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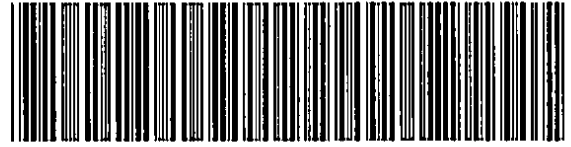
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PAID
JUL 20 2021

Jeremy Anderson, Esquire
Justin Givens, Esquire
D.J. Fredericks, Esquire



ANDERSON | GIVENS | FREDERICKS

— Attorneys & Corporation Counsel —

Community Association
Land Use
Real Estate & Title
Civil Litigation
Probate and Trusts

1689 Mahan Center Blvd., Ste
Tallahassee, Florida 323
Tel: 850-692-85
Fax: 850-224-24

5500 Bee Ridge Road, Suite 2
Sarasota, Florida 342
Tel: 941-866-43
Fax: 850-224-24

July 14, 2021

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

Re: Certificate of Amendment – Amended and Restated Articles of Incorporation
Welby Way Condominium Association, Inc.

To whom it may concern:

Please find enclosed an original Certificate of Amendment for the approved Amended and Restated Articles of Incorporation and amended text for the above-referenced corporation and a check made payable to Florida Division of Corporations in the amount of \$35.00 for the filing fee.

Thank you for your assistance in this matter.

Very truly yours,



Jeremy V. Anderson

JVA
Enclosures

Prepared by and return to:
Justin J. Givens, Esquire
Anderson, Givens & Fredericks, P.A.
1689 Mahan Center Blvd Suite B
Tallahassee, Florida 32308
(850) 692-8900 (Telephone)
(850) 224-2440 (Facsimile)

CERTIFICATE OF AMENDMENT

**ADOPTION OF
AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF
WELBY WAY CONDOMINIUM ASSOCIATION, INC.**

We hereby certify that the attached Amended and Restated Articles of Incorporation for WELBY WAY CONDOMINIUM ASSOCIATION, INC., (which Declaration was originally recorded at Official Records Book 2584 at Page 02129 et seq. of the Public Records of Leon County, Florida) were approved by 100% of the Unit Owners by written consent, which such written consent is attached hereto and which is sufficient for adoption.

DATED this 14 day of June, 2021.

Witnesses:

WELBY WAY CONDOMINIUM
ASSOCIATION, INC.

sign: Tess Sliger

print: Tess Sliger

sign: Emily S

print: Emily Sanchez

By: Marlene Potter
Marlene Potter, President

sign: Tess Sliger

print: Tess Sliger

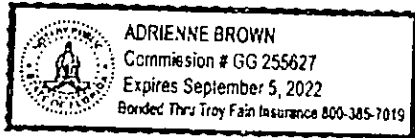
sign: Emily S

print: Emily Sanchez

Attest: Philip Potter
Philip Potter Secretary

STATE OF FLORIDA
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 14 day of June, 2021, by Marlene Potter as President of WELBY WAY CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. She is personally known to me or has produced driver license identification.



NOTARY PUBLIC

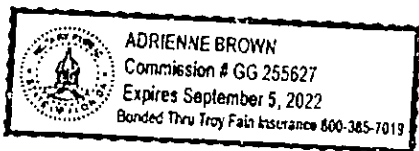
sign Adrienne Brown

print _____
State of Florida at Large (Seal)

My Commission expires:

STATE OF FLORIDA
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 14 day of June, 2021, by Philip Potter, as Secretary of WELBY WAY CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced driver license identification.



NOTARY PUBLIC

sign Adrienne Brown

print _____
State of Florida at Large (Seal)

My Commission expires:

**WRITTEN CONSENT
TO
AMENDMENT**

The undersigned, being a record owner of all Units in Welby Way Condominium located in **Leon County, Florida**, hereby, for the undersigned and the undersigned's heirs, successors, personal representatives, grantees and assigns consents to the adoption the Amended and Restated Declaration of Condominium for WELBY WAY CONDOMINIUM, the Amended and Restated Articles of Incorporation and the Amended and Restated Bylaws for WELBY WAY CONDOMINIUM ASSOCIATION, INC., (which Declaration was originally recorded at Official Records Book 2584 at Page 02129 et seq. of the Public Records of Leon County, Florida).

DATED this 14 day of June, 2021.

Witnesses:

POWER GAS CORPORATION

sign: Tess Sliger

print: Tess Sliger

sign: Emily S

print: Emily Sanchez

sign: Tess Sliger

print: Tess Sliger

sign: Emily S

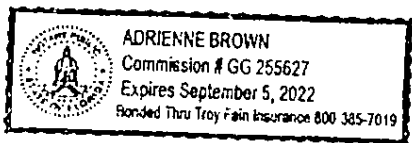
print: Emily Sanchez

By: Marlene Potter
Marlene Potter, President

Attest: Philip E. Potter
Philip Potter, Secretary

STATE OF FLORIDA
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 14 day of June, 2021, by Marlene Potter as President of WELBY WAY CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. She is personally known to me or has produced driver license as identification.



