

N04 0000 10103

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

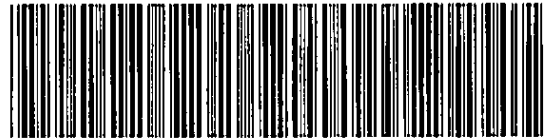
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



800373375598

09/23/21--01014--004 **35.00

2021 SEP 23 AM 10:37

000000

Amund

OCT 02 2021
1 ALBRITTON

FILED
2021 SEP 23 AM 10:37

ARTICLES OF AMENDMENT
TO THE
ARTICLES OF INCORPORATION
FOR
SIESTA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC.

Pursuant to the provision of Chapter 617 and 720 of the Florida Statutes, the undersigned corporation adopts the following Articles of Amendment to its Articles of Incorporation.

FIRST: The Amendments adopted are attached as Exhibit "A".

SECOND: There are no members entitled to vote on the Amendments. The Amendment was adopted by the Board of Directors on January 27, 2021.

DATED: January 21, 2021.

SIESTA AT MIRASOL PROPERTY OWNERS
ASSOCIATION, INC.

By: Sharon Machuga
Sharon Machuga, President

By: Arnold E. Epstein
Arnold E. Epstein, Secretary

2021 SEP 23 AM 10:37

AMENDED
ARTICLES OF INCORPORATION OF
SIESTA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC.

The undersigned, desiring to form a corporation not-for-profit under Chapter 617, Florida Statutes, as amended, hereby execute and adopts the following Articles of Incorporation:

ARTICLE I
NAME

The name of the corporation shall be SIESTA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC. (hereinafter referred to as the "Association"). Its principal office address shall be at ~~44400 Nursery Lane, Palm Beach Gardens, FL 33418, and its principal mailing address shall be at 8430 Enterprise Circle, Suite 100, Bradenton, Florida 34202~~ C/O Lang Management, 790 Park of Commerce Blvd, Boca Raton, Florida, 33486, or at such other places as may be designated, from time to time, by the Board of Directors.

ARTICLE II
DURATION

The period of duration of the Association is perpetual.

ARTICLE III
PURPOSE

The purpose for which the Association is organized is to further the interests of the Members, including without limitation maintenance of property owned by, dedicated to or agreed to be maintained by the Association, and the protection of the Lots; to exercise all the powers and privileges and to perform all of the duties and obligations of the Association as defined and set forth in that certain ~~Declaration of~~ AMENDED AND RESTATED Covenants, Conditions and Restrictions for SIESTA AT MIRASOL PROPERTY OWNERS ASSOCIATION, INC. (the "~~Declaration~~Covenants") to be recorded in the public records of Palm Beach County, Florida, including the establishment and enforcement of payment of Assessments and fines contained therein, and to engage in such other lawful activities as may be to the mutual benefit of the Owners and their Lots. All terms used herein which are defined in the Covenants~~Declaration~~ shall have the same meaning herein as therein.

ARTICLE IV
POWERS

The powers of the Association shall include and be governed by the following provisions:

Section I. Common Law and Statutory Powers.

The Association shall have all of the common law and statutory powers granted to it under Florida law, as the same may be amended or supplemented, which are not in conflict with the terms of these Articles and the Covenants~~Declaration~~.

Section 2. Necessary Powers.

The Association shall have all of the powers reasonably necessary to exercise its rights and powers and implement its purpose, including, without limitation, the following:

The power to fix, levy and collect Assessments against the Lots, as provided for in the Covenants~~Declaration~~.

The power to expend monies collected for the purpose of paying the expenses of the Association.

The power to manage, control, operate, maintain, repair and improve the Common Areas.

The power to purchase supplies, material and lease equipment required for the maintenance, repair, replacement, operation and management of the Common Areas.

The power to insure and keep insured the Common Areas as provided in the Covenants~~Declaration~~.

The power to employ the personnel required for the operation and management of the Association and the Common Areas.

The power to pay utility bills for utilities serving the Common Areas.

The power to pay all taxes and assessments which are liens against the Common Areas.

The power to establish and maintain a reserve fund for capital improvements, repairs and replacements.

The power to control and regulate the use of the Properties.

The power to make reasonable rules and regulations and to amend the same from time to time.

The power to enforce by any legal means the provisions of these Articles, the By-Laws, the Covenants~~Declaration~~ and the rules and regulations promulgated by the Association from time to time.

The power to borrow money and to select depositories for the Association's funds, and to determine the manner of receiving, depositing, and disbursing those funds and the form of checks and the person or persons by whom the same shall be signed, when not signed as otherwise provided in the By-Laws.

The power to appoint committees as the Board of Directors may deem appropriate.

The power to collect delinquent Assessments and fines by suit or otherwise, to abate nuisances and to fine, enjoin or seek damages from Members for violation of the provisions of

the ~~Covenants Declaration~~, these Articles of Incorporation, the By-Laws or the rules and regulations.

The power to bring suit and to litigate on behalf of the Association and the Members.

The power to adopt, alter and amend or repeal the By-Laws of the Association as may be desirable or necessary for the proper management of the Association.

The power to provide any and all supplemental municipal services as may be necessary or proper.

The power to possess, employ and exercise all powers necessary to implement, enforce and carry into effect the powers above described.

Section 3. Funds and Title to Properties.

