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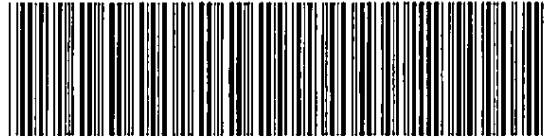
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MARK A. BRIONEZ, ESQ.
MarkB@BBLawFL.com

STEPHANIE J. BRIONEZ, ESQ.
StephB@BBLawFL.com

Reply to: Joneall'e I. Hill, Esq.
Email: JonealleH@BBLawFL.com

December 5, 2023

VIA Certified Mail: 7022 1670 0003 0122 6131

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

Re: Musselwhite Farms Homeowner's Association, Inc.

Dear Sir or Madam:

Attached please find the cover letter, Articles of Amendment to Articles of Incorporation of Musselwhite Farms Homeowner's Association, Inc., two copies of Amendments to Articles of Incorporation of Musselwhite Farms Homeowner's Association, Inc. and check #3291 in the amount of \$52.50 for the filing fee, Certificate of Status and Certified Copy.

Please forward all copies to our office. If you have any questions, please do not hesitate to contact our office.

Yours truly,

Joneall'e I Hill

Joneall'e I. Hill, Esq.

JIH/kw
Enclosures

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: MUSSELWHITE FARMS HOMEOWNER'S ASSOCIATION, INC.

DOCUMENT NUMBER: N05000006022

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

CHERYL WILLIAMSON, PRESIDENT

(Name of Contact Person)

MUSSELWHITE FARMS HOMEOWNER'S ASSOCIATION, INC.

(Firm/ Company)

29249 CAN DO LANE, TAVARES, FL 32778

(Address)

TAVARES, FL 32778

(City/ State and Zip Code)

cwillla01@gmail.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

CHERYL WILLIAMSON, PRESIDENT

916

215-3128

at

(Name of Contact Person)

(Area Code) (Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee & Certificate of Status | <input type="checkbox"/> \$43.75 Filing Fee & Certified Copy (Additional copy is enclosed) | <input checked="" type="checkbox"/> \$52.50 Filing Fee Certificate of Status Certified Copy (Additional Copy is Enclosed) |
|--|--|---|---|

Mailing Address

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

Street Address

Amendment Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

Articles of Amendment
to
Articles of Incorporation
of

MUSSELWHITE FARMS HOMEOWNER'S ASSOCIATION, INC.

(Name of Corporation as currently filed with the Florida Dept. of State)

N05000006022

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this **Florida Not For Profit Corporation** adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

N/A

The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company" or "Co." may not be used in the name.

B. Enter new principal office address, if applicable:

*(Principal office address **MUST BE A STREET ADDRESS**)*

Musselwhite Farms Homeowner's Association, Inc.

C/O Cheryl Williamson, President

29249 Can Do Lane, Tavares, FL 32778

C. Enter new mailing address, if applicable:

*(Mailing address **MAY BE A POST OFFICE BOX**)*

Musselwhite Farms Homeowner's Association, Inc.

C/O Cheryl Williamson, President

29249 Can Do Lane, Tavares, FL 32778

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent:

Cheryl Williamson, President

29249 Can Do Lane

(Florida street address)

New Registered Office Address:

Tavares

(City)

, Florida 32778

(Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

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

Signature of New Registered Agent, if changing

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:

(Attach additional sheets, if necessary)

Please note the officer/director title by the first letter of the office title:

