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Amend/CC
@ 10/15

Kevin T. Wells, Esq.
Sue Ellen Krick, Esq.
Leah K. Burton, Esq.**
Paul E. Olah, Jr., Esq.†
Nicholas P. Kapiotis, Esq.*
Christine B. Conradis, Esq.



Attorneys at Law

A Professional Association

Condominium, Homeowner,
Cooperative, Master and
Community Associations
Civil Litigation
Construction Litigation

December 29, 2014

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

Re: Certificate of Amendment
Palmer Square West Condominium Association, Inc.

Dear Sir or Madam:

Please file the enclosed original amendment to the Articles of Incorporation for the above-referenced corporation. Also enclosed is a check from the Association in the amount of \$43.75 for the filing fee and certified copy fee. Please return a **certified copy** to the undersigned at your earliest convenience.

Thank you for your assistance in this matter.

Very truly yours,

THE LAW OFFICES OF KEVIN T. WELLS, P.A.

Kevin T. Wells, Esq.

KTW/elp
Enclosures

AMENDMENTS

ARTICLES OF INCORPORATION

PALMER SQUARE WEST HOMEOWNERS ASSOCIATION, INC.

[Additions are indicated by underline; deletions by ~~strike-through~~]

ARTICLE I. NAME

The name of this corporation is PALMER SQUARE WEST CONDOMINIUM HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Homeowners Association." All references to "Homeowners" throughout the original Articles of Incorporation recorded at O.R. Instrument 2001099449 and this Amendment shall mean Condominium. The street address and mailing address of the initial principal office of the Homeowners Association is 6565 Superior Avenue Sarasota, Florida 34231 525 8th Street West Bradenton, Florida 34205, and may be changed by the Board of Directors from time to time.

ARTICLE II. PURPOSE

The general purpose of the Homeowners Association shall be to serve as a master condominium homeowner's association for a residential condominium development known as Palmer Square West located in Sarasota, Florida.

The specific purposes for which the Homeowners Association is organized are:

(a) To provide an entity responsible for the operation of four (4) condominiums in Sarasota County, Florida, that is PALMER SQUARE WEST NO. 1, a CONDOMINIUM according to the Declaration of Condominium originally recorded at O.R. Instrument 2001099450; PALMER SQUARE WEST NO. 2, a CONDOMINIUM according to the Declaration of Condominium originally recorded at O.R. Instrument 2003207895; PALMER SQUARE WEST NO. 3, a CONDOMINIUM according to the Declaration of Condominium originally recorded at O.R. Instrument 2002130070; PALMER SQUARE WEST NO. 4, a CONDOMINIUM according to the Declaration of Condominium originally recorded at O.R. Instrument 2005261450 ("the Condominiums"). In 2007, PALMER SQUARE WEST NO. 1 CONDOMINIUM ASSOCIATION, INC.; PALMER SQUARE WEST NO. 2 CONDOMINIUM ASSOCIATION, INC.; PALMER SQUARE WEST NO. 3 CONDOMINIUM ASSOCIATION, INC.; and PALMER SQUARE WEST NO. 4 CONDOMINIUM ASSOCIATION, INC. ("the Condominium Associations") were merged into PALMER SQUARE WEST HOMEOWNERS ASSOCIATION, INC., with the surviving corporation being known as PALMER SQUARE WEST CONDOMINIUM ASSOCIATION, INC. No merger of any of the four (4) separate condominiums is intended to occur as a result of the merger of the five (5) associations.

(b)(a) To promote the health, safety, and general welfare of the residents and owners of Palmer Square West, which ~~has been is being~~ developed by Palmer Square Development Company, L.L.C. (the "Developer");

(c)(b) To provide overall supervision, management, and control of Palmer Square West in accordance with that certain written Declaration of Covenants, Restrictions and Easements for Palmer Square West ("the Master Declaration") and the Declarations of Condominium ~~which shall be executed by the Homeowners Association and Developer~~, as amended from time to time (the "Homeowners Declarations"); and

(d)(e) To operate, maintain, repair, administer, and own certain common properties within Palmer Square West as more fully set forth in the Master Homeowners Declaration as well as to operate, maintain and administer the Condominium as more fully set forth in the Declarations.

