

NO000000059 44

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

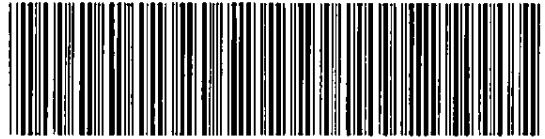
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



900415711849

09/15/23--01019--004 **35.00

7.02

223

DANIEL J. LOBECK*
MARK A. HANSON*
MICHELLE A. ROWE
LEAH E. ELLINGTON*

KIMLYN M. WALKER

2033 MAIN STREET, SUITE 403
SARASOTA, FL 34237
(941) 955-5622
FAX (941) 951-1469

E-MAIL law@lobeckhanson.com
INTERNET www.lobeckhanson.com

THE LAW OFFICES OF
LOBECK & HANSON

PROFESSIONAL ASSOCIATION

CONDOMINIUM
COOPERATIVE AND
• HOMEOWNERS
ASSOCIATIONS

CIVIL LITIGATION
PERSONAL INJURY
FAMILY LAW
LAND USE LAW
TRUSTS AND ESTATES

* FLA. BOARD CERTIFIED SPECIALIST IN CONDOMINIUM
AND PLANNED DEVELOPMENT LAW

September 12, 2023

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

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

Dear Sir or Madam:

Please find enclosed an original Certificate of Amendment and attached Amendment to the Articles of Incorporation for the above-referenced corporation and a check in the amount of \$35.00 for the filing fee.

Thank you for your assistance in this matter.

Sincerely,



Leah E. Ellington

LEE/jf
Enclosure

Prepared by and return to:
Leah E. Ellington, Esq.
Lobeck & Hanson, P.A.
2033 Main Street, #403
Sarasota, Florida 34237
(941) 955-5622 telephone
(941) 951-1469 facsimile

1:02

CERTIFICATE OF AMENDMENT

AMENDED AND RESTATED ARTICLES OF INCORPORATION

PALMER SQUARE WEST CONDOMINIUM ASSOCIATION, INC.

We hereby certify that the attached Amended and Restated Articles of Incorporation of Palmer Square West Condominium Association, Inc. (which Articles of Incorporation were Exhibits to the Declarations recorded at Instrument #2001099450, Instrument #2003207895, Instrument #2002130070, and Instrument #2005261450, respectively, all of the Public Records of Sarasota County, Florida) were approved and adopted at a meeting of the membership held on July 27, 2023, by a majority vote of the Voting Representatives, which is sufficient for adoption under Article IX of the Articles of Incorporation.

DATED this 27 day of JULY, 2023.

Witnesses:

Sign [Signature]

Print ERIC HAGAR

Sign [Signature]

Print Charles E. Kiblinger

PALMER SQUARE WEST CONDOMINIUM
ASSOCIATION, INC.

By: [Signature]
Randy Huffman, President

Witnesses:

Sign [Signature]

Print ERIC HAGAR

Sign [Signature]

Print Charles E. Kiblinger

Attest: [Signature]
Linda Smith, Secretary

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 21st day of July, 2023, by Randy Huffman, as President of Palmer Square-West Condominium Association, Inc., on behalf of the corporation. He is personally known to me or has produced _____ as identification.



ALEXANDER L. HALL
Commission # HH 332648
Expires February 6, 2027

NOTARY PUBLIC

Sign

Print

State of Florida at Large (Seal)

My Commission expires:

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 21st day of July, 2023, by Linda Smith, as Secretary of Palmer Square-West Condominium Association, Inc., on behalf of the corporation. She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

Sign

Print

State of Florida at Large (Seal)

My Commission expires:



ALEXANDER L. HALL
Commission # HH 332648
Expires February 6, 2027

Prepared by and return to:
Leah E. Ellington, Esquire
Lobeck & Hanson, P.A.
2033 Main Street, Suite 403
Sarasota, Florida 34237
(941) 955-5622 (Telephone)
(941) 951-1469 (Facsimile)

7:02

AMENDED AND RESTATED

ARTICLES OF INCORPORATION OF PALMER SQUARE WEST CONDOMINIUM ASSOCIATION, INC.