P = President; V = Vice President; T = Treasurer; S = Secretary; D = Director; TR = Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

| | | |
|--|----|-------------|
| <input checked="" type="checkbox"/> Change | PT | John Doe |
| <input checked="" type="checkbox"/> Remove | V | Mike Jones |
| <input checked="" type="checkbox"/> Add | SV | Sally Smith |

| Type of Action (Check One) | Title | Name | Address |
|---|-------|---------------------|---|
| 1) <input type="checkbox"/> Change <input type="checkbox"/> Add | | Amantha Musselwhite | 16300 County Road 448 Mount Dora, FL 32757 |
| <input checked="" type="checkbox"/> Remove | | | |
| 2) <input type="checkbox"/> Change <input type="checkbox"/> Add | | George F. Hansford | 1623 Patton Avenue Apopka, FL 32703 |
| <input checked="" type="checkbox"/> Remove | | | |
| 3) <input type="checkbox"/> Change <input type="checkbox"/> Add | | Kim Sechler | 15240 Grinders Glen Tavares, FL 32778 |
| <input checked="" type="checkbox"/> Remove | | | |
| 4) <input type="checkbox"/> Change <input checked="" type="checkbox"/> Add | P | Cheryl Williamson | 29249 Can Do Lane Tavares, FL 32778 |
| <input type="checkbox"/> Remove | | | |
| 5) <input type="checkbox"/> Change <input checked="" type="checkbox"/> Add | VP | Billvio Logan | 29030 Can Do Lane Tavares, FL 32778 |
| <input type="checkbox"/> Remove | | | |
| 6) <input type="checkbox"/> Change <input checked="" type="checkbox"/> Add | S | Trisha Napier | 29222 Can Do Lane Tavares, FL 32778 |
| <input type="checkbox"/> Remove | | | |

F. If amending or adding additional Articles, enter change(s) here:

(attach additional sheets, if necessary). (Be specific)

See attached sheet -- Additions shown in bold underlining; deletions shown in strikeouts; and,

unaffected provisions are represented by leading ***

The date of each amendment(s) adoption: _____, if other than the date this document was signed.

Effective date if applicable: _____
(no more than 90 days after amendment file date)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Adoption of Amendment(s) (CHECK ONE)

- ☒ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.

- ☐ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated

29 Nov 2023

Signature



(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator - if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

Cheryl Williamson

(Typed or printed name of person signing)

President

(Title of person signing)

**AMENDMENTS TO
ARTICLES OF INCORPORATION
OF**

MUSSELWHITE FARMS HOMEOWNER'S ASSOCIATION, INC.

Additions shown in **bold underlining**

Deletions shown in ~~strikeouts~~

Unaffected provisions are represented by leading ***

*** I, the undersigned incorporator, all residents of the State of Florida and all of full age, hereby associate ourselves together and make, subscribe, acknowledge and file with the Department of State of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit in accordance with the laws of the State of Florida.

***** ARTICLE I
NAME**

The name of this corporation is Musselwhite Farms Homeowner's Association, Inc., hereafter called the "Association".

**ARTICLE II
OFFICE**

The ~~initial~~ **current** principal office of this Association is located at ~~16300 County Road 448, Mount Dora, Florida 32757~~ **29249 Can Do Lane, Tavares, FL 32778**, which office may be changed from time to time by action of the Board of Directors. The name of the registered agent at that address is ~~Amantha Musselwhite~~ **Cheryl L. Williamson** who is familiar with and accepts the designation of registered agent.

**ARTICLE III
PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof. The specific purposes for which it is formed are to promote the health, safety and general welfare of the residents within all or any portion of the following described tract of land situate in Lake County, Florida:

See Exhibit "A" attached hereto and incorporate herein by reference.

and the purposes of this Association shall include, without limitation of the foregoing, provision for the maintenance, preservation and architectural control of the residence lots and Common Area

as may now or hereafter be created by the recordation in the Public Records of Lake County, Florida, of that certain "Declaration of Easements, Covenants, Conditions and Restrictions of Musselwhite Farms, recorded in O.R. Book 2702, Page 2190, as the same from time to time may be amended as therein provided (which Declaration, and all amendments thereto now or hereafter made, are hereafter collectively called the "Declaration") and within any additions to the above described property as may hereafter be brought within the jurisdiction of this Association. For the foregoing purposes, this Association is empowered to:

(a) exercise all of the powers and privileges, and to perform all of the duties and obligations, of this Association as set forth in the Declaration, the terms and provisions of which are here incorporated by reference; and

(b) fix, levy, collect and enforce payment of 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 this Association, including all licenses, taxes or governmental charges levied or imposed against the property of this Association; and