The foregoing paragraph enumerates the specific purposes of the Homeowners Association, but it is expressly provided hereby that such enumeration shall not be held to limit or restrict in any manner the purposes or powers of the Homeowners Association otherwise permitted by law.

ARTICLE III. POWERS AND DUTIES

The Homeowners Association shall have all of the common law and statutory powers, rights, and duties of a corporation not for profit as lawfully modified by these Articles of Incorporation, the Bylaws of the Homeowners Association (the "Bylaws"), and the Master Homeowners Declaration and the Declarations.

ARTICLE VI. MEMBERS

Every owner of a vested present fee simple interest in a "Unit" in the Condominiums, as such term is defined in the Homeowners Declarations, shall automatically and immediately become a member of the Homeowners Association, as provided in the Homeowners Declarations and the Bylaws. Each owner designated in a deed or other instrument establishing title to a Unit, duly recorded in the Public Records of Sarasota County, Florida, shall be entitled to all the rights and privileges of membership upon delivery to the Homeowners Association of a copy of such instrument and acknowledgment of said delivery signed by an officer of the Homeowners Association. Membership in the Homeowners Association shall be terminated automatically when the title to the Unit supporting said membership vests in another person or legal entity; provided, however, any member who owns more than one (1) Unit shall remain a member of the Homeowners Association so long as the member retains title to any Unit.

~~Prior to recording the Homeowners Declaration among the Public Records of Sarasota County, Florida, the Developer shall be the sole member of the Homeowners Association.~~

Prepared by and Return to:
Kevin T. Wells, Esq.
The Law Offices of Kevin T. Wells, P.A.
1800 Second Street, Suite 808
Sarasota, Florida 34236
(941) 366-9191 (Telephone)
(941) 366-9292 (Facsimile)

CERTIFICATE OF AMENDMENT

ARTICLES OF INCORPORATION

PALMER SQUARE WEST CONDOMINIUM ASSOCIATION, INC.

We hereby certify that the attached amendments, which are hereby incorporated herein, to the Articles of Incorporation of **PALMER SQUARE WEST CONDOMINIUM ASSOCIATION, INC.** ("the Association") were duly adopted at a Special Membership Meeting of the Association held on July 27, 2007 and August 6, 2007, by the affirmative vote of not less than a majority of the entire membership of the Association as required by Article X of the Articles of Incorporation and Section 617.1002(1)(a), Florida Statutes. The Association further certifies that the amendments were proposed and adopted as required by the governing documents and applicable law.

The original Declarations of Condominium of **PALMER SQUARE WEST** are recorded in the Official Records of Sarasota County, Florida, as follows:

CONDOMINIUM

INSTRUMENT #

Palmer Square West No. 1, a Condominium	2001099450
Palmer Square West No. 2, a Condominium	2003207895
Palmer Square West No. 3, a Condominium	2002130070
Palmer Square West No. 4, a Condominium	2005261450

DATED this 6 day of NOVEMBER, 2014.

Signed, sealed and
delivered in the presence of:

PALMER SQUARE WEST
CONDOMINIUM ASSOCIATION, INC.

By: Lawrence Miller

By: Rozalind Brock

Print Name: LAWRENCE MILLER

Rozalind Brock, President

By: Charles G. Worley

Print Name: CHARLES G. WORLEY

Attest:

By: [Signature]

Print Name: LAWRENCE MILLER

By: [Signature]

Print Name: CHARLES E. WORLEY

By: [Signature]
Vitold Soron, Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 6th day of November, 2014, by Rozalind Brack as President of Palmer Square West Condominium Association, Inc., a Florida corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

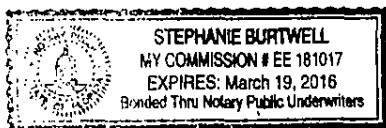


NOTARY PUBLIC

sign [Signature]
print Stephanie Burtwell
State of Florida at Large (Seal)
My Commission expires:

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 6th day of November, 2014, by Vitold J. Soron as Secretary of Palmer Square West Condominium Association, Inc., a Florida corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

sign _____
print _____
State of Florida at Large (Seal)
My Commission expires: