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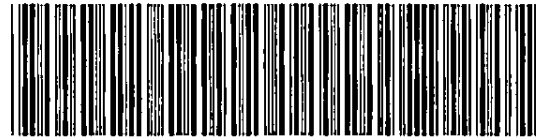
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TALLAHASSEE, FLORIDA

Amend/CC

DEC 20 2017
I ALBRITTON



Clayton & McCulloh

ATTORNEYS AT LAW
www.clayton-mcculloh.com

ATTORNEY NAME
Attorney & Counselor at Law
[attorney email]@clayton-mcculloh.com

Clayton & McCulloh, P. A.
Servicing 25 Counties
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December 14, 2017

Amendment Section
Division of Corporations
P. O. Box 6327
Tallahassee, Florida 32314

Re: Articles of Amendment to Articles of Incorporation for Filing

Dear Sir or Madam:

Enclosed herewith please find the original "ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION OF ROSE HILL HOMEOWNERS ASSOCIATION, INC.", to be filed with the Florida Secretary of State. Also enclosed is check no. 1590 in the amount of \$43.75 for cost of said filing and for the cost of a certified copy of same. Please mail the certified copy to my attention at our Orlando address, as provided below.

Should you have any questions or require additional information, please feel free to contact me at your earliest convenience.

Sincerely,

CLAYTON & McCULLOH

Donella Donahey
Donella Donahey
Paralegal
:dmd

Enclosure

cc: Rose Hill Homeowners Association (without enclosure)

ARTICLES OF AMENDMENT TO
ARTICLES OF INCORPORATION
OF
ROSE HILL HOMEOWNERS ASSOCIATION, INC.

FILED
2017 DEC 13 AM 10:09
CLERK OF DISTRICT COURT
JAIL AREA

Pursuant to the provisions of §617.1006, *Fla. Stat.*, ROSE HILL HOMEOWNERS ASSOCIATION, INC. ("Association") adopts the following Articles of Amendment to its Articles of Incorporation.

FIRST: Amendment adopted:

All Articles of the ARTICLES OF INCORPORATION OF ROSE HILL HOMEOWNERS ASSOCIATION, INC. ("Articles of Incorporation") are hereby amended as follows (additions are indicated by underlining; deletions are indicated by ~~strike-outs~~, omitted and unaltered provisions are indicated by ellipses):

In compliance with the requirements of Florida Statutes, Chapter ~~617~~720, the undersigned, all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

NAME OF
CORPORATION

The name of the corporation is ROSE HILL HOMEOWNERS ASSOCIATION, INC., (hereinafter called the "Association").

ARTICLE II

PRINCIPAL OFFICE OF
THE ASSOCIATION

The initial principal office of the Association ~~is~~was located at 425 West Colonial Drive, Suite 201, Orlando, Florida 32804 with a current mailing address of: P.O. Box 618262, Orlando, FL 32861.

ARTICLE III

REGISTERED OFFICE AND REGISTERED AGENT

The ~~initial~~ registered agent is ~~A. Duane Bergstrom~~Russell E. Klemm, Esq. whose

address is ~~55 East Livingston Street, Orlando, Florida 32804~~ 1065 MAITLAND CENTER COMMONS BLVD, MAITLAND FL 32751.

ARTICLE IV
PURPOSE AND POWERS OF THE ASSOCIATION

This Association does 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 Area within that certain tract of property described as:

ROSE HILL, according to the plat thereof as recorded in Plat Book 13, Pages 128 and 129, Public Records of Orange County, Florida (hereinafter referred to as the "Property").

and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) 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 and Restrictions (hereinafter called the "Declaration") applicable to the Property and recorded in Official Records Book 3528, Page 588, Public Records of Orange 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) 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) 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) Borrow money, and with the assent of the members entitled to cast two-thirds (2/3) of the votes of the membership, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

(e) 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. No such dedication or transfer shall be effective unless an instrument has been signed by members entitled to cast two-thirds (2/3) of the votes of the membership agreeing to such dedication, sale or transfer.

(f) Participate in mergers and consolidations with other nonprofit corporations, organized for the same purpose or annex additional residential property and Common Area provided that any such merger, consolidation or annexation shall have the assent of the members entitled to cast two-thirds (2/3) of the votes of the membership.