All funds and title to all properties acquired by the Association and the proceeds thereof shall be held in the name of the Association for the benefit of the Members in accordance with the provisions of the ~~Covenants Declaration~~. No part of the income, if any, of the Association shall be distributed to the Members, directors, or officers of the Association. Nothing herein shall prohibit the Association from reimbursing its directors, officers and committee members for all expenses reasonably incurred in performing service rendered to the Association.

Section 4. Limitations.

The powers of the Association shall be subject to and be exercised in accordance with the provisions of the ~~Covenants Declaration~~, and subject to the terms and provisions of the Master Declaration of Covenants, Conditions and Restrictions for Mirasol.

ARTICLE V QUALIFICATIONS OF MEMBERSHIP

The qualifications for membership and the manner of admission shall be as provided by the By-Laws of the Association.

ARTICLE VI VOTING RIGHTS

The right to vote on Association matters shall be exercised by the Members as provided in the ~~Covenants Declaration~~ and By-Laws.

ARTICLE VII LIABILITY FOR DEBTS

Neither the Members nor the officers or directors of the Association shall be liable for the debts of the Association.

ARTICLE VIII
BOARD OF DIRECTORS

Section 1. The number of directors constituting the ~~initial~~ Board of Directors of the Association is ~~three (3) and the names and addresses of the persons who will serve as the initial Board of Directors of the Association are~~ shall be as determined in the Bylaws of the Association, as may be amended from time to time:

Craig A. Perna _____ 1400 Nursery Lane
Palm Beach Gardens, FL 33418

Aaron Chorost _____ 1400 Nursery Lane
Palm Beach Gardens, FL 33418

Steven A. Bakan _____ 8430 Enterprise Circle, Suite 100
Bradenton, FL 34202

Section 2. The Board of Directors shall be the persons who will manage the corporate affairs of the Association and are vested with the management authority thereof. The Board of Directors will be responsible for the administration of the Association and will have the authority to control the affairs of the Association, as are more fully set forth in the CovenantsDeclaration and the By-Laws of the Association.

Section 3. The method of election and terms of office, removal and filling of vacancies shall be as set forth in the By-Laws of the Association.

ARTICLE IX
BY-LAWS

The By-Laws of the Association may be adopted, amended, altered or rescinded as provided therein; provided, however, that at no time shall the By-Laws conflict with these Articles of Incorporation or the CovenantsDeclaration.

ARTICLE X
CONSTRUCTION

These Articles of Incorporation and the By-Laws of the Association shall be construed, in case of any ambiguity or lack of clarity, to be consistent with the provisions of the CovenantsDeclaration. In the event of any conflict between the terms of the CovenantsDeclaration, these Articles of Incorporation or the By-Laws, the following order of priority shall apply: the CovenantsDeclaration, the Articles of Incorporation and the By-Laws.

ARTICLE XI
SOLE INCORPORATOR

The name and address of the sole incorporator is as follows:

Marc I. Spencer
c/o Taylor Woodrow Communities
877 executive Center Drive, W., Suite 205
St. Petersburg, FL 33702

ARTICLE XII INDEMNIFICATION

The Association shall indemnify its directors, officers and committee members and may indemnify its employees and agents, to the fullest extent permitted by applicable Florida Statutes, as the same may be amended and supplemented, from and against any and all of the expenses or liabilities incurred in defending a civil or criminal proceeding, or other matters referred to in or covered by said provisions, including, but not limited to, the advancement of expenses prior to the final disposition of such proceedings and amounts paid in settlement of such proceedings, and the indemnification provided for herein shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any by-law, agreement, vote of Members or disinterested directors, officers or otherwise, both as to action in his or her official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be a director, officer, committee member, employee or agent, and shall inure to the benefit of the heirs, executors and administrators of such a person and an adjudication of liability shall not affect the right to indemnification for those indemnified. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such officer, director or committee member of the Association may be entitled. However, no such indemnification will be provided where any such officer, director or committee member has been determined or adjudicated to be guilty of gross negligence or willful misfeasance or malfeasance in the performance of his or her duties.

ARTICLE XIII OFFICERS

The affairs of the Association shall be managed by a President, ~~one or more~~ Vice-Presidents, a Secretary and a Treasurer, and if elected by the Board of Directors, any such other officers and assistant officers as may be designated by the Board of Directors. The Board of Directors at each annual meeting shall elect, to serve for a term of one (1) year, a President, ~~one or more~~ Vice-Presidents, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time determine appropriate.

ARTICLE XIV AMENDMENT

~~Until the Turnover Date (as defined in the Declaration), the Declarant may amend these Articles of Incorporation in its sole and absolute discretion. After the Turnover Date,~~ Amendments to these Articles of Incorporation shall require the affirmative vote of Members casting sixty-seven percent (67%) a majority of the total votes in the Association in favor of such amendment.

ARTICLE XV
REGISTERED AGENT AND REGISTERED OFFICE

The name of the ~~initial~~ registered agent shall be ~~John R. Poshkin, and the street address of the registered office of the Association shall be c/o Taylor Woodrow Communities, 8430 Enterprise Circle, Suite 100, Bradenton, Florida 34202~~, Lang Management, 790 Park of Commerce Blvd. Boca Raton, Florida, 33486. The Board of Directors shall have the authority to change the registered agent and registered office from time to time.

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept services of process for the above stated non-profit corporation, at the place designated in Article XV of these Articles of Incorporation, the undersigned hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete discharge of his duties.

Dated this 13 day of September, 2021.

LANG MANAGEMENT
(Registered Agent)

By: Lynda Agos
Lynda Agos
Print Name