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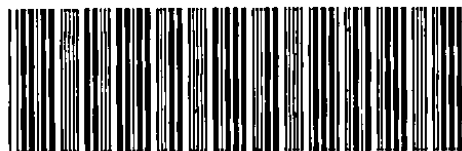
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COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: The Preserve at Charlotte Harbor Condominium Association, Inc.

DOCUMENT NUMBER: N05000007578

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

Please return all correspondence concerning this matter to the following:

Ernest W. Sturges, Jr., Esq.

(Name of Contact Person)

Goldman, Tiseo & Sturges, P.A.

(Firm/ Company)

701 J C Center Court, Suite 3

(Address)

Port Charlotte, FL 33954

(City/ State and Zip Code)

esturges@gtslawfirm.com

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

For further information concerning this matter, please call:

Ernest W. Sturges, Jr., Esq.

941

625-6666

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:

☒ \$35 Filing Fee

☐ \$43.75 Filing Fee &
Certificate of Status

☐ \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed)

☐ \$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
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

**CERTIFICATE OF AMENDMENT TO
ARTICLES OF INCORPORATION OF
THE PRESERVE AT CHARLOTTE HARBOR CONDOMINIUM ASSOCIATION**

THIS CERTIFICATE is made to reflect and document an Amendment of the Articles of Incorporation of The Preserve at Charlotte Harbor Condominium Association, Inc. The Articles of Incorporation of The Preserve at Charlotte Harbor Condominium Association, Inc. has been recorded in the Public Records of Charlotte County as follows:

<u>Instrument and Date</u>	<u>O.R. Book/Page</u>
a. Articles of Incorporation of The Preserve at Charlotte Harbor Condominium Association, Inc. Filed: July 25, 2005 Recorded: July 27, 2005	2761/0065 et seq.
b. Articles of Amended to Articles of Incorporation of The Preserve at Charlotte Harbor Condominium Association, Inc. Filed: September 16, 2009	Unrecorded
c. Articles of Amended to Articles of Incorporation of The Preserve at Charlotte Harbor Condominium Association, Inc. Filed: June 20, 2011	Unrecorded
d. Articles of Restatement of the Articles of Incorporation of The Preserve at Charlotte Harbor Condominium Association, Inc. Filed: Recorded: November 12, 2015	4028/0511 et seq.

The undersigned officers of the Board of Directors of The Preserve at Charlotte Harbor Condominium Association, Inc., a Florida not-for-profit corporation, hereby certify as follows:

1. The Articles of Incorporation of The Preserve at Charlotte Harbor Condominium Association, Inc. is hereby amended in accordance with Exhibit "1" attached hereto and Second Amended and Restated Articles of Incorporation.

2. The amendment was adopted by the Members of the Association and the required number of votes cast for the amendment was sufficient for approval at a duly noticed meeting

February 13th, 2019.

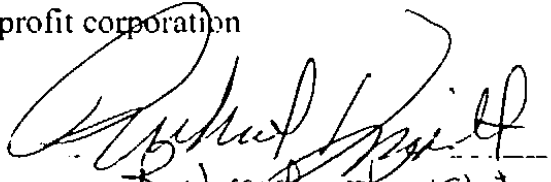
Executed this 11 day of September, 2019, at Pt. Charlotte.

THE PRESERVE AT CHARLOTTE HARBOR
CONDOMINIUM ASSOCIATION, INC., a Florida
not-for-profit corporation

By:

Name:

Its:


Richard Knight
President

PREPARED BY:

Ernest W. Sturges, Jr., Esq.
Goldman, Tiseo & Sturges, P.A.
701 JC Center Court, Suite 3
Port Charlotte, Florida 33954
Telephone: (941) 625-6666

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION**

OF

THE PRESERVE AT CHARLOTTE HARBOR CONDOMINIUM ASSOCIATION

***SUBSTANTIAL REWORDING OF ARTICLES OF INCORPORATION -
SEE CURRENT ARTICLES OF INCORPORATION FOR CURRENT TEXT***

These are the Amended and Restated Articles of Incorporation for The Preserve at Charlotte Harbor Condominium Association, Inc. originally filed with the Florida Department of State on July 26, 2005, under Chapter Number 617. Matters of only historical interest have been omitted. Amendments included have been added pursuant to Chapter 617, Florida Statutes.