(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 this Association; and

(d) borrow money, and with the assent of two-thirds (2/3) of the votes of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; and

(e) dedicate, sell or transfer all or any part of this Association's property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members; provided, however, no such dedication or transfer shall be effective unless an instrument has been signed by members entitled to cast not less than two-third (2/3) of the votes of each class of members, agreeing to such dedication, sale or transfer; and

(f) participate in mergers and consolidations with other non-profit corporations organized for similar purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of the votes of each class of members; and

(g) annex additional real property in accordance with the provisions of the Declaration, with such annexations, when completed in accordance with the provisions of the Declaration, extending the jurisdiction, function, duties and membership of this corporation to the real property thereby, annexed, provided however, that where the Declaration requires that certain annexations be approved by the Association, such approval must have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for such purposes. Written notice of such meeting to be given to all members at least ~~sixty (60)~~ **forty-five (45)** days in advance, setting forth the purpose of the meeting; **Directors may not vote by proxy or by secret ballot at board meetings, except that secret ballots may be used in the election of officers,** and

(h) from time to time adopt, alter, amend, and rescind reasonable rules and regulations governing the use of the Lots and Common Area, as defined in the Declaration, which rules and regulations shall be consistent with the rights and duties established by the Declaration and with the provisions of these Articles of Incorporation; and

(i) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-profit Corporation Law of the State of Florida by law may now or hereafter have or exercise; and

(j) cause the exteriors of the residence lots to be maintained, as provided in the Declaration.

No part of the net earnings of the Association shall inure to the benefit of any member within the meaning of Section 501(c)(7) of the Internal Revenue Code of 1954, nor shall the Association engage in any other activity prohibited by such section, unless expressly authorized herein.

*** ARTICLE IV MEMBERSHIP

Every person or legal entity who holds legal title of record to any undivided fee simple interest to any Lot which is subject by the provisions of the Declaration to assessment by this Association shall be a member of this Association, including contract, sellers, but excluding all other persons or entities who hold an interest in any Lot merely as security for the performance of an obligation.

An Owner of more than one such Lot shall be entitled to one membership for each such Lot owned by him. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to the provisions of the Declaration.

*** ARTICLE V VOTING RIGHTS

This Association shall have one class of voting membership:

Each member shall be entitled to one vote for each lot owned by him.

ARTICLE VI BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors ~~initially~~ composed of three (3) Directors, who need ~~not to~~ be ~~members~~ RESIDENTS of the Association. The number of Directors may be changed by amendment to the By-Laws of this Association but

shall never be less than three (3). The names and addresses of the persons who are to act in this capacity of Directors until successors are elected and qualify, are:

| <u>NAME</u> | <u>ADDRESS</u> |
|--------------------------------|---|
| Amantha Musselwhite | 16300 County Road 448, Mount Dora, Florida 32757 |
| George F. Hansford | 1623 Patton Avenue, Apopka, Florida 32703 |
| Kim Seehler | 15240 Grinders Glen, Tavares, Florida 32778 |

| | |
|---|--|
| <u>Cheryl Williamson, President</u> | <u>29249 Can Do Lane, Tavares, FL 32778</u> |
| <u>Billyjo Logan, Vice President</u> | <u>29030 Can Do Lane, Tavares, FL 32778</u> |
| <u>Trisha Napier, Secretary</u> | <u>29222 Can Do Lane, Tavares, FL 32778</u> |

It is the intent of these Articles that, at all times hereafter, the Directors shall be classified as to term of office in the manner hereinabove provided for the initial Board, so that, as nearly as the number of directorships will permit one-third (1/3) of the Directors of this Association shall be elected at each annual meeting of this Association by a majority member vote conducted at the Homeowner's Association (HOA) Annual Meeting. Members may be appointed to two different Boards. Only one Member from a household can be appointed to the Board of Directors to avoid any one Lot Owner having a majority vote of the Board of Directors. If a Board of Director is unable to complete their appointment i.e., (Death, Illness, Relocation, Resignation, Removal), the current (HOA) Board of Directors shall appoint a temporary Board Member to the position until the next Annual Meeting.