(g) Have and to exercise any and all powers, rights, and privileges which a corporation organized under the Nonprofit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any ~~Lot or Parcel~~ of a Living Unit thereon and who intends to reside thereon ~~and the Developer~~ 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 persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot or Living Unit which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have ~~two classes~~ one class of voting membership:

Class A. Class A members shall be every member, excluding the Developer. A. Class A Member shall be entitled to one (1) vote for each Lot or Living Unit owned by such member and in no event shall more than one (1) vote be cast with respect to any such Lot or Living Unit.

~~Class B. The Class B Member shall be the Developer (as defined in the Declaration), and shall be entitled to four (4) votes for each Lot owned. The Class B Membership shall terminate and become converted to Class A Membership on the happening of any of the following events, whichever occurs earlier:~~

~~(i) When the total votes outstanding in the Class A Membership equal the total votes outstanding in the Class B Membership; or~~

~~(ii) On December 31, 1987.~~

~~From and after the happening of these events, whichever occurs earlier, the Class B Member shall be deemed to be a Class A Member entitled to one (1) vote for each Lot or Living Unit in which it holds the interest required for membership under Article II of the Declaration.~~

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) Directors ~~who shall serve until the organizational meeting and thereafter by a Board of three (3) Directors,~~ who need not be members of the Association. The number of Directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

Name

Address

PAUL L. CURTIS

425 West Colonial Drive, Suite 204
Orlando, Florida 32804

RIK HAUPERT

1065 Petal Court
Orlando, FL 32818

CLINTON A. CURTIS

425 West Colonial Drive, Suite 204
Orlando, Florida 32804

WILLIAM (ALLEN) SIMMONS

1046 Yellow Rose Drive
Orlando, FL 32818

CARYL C. ELROD

425 West Colonial Drive, Suite 204
Orlando, Florida 32804

TOM FORTIN

960 American Beauty Street
Orlando, FL 32818

~~At the first~~each annual meeting, the members shall elect three (3) Directors for a term of one (1) year.

ARTICLE VIII

INITIAL OFFICERS

The affairs of the Association shall be managed by a President, Vice President, Secretary and Treasurer, and such other officers as permitted in the Bylaws. The names and addresses of those persons who are to act as the officers of the Association until the election of their successors are:

<u>Name</u>	<u>Office</u>	<u>Address</u>
PAUL L. CURTIS RICK HAUPERT	President	425 West Colonial Drive, Suite 201 Orlando, Florida 32804 <u>1065 Petal Court Orlando, FL 32818</u>
CLINTON A. CURTIS WILLIAM (ALLEN) SIMMONS	Vice President	425 West Colonial Drive, Suite 201 Orlando, Florida 32804 <u>1046 Yellow Rose Drive Orlando, FL 32818</u>
CARYL C. ELROD TOM FORTIN	Secretary and <u>Treasurer</u>	425 West Colonial Drive, Suite 201 Orlando, Florida 32804 <u>960 American Beauty Street Orlando, FL 32818</u>

~~The above named officers shall serve until the first and organizational meeting of the Board of Directors of the Association. The officers shall be elected by the Directors-members at the first each annual meeting of the Board of Directors and shall hold office for a one (1) year period from the date of their election.~~

ARTICLE IX

BYLAWS

The Bylaws of this Association shall be adopted by the Board of Directors and may be altered, amended or rescinded by a majority vote of the Board of Director.

ARTICLE XII

FHA/VA APPROVAL

~~In the event that the Developer seeks Federal Housing Administration or veterans Administration approval of the property then as long as there is a Class B Membership, the following actions will require the prior approval of the FHA or the VA: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.~~

~~IN WITNESS WHEREOF, for the purpose of forming this Association under the Laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation on this 17th day of July 1984.~~

SECOND: The date of adoption of the Amendment was the 20th day of February, 2016.

THIRD: Adoption of Amendment:

Said Amendment was approved at a Meeting of the members of the Association in accordance with the requirements of Florida Statute 720.306(1)(b).

The members of the corporation were entitled to vote on the Amendment. The members of the Association duly adopted this Amendment in accordance with the above-stated provision. **The number of votes cast for the Amendment was sufficient for approval.**

THE ASSOCIATION has caused these presents to be executed in its name, this 24TH
day of NOVEMBER, 2017.

