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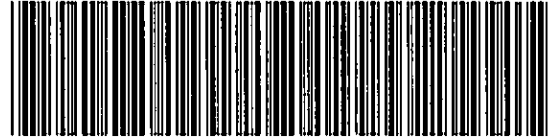
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*Amended & Restated
articles*

12/02/22--01013--005 **25.00

2022 DEC -2 AM 11:19

FILED

A. RAMSEY
FEB 22 2023



CHELLE KONYK, ESQ.
THERESA M. LEMME, ESQ.
MICHAEL S. STEINER, ESQ.

November 22, 2022

Amendment Section
Division of Corporations
PO BOX 6327
Tallahassee, FL 32314

Articles of Amendment

PARKSIDE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

DOCUMENT NUMBER: N01000008496

The attached Articles of Amendment are adopted as of August ~~12~~ 22, 2022, and the filing fee of \$35.00 is submitted for filing.

Please return all correspondence to:
CHELLE KONYK, ESQ.
KONYK & LEMME PLLC
140 INTRACOASTAL POINTE DR.
STE 310
JUPITER FL 33477

For further information contact: Chelle Konyk at 561.935.6244

A vote of the members was required to adopt the amendments.
The amendments were adopted by written consent in lieu of a meeting on August 22, 2022, pursuant to Florida Statutes, Section 617.0701 and the number of votes cast for the amendments was sufficient for approval.

By: 
Julio Valega, President

By: 
Charles Kanter, Secretary

Name of Registered Agent:
CHELLE KONYK, ESQ.
KONYK & LEMME PLLC
140 INTRACOASTAL POINTE DR.; STE 310; JUPITER FL 33477

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.


CHELLE KONYK, ESQ.,
REGISTERED AGENT

AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF

PARKSIDE TOWNHOMES
HOMEOWNERS' ASSOCIATION, INC.

FILED
2022 DEC -2 AM 11:19

First: The name of the Corporation is PARKSIDE TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.

Second: Said corporation is incorporated as a corporation not for profit under the provisions of Chapter 617 Florida Statutes, as amended, and will be referred to hereafter as "Corporation" or "Association".

Third: The principal office and post office address of the Corporation shall be located at a location in Palm Beach County as determined by the Board of Directors.

Fourth: The purposes for which this Corporation is formed do not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Areas on the property more particularly described in Exhibit "A" (the "Property") to the Parkside Townhomes Declaration of Covenants, Conditions and Restrictions. The purposes for which this Corporation is formed also include the promotion of the health, safety and welfare of the residents within the Property, and any additions thereto as may hereafter be brought within the jurisdiction of this Association, and the following:

- (a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called that "Declaration", applicable to the Property and recorded in the Office of the Clerk of the Circuit Court of Palm Beach County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;
- (b) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association.
- (c) To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association.
- (d) To borrow money, to mortgage, pledge, deed in trust, or hypothecate any or all of the Association's real or personal property as security for money borrowed or debts incurred.
- (e) To dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members.
- (f) To have and to exercise any and all powers, rights and privileges which a corporation, organized under the corporation not for profit law of the State of Florida, by law may now or hereafter have or exercise.

Fifth: Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a Member of the Association. The foregoing is not intended to include person or entities who hold an interest merely as security for the performance of an obligation. No Owner shall have more than one membership. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association. Ownership of such Lot shall be the sole qualification for membership.

Sixth: Members shall be entitled to one vote for each Lot in which they hold the interest required for membership by Paragraph Fifth. When more than one person holds such interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Seventh: The term for which this Corporation is to exist is perpetual.

Eighth: The name and address of the original subscriber hereto is as follows:

Juan E. Rodriguez - 80 S.W. 8th Street, Suite 2550, Miami, Florida 33130

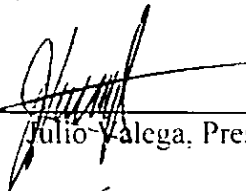
Ninth: The annual Members' meeting shall be held at a date and time determined by the Board of Directors from time to time, provided that there shall be an annual meeting every calendar year and, to the extent possible, no later than thirteen (13) months after the last preceding annual meeting.