1. Name. The name of the corporation shall be THE PRESERVE AT CHARLOTTE HARBOR CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association," the Declaration of Condominium as the "Declaration," these Amended and Restated Articles of Incorporation as the "Articles," and the Bylaws of the Association as the "Bylaws."

2. Purpose. The purpose for which the Association is organized is to provide for the operation of the condominium located in Charlotte County, Florida, and known as The Preserve at Charlotte Harbor, a Condominium (the "Condominium").

3. Definitions. The terms used in these Articles shall have the same definitions as those set forth in the Declaration of the Condominium recorded in the Public Records of Charlotte County, Florida, unless herein provided to the contrary, or unless the context otherwise requires.

4. Powers. The powers of the Association shall include and be governed by the following powers:

4.1. General. The Association shall have all of the common-law and statutory powers of a corporation not for profit under the Laws of Florida that are not in conflict with the provisions of these Articles or of the Act.

4.2. Enumeration. The Association shall have all the powers and duties in the Act except as limited by these Articles (as they may be amended from time to time), the Bylaws (as they may be amended from time to time), and all of the powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration and the Bylaws, which may be amended from time to time including but not limited to the following:

4.2.1. To make and collect Assessments and other Charges from the members as Unit Owners, and to use the proceeds thereof in the exercise of its powers and duties.

4.2.2. To buy, own, operate, lease, sell, and trade both real and personal property as may be necessary or convenient in the administration of the Condominium.

4.2.3. To maintain, repair, replace, reconstruct, add to, and operate the Condominium Property and other property acquired or leased by the Association for use by Unit Owners.

4.2.4. To purchase insurance upon the Condominium Property and to maintain insurance for the protection of the Association, its officers, Directors, and members as Unit Owners.

4.2.5. To make and amend reasonable rules and regulations for the maintenance, conservation and use of the Condominium Property and for the health, comfort, safety, and welfare of the Unit Owners.

4.2.6. To approve or disapprove the leasing, transfer, ownership, and possession of Units as may be provided by the Declaration.

4.2.7. To enforce by legal means the provisions of the Act, the Declaration, these Articles, the Bylaws, and the Rules and Regulations for the use of the Condominium Property.

4.2.8. To contract for the management of the Condominium and its facilities used by the Unit Owners, and to delegate to the party with whom a contract has been entered into all of the powers and duties of the Association, except those which require specific approval of the Board of Directors or the members of the Association.

4.2.9. To employ personnel to perform the services required for the operation of the Condominium.

4.2.10. Make contracts and incur liabilities, borrow money at such interest as the corporation may determine, issue its notes, bonds, and

obligations, and secure any of its obligations by mortgage and pledge of all of its property, franchises, or income.

4.2.11. To exercise such other power and authority to do and perform any act and thing necessary and proper in the conduct of its business and the accomplishment of its purposes as set forth herein and as permitted by applicable laws of the State of Florida.

4.2.12. To maintain and operate the Stormwater Management System permitted by the South Florida Water Management District, including, but not limited to, all lakes, retention areas, culverts and related appurtenances.

4.2.13. In the event the Association ceases to exist, to dedicate, to assign or transfer the Condominium property consisting of the Stormwater Management System to an appropriate agency of local government and no responsibility is not accepted to a similar non-profit organization.

4.3. Condominium Property. All funds and titles of all properties acquired by the Association and their proceeds shall be held in trust for the members of the condominium in accordance with the provisions of the Declaration of Condominium, the Articles of Incorporation, and the Bylaws.

4.4. Distribution of Income. The Association shall make no distribution of income to its members, Directors or officers.

5. Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration and the Bylaws.

6. Members. The members of the Association shall consist of all of the record owners of Units in the Condominium, and after termination of the Condominium shall consist of those who were members at the time of the termination and their successors and assigns.

