

From: NAJMY THOMPSON

**N039146**

941 748 0218

02/18/2014 16:41

#497 P.001/006

2/17/2014

Division of Corporations

**Florida Department of State  
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**COR AMND/RESTATE/CORRECT OR O/D RESIGN  
CLUBSIDE AT PALM-AIRE CONDOMINIUM ASSOCIATION,  
INC.**

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$35.00

*AOR*  
*2/19/14*

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941 748 2218

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#497 P.002/006

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NAJMY THOMPSON PL

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P.001/001

2/18/2014 12:53:10 PM PAGE 1/001 Fax Server



February 18, 2014

FLORIDA DEPARTMENT OF STATE

Division of Corporations

CLUBSIDE AT PALM-AIRE CONDOMINIUM ASSOCIATION, INC.  
9031 TOWN CENTER PKWY  
BRADENTON, FL 34202US

SUBJECT: CLUBSIDE AT PALM-AIRE CONDOMINIUM ASSOCIATION, INC.  
REF: N03946

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Please file the document as either Articles of Amendment or Restated Articles of Incorporation pursuant to applicable Florida Statutes.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Annette Ramsey  
Regulatory Specialist II

FAX Aud. #: H14000038701  
Letter Number: 314A00003623

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FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

P.O. BOX 6327 - Tallahassee, Florida 32314

From: NAJMY THOMPSON

941 748 2218

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**AMENDED AND RESTATED ARTICLES OF INCORPORATION  
OF CLUBSIDE AT PALM-AIRE  
CONDOMINIUM ASSOCIATION, INC.,  
DOCUMENT NUMBER N03946**

Pursuant to Section 617.1007, Florida Statutes, the Corporation desires to amend and restate its Articles of Incorporation, the original Articles having been filed with the Department of the State of Florida on June 28, 1984, under Document Number N03946.

1. The name of this Corporation is Clubside at Palm-Aire Condominium Association, Inc.
2. The date of the adoption of the attached Amended and Restated Articles of Incorporation was the 12 day of February 2014.
3. The Articles of Incorporation were Amended and Restated as the attached Amended and Restated Articles of Incorporation of Clubside at Palm-Aire Condominium Association, Inc., and the attached Amended and Restated Articles of Incorporation supersede the original articles of Incorporation and all amendments.
4. The corporation is not changing its name, mailing address, or its current agent.
5. The amendments were adopted by the members and the number of votes cast for the amendments were sufficient for approval.

IN WITNESS WHEREOF, the undersigned authorized officer of the Association signed this certificate adopting the Amended and Restated Articles of Incorporation on this 12 day of February 2014.

Signed, sealed and delivered  
in the presence of:

Clubside at Palm-Aire Condominium Association, Inc.  
a Florida not-for-profit corporation

By: Richard Rychowski  
Print Name: RICHARD RYCHOWSKI  
Print Title: PRESIDENT

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**AMENDED AND RESTATED ARTICLES OF INCORPORATION  
OF CLUBSIDE AT PALM-AIRE  
CONDOMINIUM ASSOCIATION, INC.,  
A FLORIDA CORPORATION NOT FOR PROFIT**

The undersigned incorporators, by these Articles, associate themselves for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida, and adopt the following Articles of Incorporation:

**ARTICLE I. NAME**

The name of this corporation is CLUBSIDE AT PALM-AIRE CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association," these Articles of Incorporation as the "Articles" and the Bylaws of the Association as the "Bylaws."

**ARTICLE II. TERM OF EXISTENCE**

The Association shall have perpetual existence.