ARTICLE VII OFFICERS

~~The Officers of this Association shall be the President and a Secretary-Treasurer, who shall be elected by the Board of Directors.~~

The Officers of this Association shall consist of (3) three resident members. There will be a President, Vice-President, and a Secretary-Treasurer. Officers are appointed to the position by a majority member vote conducted at the Homeowner's Association (HOA) Annual Meeting.

There are no restrictions to terms of appointment since there will be a vote conducted yearly. ONE Officer must remain a second year to support continuity of the Officers of the Association. If an Officer is unable to complete their year i.e. (Death, Illness, Relocation, Resignation, Removal), the current (HOA) Board of Directors shall appoint a temporary Officer to the position until the next Annual Meeting.

Members may be appointed to two different Boards. Only one Member from a household or immediate family members (i.e., spouses, parents, grandparents, siblings, children, aunts or uncles) can be appointed to the Officers to avoid any one Lot Owner or family group having a majority vote of Officers. Any Officer may be recalled and removed from the position with or without cause by the vote or agreement in writing by a majority of all Owners.

ARTICLE VIII SUBSCRIBERS

The name and residence address of the subscribers to these **Amended** Articles of Incorporation are as follows:

| <u>NAME</u> | <u>ADDRESS</u> |
|---|---|
| Amantha Musselwhite | 16300 County Road 448, Mount Dora, Florida 32757 |
| <u>Cheryl Williamson, President</u> | <u>29249 Can Do Lane, Tavares, FL 32778</u> |
| <u>Billyjo Logan, Vice President</u> | <u>29030 Can Do Lane, Tavares, FL 32778</u> |
| <u>Trisha Napier, Secretary</u> | <u>29222 Can Do Lane, Tavares, FL 32778</u> |

*** ARTICLE IX DURATION

This association shall exist perpetually.

ARTICLE X BY-LAWS

The Board of Directors by majority vote may adopt By-Laws for this Association. Thereafter, the By-Laws shall be altered, **amended**, or rescinded by ~~a majority vote of a quorum of members entitled to vote at any regular or special meeting of the membership duly called and convened~~ **such approval with the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for such purposes.**

ARTICLE XI AMENDMENTS

Any amendment of these Articles shall be proposed by any member of the Association entitled to vote at any regular or special meeting duly called and convened and shall require ~~the~~

~~assent of the members entitled to cast seventy five percent (75%) of the total votes eligible to be cast by those members entitled to vote~~ **such approval with the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for such purposes.**

*** ARTICLE XII
INTERPRETATION

Express reference is hereby made to the terms and provisions of the Declaration where necessary to interpret, construe and clarify the provisions of these Articles. In subscribing and filing these Articles, it is the intent of the undersigned that the provisions hereof be consistent with the provisions of the Declaration and, to the extent not prohibited by law, that the provisions of these Articles and of the Declaration be interpreted, construed, and applied so as to avoid inconsistencies or conflicting results. Without limitation of the foregoing, the following terms shall have the same meaning in these Articles as such terms have in the Declaration: "Association", "Owner", "Properties", "Common Area", "Lot", "Developer", and "Recorded".

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, for the purposes of ~~forming~~ amending the Articles of Incorporation for this corporation under the laws of the State of Florida, we, the undersigned, constituting the ~~incorporators~~ Officers of this Association, have executed these Amendments To Articles of Incorporation.

EXECUTED in the County of Lake, in the State of Florida, on this 29th day of November, 2023.

"ASSOCIATION"

Musselwhite Farms Homeowner's Association, Inc.

By 
Cheryl Williamson, President

STATE OF FLORIDA
COUNTY OF Lake

Before me, the undersigned authority, personally appeared Cheryl Williamson, President of Musselwhite Farms Homeowner's Association, Inc., personally known to me, or having produced FL Drivers License as identification and did/did not take an oath, and acknowledged before me that she freely and voluntarily executed the same as an officer, under authority vested in her by said Association.