7. Assignment. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Unit for which that share is held.

8. Voting. On all matters upon which the membership shall be entitled to vote, each member shall be only one vote for each Unit, which vote shall be exercised or cast in the manner provided by the Declaration and Bylaws. Any person or entity owning more than one Unit shall be entitled to one vote for each Unit owned.

9. Meetings. The Bylaws shall provide for an annual meeting of members and shall make provision for regular and special meetings of members other than the annual meeting.

10. Term of Existence. The Association shall have perpetual existence.

11. Officers. The affairs of the Association shall be administered by the designated in the Bylaws. The officers shall be elected by the Board of Directors of the Association at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The Bylaws may provide for the removal from office of officers, for filling vacancies, and for the duties of the officers.

12. Directors.

12.1. Number and Qualification. The property, business and affairs of the Association shall be managed by a Board consisting of the number of Directors determined by the Bylaws, but which shall consist of not less than three (3) Directors. Directors shall be members or the spouse of a member of the Association.

12.2. Duties and Powers. All of the duties and powers of the Association shall be exercised under the Act, the Declaration, these Articles, and the Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors, or employees, subject to approval by Unit Owners when such approval is specifically required.

12.3. Election; Removal. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

13. Bylaws. The Bylaws of this Corporation may be altered, amended, or repealed in the manner provided in the Bylaws.

14. Amendments. These Articles may be amended in the following manner:

14.1. Proposal of Amendments. An amendment may be proposed by a majority of Directors, or by twenty-five percent (25%) of the entire voting interests.

14.2. Proposed Amendment Format. Proposals to amend existing Articles of Incorporation shall contain the full text of the Article to be amended. New words shall be underlined and words to be deleted shall be ~~lined through~~ with hyphens. If the proposed change is so extensive that this procedure would hinder rather than assist understanding, notation must be inserted immediately preceding the proposed amendment: "SUBSTANTIAL REWORDING OF ARTICLE. SEE ARTICLE NUMBER ____ FOR THE PRESENT TEXT."

14.3. Notice. Copies of proposed amendments shall be included in the notice of any meeting at which a proposed amendment is to be considered or in connection with the documentation for action without a meeting.

14.4. Adoption of Amendments. A resolution for the adoption of a proposed amendment may be adopted by a vote of two-thirds (2/3rds) of the voting interest.

Association present (in person or by proxy) and voting at a duly noticed meeting at a quorum is present, or by the written agreement of two-thirds (2/3rds) of the entire interests. Amendments correcting errors, omissions or scrivener's errors may be executed by the officers of the Association, upon Board approval, without need for Association membership vote.

14.5. Effective Date. An amendment when adopted shall become effective upon being recorded in the Charlotte County Public Records according to law and filed with the Secretary of State according to law.

14.6. Automatic Amendment. These Articles shall be deemed amended whenever necessary, so as to make the same consistent with the provisions of the Declaratory Judgment of the Condominium. Whenever Chapter 718, Florida Statutes (2018) Chapter 617, Florida Statutes (2018) or other applicable statutes or administrative regulations, as amended from time to time, are amended to impose procedural requirements less stringent than set forth in these Articles, the Board may operate the Association pursuant to the less stringent requirements. The Board of Directors without a vote of the Owners, may adopt by resolution amendments to these Articles of Incorporation as the Board deems necessary to comply with such operational changes as may be enacted by future amendments to Chapters 607, 617, and 718 of the Florida Statutes (2018), or such other statutes or administrative regulations as required for the operation of the Association, all as amended from time to time.

14.7. Proviso. Provided, however, that no amendment shall change the configuration of any Unit or the share in the Common Elements appurtenant to a Unit, increase the Owner's share of the Common expenses, or change in any manner the qualifications for Membership nor the voting rights of Members unless the Record of the Unit concerned and all record Owners of the mortgages of such apartment shall consent in the execution of the Amendment, and all of the Unit Owners approve the amendment.

15. Registered Office Address and Name of Registered Agent. The registered office address and the name of the registered agent of the corporation shall be as determined by the Board of Directors from time to time.