN BURZYNski
Address: 2196 CANTON AVE
CLERMONT 34711

By: Diane Pilkinton
DIANE PILKINTON, President

Loesa Burzynski
Name: Loesa Burzynski
Address: 2196 Canton Ave
Clermont FL 34711

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of May, 2024 by DIANE PILKINTON in her capacity as President of HIGHGATE AT KINGS RIDGE NEIGHBORHOOD ASSOCIATION, INC., who is personally known to me or who produced FL DL as identification.



Brenda D. Garvin
Notary Public, State of Florida
Brenda D. Garvin
Printed Name of Notary

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

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