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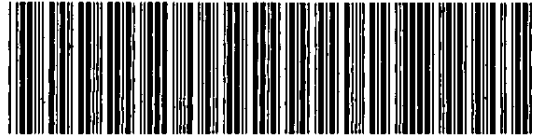
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Amend  
Thurs  
7-16-08

**COVER LETTER**

**TO:** Amendment Section  
Division of Corporations

**NAME OF CORPORATION:** Keystone Springs Homeowners Association, Inc.

**DOCUMENT NUMBER:** N05000006887

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

Please return all correspondence concerning this matter to the following:

Louanne S. Love, Esquire

(Name of Contact Person)

Louanne S. Love, P.A.

(Firm/ Company)

509 Paula Drive S

(Address)

Dunedin FL 34698

(City/ State and Zip Code)

For further information concerning this matter, please call:

Louanne Love

(Name of Contact Person)

at ( 727 ) 733-0401

(Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

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|---|--|---|--|

**Mailing Address**

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

**Street Address**

Amendment Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**AMENDMENT  
TO  
ARTICLES OF INCORPORATION  
OF  
KEYSTONE SPRINGS HOMEOWNERS ASSOCIATION, INC.**

Document No. N05000006887

**FILED**  
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TALLAHASSEE, FLORIDA

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

**AMENDED ARTICLE:**

**ARTICLE III**  
**Purpose and Powers of the Association**

This Association does not contemplate pecuniary gain or profit to the members thereof. This Association is formed specifically to promote the general welfare of the owners and tenants within all or any portion of KEYSTONE SPRINGS, A SUBDIVISION, a proposed residential subdivision lying and being in Pinellas County, Florida (the "Subdivision"), as may be brought within the jurisdiction of the Association by proper filing and recording in the Public Records of Pinellas County, Florida, of a Declaration of Protective Covenants, Conditions, Easements and Restrictions (hereinafter referred to as "Declaration") and the Association is formed generally to perform any legal act or to perform any legal duty or obligation as may legally be permitted by Florida Statutes, Chapters 617 and 720 or by common law.

Notwithstanding anything in the above to the contrary, 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 1986, nor shall the Association engage in any other activity prohibited by such section, nor act in violation of any provision governing such tax exempt organizations as determined by the federal revenue laws. The Association's amount of earnings, if any, is not to be taken into account in any manner for the purpose of determining whether there should be a rebate of any assessment paid or the amount of the rebate.

The Association has the power to:

- (a) To own and convey property.
- (b) To make and collect assessments against members as property owners to pay all costs, expenses and losses of the Association and to make special assessments against members as property owners for maintenance or repair which is the responsibility of the property owner.
- (c) To use the proceeds of assessments in the exercise of its powers and duties.

(d) To maintain, repair and operate all property owned by the Association or to be managed and maintained by the Association, in accordance with the terms and provisions of the Declaration.

(e) To purchase and maintain insurance coverage for the property and improvements owned and held by the Association to protect the Association and its membership.

(f) To reconstruct the improvements after casualty and to further improve the property owned by the Association.

(g) To make and amend reasonable rules and regulations ("Rules and Regulations") respecting the use of all property, improvements and facilities owned or otherwise managed by the Association.

(h) To sue and be sued.

(i) To enforce by legal means the provisions of the laws of the State of Florida, the Declaration, these Articles, the By-Laws of the Association, and the Rules and Regulations.

(j) To contract for the management of the Association and to delegate to such manager certain powers and duties of the Association.

(k) To employ personnel for reasonable compensation to perform the services required for the proper administration and operation of the purposes of the Association.

(l) To pay taxes and assessments which are liens against any part of the Association property, other than the individual lots, unless the individual lot(s) are owned by the Association, and the appurtenances thereto, and to assess the same against any lot and the owner of the lot which is subject to such liens.

(m) To enter into agreements whereby it acquires fee simple title, easements, and other possessory or use interests in lands or facilities, whether or not contiguous to the lands of the Association intended to provide benefits to the property owners within the Subdivision.

(n) To enter into agreements for construction of common facilities for the benefit of the property owners and to borrow money for the purpose of carrying out such construction and to mortgage, lease or otherwise provide security for the repayment of said funds.

**ADDED ARTICLES:**

**ARTICLE VIII**  
**Surface Water Management**

(a) The Association has the power to operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, flood plain compensation areas,

wetlands and any associated buffer areas, and wetland mitigation areas (collectively, the "surface water management system facilities").

(b) The Association has the power to contract for services to provide for the operation and maintenance of the surface water management system facilities.

(c) The Association shall exist in perpetuity however, if the Association is dissolved, the control or right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility, and if not accepted, the surface water management system facilities shall be conveyed to a non-profit corporation similar to the Association.

#### **ARTICLE IX** **Membership**

Every person or legal entity who holds legal title of record to a present fee simple interest in any lot being a part of the Subdivision (each a "Lot Owner"), shall be a member of this Association. A Lot Owner holding title to more than one such lot shall have one membership for each such lot. 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 X** **Corporate Existence**

The Association shall commence upon the filing of these Articles of Incorporation with the Secretary of State, State of Florida. The corporation shall exist in perpetuity.

#### **ARTICLE XI** **Voting Rights**

This Association shall have two (2) classes of voting membership. The voting rights of each class of membership shall be set forth, and be governed by the Bylaws of the Association.

#### **ARTICLE XII** **Board of Directors**

The business affairs of this Association shall be managed by a Board of Directors. The method of election or appointment of the Board of Directors shall be as set forth in and governed by the Bylaws of the Association.

#### **ARTICLE XIII** **Officers**

This Association shall have the officers described in its Bylaws who shall be elected or appointed at such time and for such terms as is provided in the Bylaws.

**ARTICLE XIV**  
**Dissolution**

This Association may be dissolved with the assent given in writing and signed by members entitled to cast not less than two-thirds (2/3) of the votes of each Class of members, or as set forth in the Association's bylaws. Notwithstanding any other provision herein, the assets owned by the Association herein shall be distributed to Pinellas County, Florida, or if said County refuses to accept such assets, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes, but in no event shall such assets inure to the benefit of any member or other private individual.

**ARTICLE XV**  
**Amendment to Articles**

These Articles of Incorporation may be amended as set forth in the Florida Statutes, as amended from time to time.

**ARTICLE XVI**  
**Indemnity**

The corporation shall indemnify any person made a party or threatened to be made a party to any threatened, pending or contemplated action, suit or proceedings, pursuant to the provisions contained in the bylaws.

**ARTICLE XVII**  
**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 of these Articles shall be consistent with the provisions of the Declaration, and these Articles shall be interpreted, construed and applied so as to avoid inconsistencies or conflicting results.

IN WITNESS WHEREFORE, for the purpose of amending the Articles of this corporation under the laws of the State of Florida, the undersigned office of the Association has executed this Amendment to Articles of Incorporation this 11<sup>th</sup> day of July, 2008.

There are no members entitled to vote on this Amendment.

The Amendment was adopted by the Board of Directors May 1, 2008 and shall be effective upon filing.

  
\_\_\_\_\_  
Louanne S. Love, Secretary