NOTARY PUBLIC

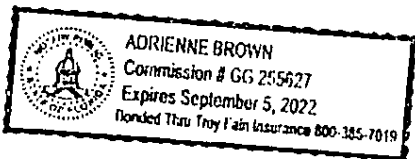
sign Adrienne Brown

print _____
State of Florida at Large (Seal)

My Commission expires:

STATE OF FLORIDA
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 14 day of June, 2021, by Philip Potter, as Secretary of WELBY WAY CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced driver license as identification.



NOTARY PUBLIC

sign Adrienne Brown

print _____
State of Florida at Large (Seal)

My Commission expires:

AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF

WELBY WAY CONDOMINIUM ASSOCIATION, INC.

ARTICLE I - NAME & PRINCIPAL PLACE OF BUSINESS

The name of this corporation is Welby Way Condominium Association, Inc. (herein "Association"). The principal place of business of the Association shall be located at 1931 Welby Way, Tallahassee, Florida 32308 or at such other place or places as may be designated from time to time by the Board of Directors.

ARTICLE II - PURPOSES

This corporation is organized to operate and manage the affairs and property of a condominium established in accordance with Chapter 718, Florida Statutes, upon real property situate, lying and being in Leon County, Florida; to perform and carry out the acts and duties incident to the administration, operation and management of said Condominium in accordance with the terms, provisions, and conditions contained in these Articles of Incorporation, in the Declaration of Condominium of said Condominium and any amendments thereto, which will be recorded among the Public Records of Leon County, Florida; and to own, operate, lease, sell trade and otherwise deal with such property, whether real or personal, as may necessary or convenient in the administration of the Condominium. The terms used herein shall have the same meaning attributed to them in Chapter 718, Florida Statutes, as amended.

ARTICLE III - POWERS

The Association shall have all of the powers of a corporation not for profit existing under the laws of the State of Florida, and all the powers are hereafter granted to condominium associations by the Condominium Act, Chapter 718, Florida Statutes, as the same may be hereafter amended and all the powers reasonably necessary to implement the powers of the Association, which powers shall include, but are not limited to, those stated in the Bylaws.

ARTICLES IV - MEMBERS

4.1 Members. The members of the Association shall consist of Unit Owners owning a vested present interest in the fee title to any Condominium Parcel forming a part of Welby Way, a Condominium, which interest is evidenced by a duly recorded instrument in the Official Public Records of Leon County, Florida, and after the termination of the Condominium shall consist of those persons who are members at the time of such termination.

4.2 Voting Members. Each Condominium Parcel shall be entitled to one (1) vote, which vote shall be exercised by the Unit Owner designated by the Owner or Owners of a majority interest in a single Condominium Parcel to cast the vote appurtenant to said Parcel. The designation of voting members shall be perfected in the manner provided in the Declaration of Condominium or Bylaws.

4.3 Assignment. Neither the share of a member in the funds and assets of the Association nor membership in this Association may be assigned, hypothecated or transferred in any manner except as an appurtenance to a Condominium Parcel.

ARTICLE V – TERM

This corporation shall exist perpetually.

ARTICLE VI – BOARD OF DIRECTORS & OFFICERS

The business of the corporation shall be conducted by a Board of Directors consisting of three (3) Directors elected annually by the members of the Association as provided in the Bylaws. Officers of the Association shall be elected annually as provided in the Bylaws.

ARTICLE VII – INDEMNIFICATION

Every director and every officer of the Association will be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him on connection with any proceeding to which he may be a party, or in which he may become involved by reason of his being or having been a director or officer of the Association, or any settlement thereof, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE VIII – BYLAWS

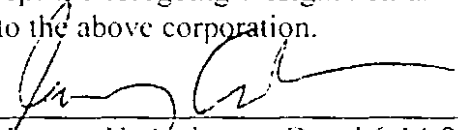
The Board of Directors shall have the right to alter, amend or rescind the Bylaws, which provide for the operation and administration of the Association.

ARTICLE IX – REGISTERED AGENT

Jeremy V. Anderson of Anderson, Givens, and Fredericks, P.A., whose address is 1689 Mahan Center Blvd., Suite B, Tallahassee, Florida 32308 is appointed Registered Agent for service of process of this corporation, subject to the right of the corporation to change the name in the manner provided by the laws of the State of Florida.

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Jeremy V. Anderson does hereby accept the foregoing Designation as Registered Agent for the corporation, for service of process as to the above corporation.



Jeremy V. Anderson Dated 6-14-21