Witness my hand and official seal in the State and County last aforesaid, this 29th day of November, 2023.




Notary Public, State of Florida at Large

[Remainder of Page Intentionally Left Blank]

EXECUTED in the County of Lake, in the State of Florida, on this 29th day
of November, 2023.

"ASSOCIATION"

Musselwhite Farms Homeowner's Association, Inc.

By Trisha Napier
Trisha Napier, Secretary

STATE OF FLORIDA
COUNTY OF Lake

Before me, the undersigned authority, personally appeared Trisha Napier, Secretary of
Musselwhite Farms Homeowner's Association, Inc., personally known to me, or having produced
FL Drivers License as identification and did/did not take an oath, and
acknowledged before me that she freely and voluntarily executed the same as an officer, under
authority vested in her by said Association.

Witness my hand and official seal in the State and County last aforesaid, this 29th day
of November, 2023.



Susan M. Kehler
Notary Public, State of Florida at Large

[Remainder of Page Intentionally Left Blank]

EXHIBIT A

The East 524.00 feet of the West 1577.42 feet of the following described property to-wit: begin at the Southwest corner of the Southeast 1/4 of Section 3, Township 20 South, Range 26 East, Lake County, Florida, and run thence North 00°01'00" East along the West line of said Southeast 1/4 of Section 3 a distance of 1716.65 feet; thence North 89°09'57" East 2653.24 feet to a point on the East line of the Southeast 1/4 of said Section 3; thence South 00°00'00" East along said East line of said Southeast 1/4 a distance of 1746.07 feet to the Southeast corner of said Southeast 1/4 of Section 3; thence South 89°48'04" West along the South line of the Southeast 1/4 of Section 3 a distance of 2653.35 feet to the Point of Beginning (Less the South and East 33 feet thereof for road right of way of Shirley Shores Road).

The West 527.62 feet of the following described property, to-wit: begin at the Southwest corner of the Southeast 1/4 of Section 3, Township 20 South, Range 26 East, Lake County, Florida, and run thence North 00°01'00" East along the West line of said Southeast 1/4 of Section 3 a distance of 1716.65 feet; thence North 89°09'57" East 2653.24 feet to a point on the East line of the Southeast 1/4 of said Section 3; thence South 00°00'00" East along said East line of said Southeast 1/4 a distance of 1746.07 feet to the Southeast corner of said Southeast 1/4 of Section 3; thence South 89°48'04" West along the South line of the Southeast 1/4 of Section 3 a distance of 2653.35 feet to the Point of Beginning (Less the South and East 33 feet thereof for road right of way of Shirley Shores Road).

AND

The East 525.80 feet of the West 1053.42 feet of the following described property, to-wit: begin at the Southwest corner of the Southeast 1/4 of Section 3, Township 20 South, Range 26 East, Lake County, Florida, and run thence North 00°01'00" East along the West line of said Southeast 1/4 of Section 3 a distance of 1716.65 feet; thence North 89°09'57" East 2653.24 feet to a point on the East line of the Southeast 1/4 of said Section 3; thence South 00°00'00" East along said East line of said Southeast 1/4 a distance of 1746.07 feet to the Southeast corner of said Southeast 1/4 of Section 3; thence South 89°48'04" West along the South line of the Southeast 1/4 of Section 3 a distance of 2653.35 feet to the Point of Beginning (Less the South and East 33 feet thereof for road right of way of Shirley Shores Road).

All of the above-described property being more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of Section 3, Township 20 South, Range 26 East, Lake County, Florida, and run thence N 00°01'00" E along the West line of the Southeast 1/4 of said Section 3 a distance of 33.00 feet to the North right of way line of Shirley Shores Road and for a Point of Beginning; thence continue N 00°01'00" E along said West line 1683.65 feet; thence run N 89°09'57" E 1577.60 feet; thence run S 00°01'00" W a distance of 1701.14 feet to the aforesaid North right-of-Way Line; thence run S 89°48'04" W along said North Right of way line a distance of 1577.44 feet to the Point of Beginning.