**ARTICLE III. PURPOSE**

This Association is organized for the purpose of providing an entity under the Florida Condominium Act for the operation of Clubside at Palm-Aire, A Condominium (the "Condominium"). The Declaration of Condominium for Clubside at Palm-Aire Unit I was recorded in Official Records Book 1088 at Page 1503, of the Public Records of Manatee County, Florida, and the Declaration of Condominium for Clubside at Palm-Aire Unit II was recorded in Official Records Book 1107 at Page 0884, which Units I and II were merged into a Single condominium called Clubside at Palm-Aire, A Condominium, by agreement of Merger recorded in Official Records Book 1449 at Page 2713, Public Records of Manatee County, Florida, and the Board of Directors and unit owners of Clubside at Palm-Aire voted to file the Amended Declaration of Condominium for Clubside at Palm-Aire, recorded in Official Records Book 1487, Page 3055 of the Public Records of Manatee County, Florida, which superseded and replaced the original Declaration of Condominium for Units I and II hereinabove mentioned, as it may be amended from time to time.

**ARTICLE IV. POWERS**

The Association shall have all of the powers and privileges granted to Corporations Not for Profit under the law pursuant to which this Association is chartered and pursuant to the Condominium Act of the State of Florida. In addition and without limitation, the Association shall have the powers enumerated in the Declaration and Bylaws.

**ARTICLE V. MEMBERS**

The qualification of members and the manner of their admission shall be as regulated by the Declaration and Bylaws.

**EXHIBIT B**

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**ARTICLE VI.**  
**REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the registered agent is 9031 Town Center Parkway, Bradenton, Florida 34202, and the name of the registered agent is Doug Wilson, of Advanced Management of Southwest Florida, Inc.

**ARTICLE VII. BOARD OF DIRECTORS**

The number of persons constituting the first Board of Directors shall be set forth in the Association's Bylaws, and the number shall not be less than three (3). Directors shall be elected and shall serve terms as set forth in the Bylaws.

**ARTICLE VIII. INCORPORATORS**

The name and address of the incorporator to these Articles is as follows:

NAME	ADDRESS
John W. McWhirter, Jr.	201 East Kennedy Boulevard, Suite 821 Tampa, Florida 33602

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**CERTIFICATE OF AMENDMENT**

The undersigned officers of CLUBSIDE AT PALM-AIRE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, do hereby certify that the foregoing Amended and Restated Articles of Incorporation for Clubside at Palm-Aire Condominium Association was duly approved by the requisite number of members. The undersigned further certify that this restatement and amendment to the Articles of Incorporation was adopted in accordance with the Condominium Documents and applicable Florida law;

IN WITNESS WHEREOF, the Association has caused these Amended and Restated Articles of Incorporation to be signed in its name this 12 day of February, 2014.

Signed, sealed and delivered

Witnesses:

Robert A. Sharfield  
Print Name: ROBERT A. SHARFIELD

Noreida L. Abrams  
Print Name: NOREIDA L. ABRAMS

CLUBSIDE AT PALM-AIRE CONDOMINIUM ASSOCIATION, INC.

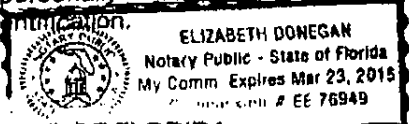
By: Richard Bykowski  
Print Name: RICHARD BYKOWSKI  
As its President

ATTEST BY SECRETARY

By: Roland Tetrault  
Print Name: ROLAND TETRAULT

STATE OF FLORIDA  
COUNTY OF MANATEE

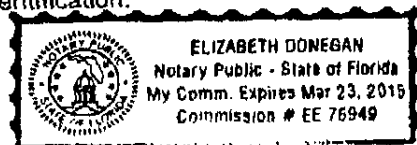
The foregoing instrument was acknowledged before me this 12th day of February, 2014, by Richard Bykowski, as President of CLUBSIDE AT PALM-AIRE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He is ( ) personally known to me or ( ) has produced \_\_\_\_\_ (type of identification) as identification.



STATE OF FLORIDA  
COUNTY OF MANATEE

Elizabeth Donegan  
Notary Public, State of Florida

The foregoing instrument was acknowledged before me this 12th day of February, 2014, by Roland Tetrault as Secretary of CLUBSIDE AT PALM-AIRE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He is ( ) personally known to me or ( ) has produced \_\_\_\_\_ (type of identification) as identification.



Elizabeth Donegan  
Notary Public, State of Florida

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