Tenth: This corporation shall be governed by a Board of Directors consisting of not less than three (3) and no more than five (5) persons as determined by the Board of Directors prior to the first notice of the Annual meeting of the Members.

Eleventh: The Board of Directors shall have all the powers and duties referred to in the Declaration and the laws of the State of Florida respecting corporations not for profit. The powers of the Board of Directors shall include, but shall not be limited to the following: (a) to elect the Officers of the Corporation, and (b) to administer the affairs of the Corporation and the Common Area, and (c) to engage the services of manager or managing agent for the property and to fix the terms of such management agreement and the compensation and the authority of the manager or managing agent, and (d) to promulgate such rules and regulations concerning the operation and use of the property or the Common Areas as may be consistent with the Declaration and to amend the same from time to time and (e) to provide for the maintenance, repair and replacement of the Common Area, and (f) to estimate and adopt an annual operating budget and to provide for the assessment and collection from the Lot owners of their respective shares of all estimated expenses.

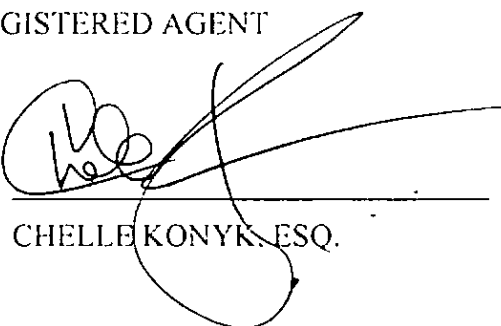
Twelfth: These Articles of Incorporation may be altered, amended, changed, added to, or repealed, by the vote of thirty percent (30%) of all Members of said alteration, amendment, change, addition, or repeal.

IN WITNESS WHEREOF, We, being the President and the Secretary of PARKSIDE TOWNHOMES HOMEOWNERS' ASSOCIATION, INC., have hereunto set our hands this 22nd day of November 2022.

BY: 
Julio Valega, President

BY: 
Charles Kanter, Secretary

WITH CHELLE KONYK, ESQ. KONYK & LEMME PLLC AS REGISTERED AGENT.
I HEREBY ACCEPT MY DESIGNATION AS REGISTERED AGENT


CHELLE KONYK, ESQ.

This instrument prepared by:
Chelle Konyk, Esquire
Konyk & Lemme PLLC.
140 INTRACOASTAL POINTE DR.
STE 310
JUPITER FL 33477
(561) 935.6244

**CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED
ARTICLES OF INCORPORATION OF
PARKSIDE TOWNHOMES HOMEOWNERS' ASSOCIATION, INC.
A Florida Corporation Not-For-Profit**

I HEREBY CERTIFY that the Amended and Restated Articles of Incorporation attached as Exhibit "B" to this Certificate were duly adopted as the Amended and Restated Articles of Incorporation of Parkside Townhomes Homeowners Association, Inc., ("Articles"). The Amended and Restated Articles were approved by the members by written consent in lieu of a meeting on August 22, 2022, pursuant to Florida Statutes, Section 617.0701 and the Articles of Incorporation. The original Articles are recorded in Official Record Book 20474, at Page 0825, et seq., of the Public Records of Palm Beach County, Florida.

DATED this 22nd day of November 2022

Signed in the presence of Witnesses as to Both:

Association:

By:

Signature of First Witness

Print Name of First Witness

By:

Signature of Second Witness

Print Name of Second Witness

Parkside Townhomes Homeowners
Association, Inc.
A Florida Corporation Not-For-Profit

By:

Julio Valega, President

By:

Charles Kanter, Secretary

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by [X] means of physical presence or [] online notarization this 22nd day of November 2022 by Julio Valega as President and Charles Kanter, as Secretary of Parkside Townhomes Homeowners Association, Inc. personal known to me, who executed the foregoing instrument. Both acknowledged to and before me that each, executed such instrument with due and regular corporate authority and that said instrument is the free act and deed of the Association.

SEAL



SCOTT STRALEAU
Commission # HH 102074
Expires March 24, 2025
Bonded Thru Budget Notary Services

Notary Public, State of Florida at Large