ARTICLE 1. NAME OF CORPORATION AND PRINCIPAL OFFICE

The name of the corporation is PALMER SQUARE WEST CONDOMINIUM ASSOCIATION, INC. (herein "the Association"). The principal office of the Association is located at c/o Advanced Management Inc., 9031 Town Center Drive, Bradenton, FL 34202. The Association Board of Directors (herein "the Board") may change the location of the principal office of the Association from time to time.

ARTICLE 2. PURPOSE

The Association is organized as a corporation not for profit under the terms and provisions of Chapter 617 of the Florida Statutes. The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes, as amended, for the Operation of four (4) condominiums in Sarasota County, Florida, which are PALMER SQUARE WEST NO. 1, a CONDOMINIUM; PALMER SQUARE WEST NO. 2, a CONDOMINIUM; PALMER SQUARE WEST NO. 3, a CONDOMINIUM; and PALMER SQUARE WEST NO. 4, a CONDOMINIUM (herein "the Condominiums"), and to perform all acts provided for in the Declaration of Condominium and Exhibits annexed thereto and in Chapter 718, Florida Statutes (herein "the Condominium Act"). The Association shall not be operated for profit. This paragraph enumerates the specific purpose of the Association, but it is expressly provided hereby that such enumeration shall not be construed to limit or restrict in any manner the purposes or powers of the Association otherwise permitted by law.

ARTICLE 3. DEFINITIONS

The terms used herein shall have the same definitions as stated in the Declaration of Condominium and the Condominium Act unless the context requires otherwise. If there is a dispute

over the proper definition of a vague or ambiguous term which is not otherwise defined by the Declaration of Condominium or by the Condominium Act, the Board shall provide a reasonable definition of the term or may adopt any standard dictionary definition of the term.

ARTICLE 4. POWERS

The Association shall have all of the statutory and common law powers of a corporation not for profit and all of the powers and duties set forth in the Florida Not for Profit Corporation Act (Chapter 617, Florida Statutes), the Condominium Act, the Declaration of Condominium, these Articles of Incorporation, and the Bylaws of the Association, all as amended from time to time, except as may be limited or otherwise provided by these Articles of Incorporation or by law. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium and the Bylaws.

ARTICLE 5. MEMBERS AND VOTING RIGHTS

5.1 MEMBERSHIP AND VOTING RIGHTS. The Members of the Association shall consist of all of the record Owners of Units in the Condominiums, and after termination of the Condominium in which the Unit is located shall consist of those who are Members at the time of such termination and their successors and assigns. Unless otherwise provided, the record Owner, or all record Owners collectively if there is more than one, of each Unit shall be entitled to one (1) vote on each matter brought before the membership of the Association, which vote shall be cast by the Voting Representative. No vote may be divided and no fractional vote shall be cast. Any vote may be cast in person or by proxy, subject to the limitations set forth herein and the Condominium Act.

5.2 CHANGE OF MEMBERSHIP. Each Member shall promptly deliver to the Association a copy of the duly recorded instrument of conveyance establishing an ownership interest in a Unit in one of the Condominiums, and shall obtain a written acknowledgement of said delivery signed by an officer of the Association. Membership in the Association shall automatically terminate when the Member no longer holds an ownership interest in any Unit in one of the Condominiums.

ARTICLE 6. INCOME DISTRIBUTION

The Association shall make no distributions of income to its Members, Directors, or Officers. The Association shall not have or issue shares of stock. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to the Member's Unit.

**ARTICLE 7.
TERM**

The term for which this Association shall exist shall be perpetual, unless dissolved according to law.

**ARTICLE 8.
BOARD OF DIRECTORS**

The affairs of the Association shall be managed by a Board consisting of five (5) Directors. Directors of the Association shall be elected at the annual meeting of the Members, in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

**ARTICLE 9.
BYLAWS**

The Bylaws of the Association may be amended as provided in the Bylaws.

**ARTICLE 10.
AMENDMENTS**

These Articles of Incorporation may be amended as set forth in the Florida Statutes, as amended from time to time.

**ARTICLE 11.
REGISTERED OFFICE AND REGISTERED AGENT**

The registered office of the Association shall be c/o Advanced Management Inc., 9031 Town Center Drive, Bradenton, FL 34202 and the registered agent at such address will be ADVANCED MANAGEMENT INC. The Board may change the registered agent and office from time to time as permitted by law.