ROSE HILL HOMEOWNERS ASSOCIATION, INC.

By:

Rick A. Happert
(Sign)
Rick A. Happert
(Print)

President, Rose Hill Homeowners Association, Inc.

Attest:

Nancy Berube
(Sign)
Nancy Berube
(Print)

Secretary, Rose Hill Homeowners Association, Inc.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing was acknowledged before me this 24th day of Nov,
20 17 by Rick A. Happert as President, and
Nancy Berube as Secretary, of Rose Hill Homeowners Association,
Inc., a Florida not for profit corporation, on behalf of the corporation, who is personally known to
me or who has produced FL Driver License as identification.

NOTARY PUBLIC
John Michael Tomko
(Sign)
John Michael Tomko
(Print)

State of Florida, At Large
My Commission Expires:



John Michael Tomko
State of Florida
MY COMMISSION # FF 160329
Expires: September 16, 2018

THIS DOCUMENT PREPARED BY:
Rose Hill Homeowners Association, Inc.
P.O. Box 618262
Orlando, Florida 32861

RETURN TO:
Brian S. Hess, Esq.
CLAYTON & MCCULLOH
1065 Maitland Center Commons Boulevard
Maitland, Florida 32751

_____ the space above this line is reserved for recording purposes _____

**CERTIFICATE OF AMENDMENT TO ARTICLES
OF INCORPORATION OF ROSE HILL HOMEOWNERS ASSOCIATION, INC.**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, as President and Secretary of ROSE HILL HOMEOWNERS ASSOCIATION, INC. (hereinafter "Association"), pursuant to the Florida Statutes and the ARTICLES OF INCORPORATION OF ROSE HILL HOMEOWNERS ASSOCIATION, INC., recorded with the Marketable Record Title Act Notice in Official Records Book 10739, Page 3761, of the Public Records of Orange County, Florida, as may have been amended and supplemented (hereinafter "Articles"), hereby certify that the ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION OF ROSE HILL HOMEOWNERS ASSOCIATION, INC., which document is attached hereto and by reference made a part hereof (hereinafter "Amendment"), was duly adopted at a meeting of the members, as continued, on the 20th day of February, 2016 (hereinafter the "Meeting").

Said Amendment was approved at the Meeting in accordance with the requirements of Florida Statute 720.306(1)(b). Proper notice was given for the Meeting pursuant to the By-Laws of the Association and the Florida Statutes. The Notice of the Meeting stated the purpose, time, date and location of the Meeting.

The Association is a homeowners association created pursuant to the laws of the State of Florida. With the exception of the attached Amendment, all other terms and conditions of the Articles shall remain in full force and effect.

IN WITNESS HEREOF, the Association has caused these presents to be executed in its name, this 24th day of Nov, 2017.

Signed, sealed and delivered
in the presence of:

[Signature]
(Sign - Witness 1)
ANDREW BRINK
(Print - Witness 1)

[Signature]
(Sign - Witness 2)
THOMAS FORTIN
(Print - Witness 2)

[Signature]
(Sign - Witness 1)
ANDREW BRINK
(Print - Witness 1)

[Signature]
(Sign - Witness 2)
THOMAS FORTIN
(Print - Witness 2)

Rose Hill Homeowners Association, Inc.

By: [Signature]
(Sign)
RICK H. HAUPERT
(Print)

President, Rose Hill Homeowners
Association, Inc.

Attest: [Signature]
(Sign)
Nancy Beruber
(Print)

Secretary, Rose Hill Homeowners
Association, Inc.

STATE OF FLORIDA
COUNTY OF Okla

The foregoing was acknowledged before me this 24 day of Nov,
20 17, by Rick Haupt, as President, and Nancy Beruber,
as Secretary, of Rose Hill Homeowners Association, Inc., a Florida not for profit corporation, on
behalf of the corporation, who are personally known to me or who have produced
FL Driver License as identification.

NOTARY PUBLIC

[Signature] (Sign)
John Tomko (Print)

State of Florida, At Large
My Commission Expires:



John Michael Tomko
State of Florida
MY COMMISSION # FF 160329
Expires: September 16, 2018