

N04000008738

(Requestor's Name)

(Address)

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(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

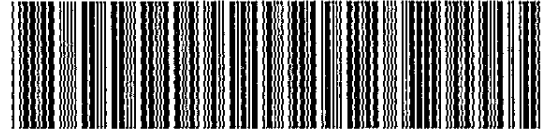
(Document Number)

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Special Instructions to Filing Officer:

*File per Thelma Lewis*

Office Use Only



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11/17/05--01008--014 \*\*43.75

FILED  
2005 DEC -7 PM 1:28  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*Amend.*

DEC 9 7 2005  
G. Ocullette

**ICARD, MERRILL, CULLIS, TIMM,  
FUREN & GINSBURG, P.A.**

**ATTORNEYS AND COUNSELORS**

**2033 MAIN STREET, SUITE 600**

**SARASOTA, FLORIDA 34237**

**TELEPHONE (941) 366-8100**

**FACSIMILE (941) 366-6384**

**www.icardmerrill.com**

AMY S. THOMPSON

REPLY TO:  
P.O. BOX 4195  
SARASOTA, FLORIDA 34230

November 15, 2005

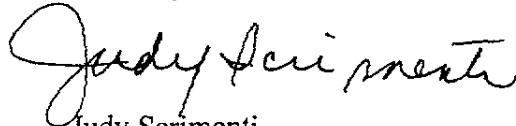
Department of State  
Division of Corporations  
Corporate Filings  
P.O. Box 6327  
Tallahassee, FL 32314

Re: Ravinia Condominium Association, Inc.

To Whom It May Concern:

Enclosed please find the original and one copy of the Articles of Amendment of Ravinia Condominium Association, Inc., along with a check in the amount of \$43.75 to cover the cost of filing fees. Please file the original and provide us with a certified copy, to be returned in the enclosed self-addressed stamped envelope. Thank you for your assistance in this matter.

Sincerely,



Judy Scrimenti  
Assistant to Amy Thompson

/jps  
Enclosures

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FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

November 21, 2005

ICARD, MERRILL, CULLIS, ET AL  
JUDY SCRIMENTI  
2033 MAIN ST., STE. 600  
SARASOTA, FL 34237

SUBJECT: RAVINIA CONDOMINIUM ASSOCIATION, INC.  
Ref. Number: N04000008738

We have received your document for RAVINIA CONDOMINIUM ASSOCIATION, INC. and check(s) totaling \$43.75. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

The date of adoption/authorization of this document must be a date on or prior to submitting the document to this office, and this date must be specifically stated in the document. If you wish to have a future effective date, you must include the date of adoption/authorization and the effective date. The date of adoption/authorization is the date the document was approved.

The document must be signed by the chairman, any vice chairman of the board of directors, its president, or another of its officers.

If there are MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) the date of adoption of the amendment by the members and (2) a statement that the number of votes cast for the amendment was sufficient for approval.

If there are NO MEMBERS OR MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) a statement that there are no members or members entitled to vote on the amendment and (2) the date of adoption of the amendment by the board of directors.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6903.

Cheryl Coulliette  
Document Specialist

Letter Number: 205A00068567

**ICARD, MERRILL, CULLIS, TIMM,  
FUREN & GINSBURG, P.A.**

**ATTORNEYS AND COUNSELORS**

**2033 MAIN STREET, SUITE 600**

**SARASOTA, FLORIDA 34237**

**TELEPHONE (941) 366-8100**

**FACSIMILE (941) 366-6384**

**www.icardmerrill.com**

**AMY S. THOMPSON**

**REPLY TO:**

**P.O. BOX 4195**

**SARASOTA, FLORIDA 34230**

December 2, 2005

Ms. Cheryl Coulliette  
Document Specialist  
Florida Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Re: Ravinia Condominium Association, Inc.

Ref. Number: N04000008738

Letter Number: 205A00068567

Dear Ms. Coulliette:

This letter is in response to your November 21, 2005 correspondence (a copy of which is enclosed) wherein you indicated that the enclosed document could not be filed due to its failure to be executed by the appropriate party and due to its failure to state whether members were entitled to vote on the amendment. Enclosed herein you will find a copy of the original document mailed to you entitled Articles of Amendment of Ravinia Condominium Association, Inc., a Florida not-for-profit corporation.

To correct the deficiencies with the previous document, you will find an original and copy of a new document entitled Certificate of Amendment to the Articles of Incorporation of Ravinia Condominium Association, Inc. This document was executed on September 16, 2005. This document states in the second WHEREAS clause that the Developer shall have the right and irrevocable power to amend the Declaration and exhibits recorded therewith, including the Articles of Incorporation. The document has been executed by the managing member of Capri Isle Associates, L.L.C., a Florida limited liability company as the developer for Ravinia Condominium Association. The Certificate of Amendment is dated the 16<sup>th</sup> of September and effective that day, has been signed by the appropriate managing member and contains language stating that the

developer has the exclusive right to amend the Articles of Incorporation.

Please record this document in the official records using the \$43.75 that was previously sent to you. Please forward the certified copy back to my attention at the address listed on this letterhead. If you need anything further from me, do not hesitate to contact me. I appreciate your assistance on this matter.

Sincerely,

ICARD, MERRILL, CULLIS, TIMM,  
FUREN & GINSBURG, P.A.



Amy S. Thompson

For the Firm

Encls.

385  
This Instrument prepared by and return to:

John D. Olivier, Esq.  
Kard, Merrill, Cullis, Timm,  
Furen & Ginsburg, P.A.  
2033 Main Street, Suite 600  
Sarasota, Florida 34237



RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2005257526 3 PGS  
2005 NOV 18 12:39 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
DCATHEY Receipt#714409

**CERTIFICATE OF AMENDMENT TO THE  
ARTICLES OF INCORPORATION OF  
RAVINIA CONDOMINIUM ASSOCIATION, INC.**

THIS CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION OF RAVINIA CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, is made this 14th day of September, 2005, by CAPRI ISLES ASSOCIATES, L.L.C., a Florida limited liability company (hereinafter referred to as the "Developer"), and consented to by the RAVINIA CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association").

**RECITALS:**

WHEREAS, the Developer is the developer of that certain Condominium project known as "Ravinia" (the "Condominium"), and in connection therewith has executed that certain Declaration of Condominium for the Condominium, which is recorded in Official Records Instrument No. 2004097271 of the Public Records of Sarasota County, Florida, as amended by various amendments of record (collectively, the "Declaration"); and

WHEREAS, Section 16.2 of the Declaration provides that the Developer shall have the right and irrevocable power to amend the Declaration and exhibits recorded therewith (including the Articles of Incorporation of the Association) as may be necessary and/or desirable from time to time, prior to the conveyance of all units in the Condominium by Developer, to make the applicable documents comply with the requirements of any statutory provisions or any state or federal rules or regulations or county ordinances; and

WHEREAS, in connection with certain Environmental Resource Permits issued and/or to be issued by the Southwest Florida Water Management District ("SWFWMD"), SWFWMD has required that Developer amend the Articles of Incorporation of the Association to comply with SWFWMD's permitting requirements; and

WHEREAS, Developer has amended the Articles of Incorporation of the Association so as to be in compliance with the requirements of SWFWMD in connection with the construction and development of the Condominium project.

NOW THEREFORE, in consideration of the foregoing, the Developer hereby certifies that the Articles of Incorporation of the Association have been amended as follows:

**ARTICLE III  
POWERS**

The Association shall have all of the condominium law and statutory powers of a corporation

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CLERK OF STATE  
TALLAHASSEE, FLORIDA


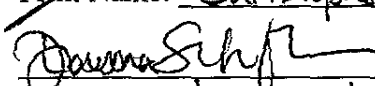
not for profit and all of the powers and duties set forth in said Condominium Act, the Declaration of Condominium of Ravinia, a Condominium, as amended from time to time, and the Bylaws of the Association, including, without limitation, the power to operate and maintain the Surface Water Management System Facilities, as such term as defined in the Declaration of Condominium, provided that any of the foregoing powers and duties are not otherwise inconsistent with the Condominium Act. The Association may enter into lease agreements and may acquire and enter into agreements acquiring leaseholds, memberships and other possessory or use interests for terms up to and including 99 years, whether or not contiguous to the lands of the condominium, intended to provide for the enjoyment, recreation or other use or benefit of the members; including but not limited to lease of recreation areas and facilities.

ARTICLE VII  
EXISTENCE


This corporation shall exist perpetually unless dissolved according to law, or pursuant to the applicable provisions of these Articles of Incorporation, the Bylaws and/or the Declaration of Condominium. In the event of any such dissolution, all of the members of the Association shall be jointly and severally responsible and obligated for the continued operation, maintenance, repair and replacement of the Surface Water Management System Facilities, in accordance with the requirements of the applicable Environmental Resource Permit(s) issued by the Southwest Florida Water Management District ("SWFWMD"), unless and until an alternate entity acceptable to SWFWMD assumes responsibility.

IN WITNESS WHEREOF, the Developer has caused this Certificate to be executed by its duly authorized officer as of the day and year first above-written.

Witnesses:

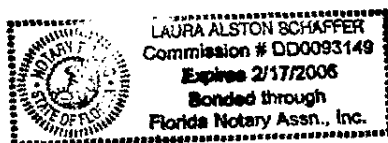
  
Print Name: Christopher C. Snook  
  
Print Name: Laura Schaffer

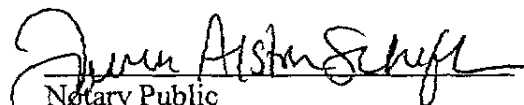
CAPRI ISLES ASSOCIATES, L.L.C.,  
a Florida limited liability company

By:   
James Brant, its Managing Member

STATE OF FLORIDA  
COUNTY OF ~~SARASOTA~~ Hillsborough

Acknowledged and subscribed to before me this 16th day of September, 2005, by James Brant, as Managing Member of CAPRI ISLES ASSOCIATES, L.L.C., a Florida limited liability company, who is personally known to me or who produced personally known as identification.



  
Notary Public

**CONSENT OF ASSOCIATION**

RAVINIA CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation,  
hereby consents to the amendments contemplated by this Certificate.

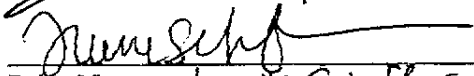
*Witnesses:*

RAVINIA CONDOMINIUM ASSOCIATION,  
INC., a Florida non-profit corporation

  
Print Name: Christopher C. Snodgrass

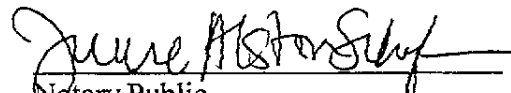
By

  
James Brant, President

  
Print Name: Laura Schaffer

STATE OF FLORIDA  
COUNTY OF ~~SARASOTA~~ Hillsborough

Acknowledged and subscribed to before me this 11th day of September, 2005, by James Brant, as President of RAVINIA CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, who is personally known to me or who produced personally known as identification.

  
Notary Public

