

**NOS000008658**

\_\_\_\_\_  
(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



**800076287228**

06/19/06--01023--011 \*\*43.75

**FILED**  
06 JUN 19 AM 11:52  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*of Amend*

**COVER LETTER**

**TO:** Amendment Section  
Division of Corporations

**NAME OF CORPORATION:** Terrace on the Green Townhomes Association, Inc.

**DOCUMENT NUMBER:** N05000008658

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

Please return all correspondence concerning this matter to the following:

Jean Biscontini

(Name of Contact Person)

(Firm/ Company)

4017 Shuttle Court

(Address)

Merritt Island, Florida 32953

(City/ State and Zip Code)

For further information concerning this matter, please call:

Mitchell S. Goldman, Esq.

(Name of Contact Person)

at ( 321 ) 639-1320

(Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

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

Articles of Amendment  
to  
Articles of Incorporation  
of

Terrace on the Green Townhomes Association, Inc.

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

N05000008658

(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:

FILED  
06 JUN 19 AM 11:52  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**NEW CORPORATE NAME (if changing):**

(must contain the word "corporation," "incorporated," or the abbreviation "corp." or "inc." or words of like import in language; "Company" or "Co." may not be used in the name of a not for profit corporation)

**AMENDMENTS ADOPTED- (OTHER THAN NAME CHANGE)** Indicate Article Number(s) and/or Article Title(s) being amended, added or deleted: **(BE SPECIFIC)**

1. The Articles of Incorporation shall be amended by adding the following new  
Section VIII: " The Association shall operate, maintain, and manage the surface  
water or stormwater management system(s) in a manner consistent with the  
St. Johns River Water Management District permit no. 42-009-101570-1 requirements  
and applicable District rules, and shall assist in the enforcement of the Declaration  
of Covenants and Restrictions which relate to the surface water or stormwater  
managements system.

The Association shall levy and collect adequate assessments against  
members of the Association for the costs of maintenance and operation  
of the surface water or stormwater management system."

2. The Articles of Incorporation shall be amended by adding the following new  
Section IX: "In the event of termination, dissolution or final liquidation of the

(Attach additional pages if necessary)

(continued)

Prepared by and return to:  
Mitchell S. Goldman, Esq.  
96 Willard Street - Ste 302  
Cocoa, Florida 32922

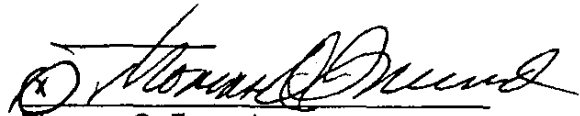
Amendment to  
Declaration of Covenants and Restrictions  
("Covenants")  
of  
Terrace of the Green Townhomes Association, Inc.

The Covenants are amended as follows:

1. Paragraph 7 is deleted in its entirety and the following substituted in lieu thereof:

**"Swale Maintenance.** The Developer has constructed a Drainage Swale upon each Lot for the purpose of managing and containing the flow of excess surface water, if any, found upon such lot from time to time. Each lot owner, including builders, shall be responsible for the maintenance, operation and repair of the swales on the lot. Maintenance, operation and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the swales to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by the St. Johns River Water Management District. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the swales is prohibited. No alteration of the Drainage Swale shall be authorized and any damage to any Drainage Swale, whether caused by natural or human-induced phenomena, shall be repaired and the Drainage Swale returned to its former condition as soon as possible by the Owner(s) of the Lot(s) upon which the Drainage Swale is located."

Dated this 19<sup>th</sup> day of May, 2006.



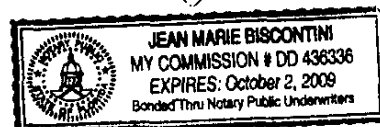
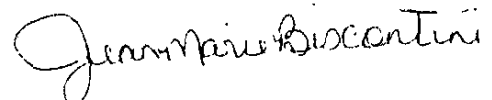
Thomas O. Freund  
President of Terrace on the Green  
Townhomes Association, Inc.

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May, 2006, by Thomas O. Freund, President of Terrace on the Green Townhomes Association, Inc.

Personally Known ☒ OR Produced Identification ☐

Notary Public



Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation."


3. The Articles of Incorporation shall be amended by adding the following new Section X: "Existence of the Association shall commence with the filing of the Articles of Incorporation with the Secretary of State, Tallahassee, Florida, as amended herein. The Association shall exist in perpetuity."

The date of adoption of the amendment(s) was: May 10, 2006

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

Adoption of Amendment(s) (CHECK ONE)

- ☐ The amendment(s) was (were) adopted by the members and the number of votes cast for the amendment was sufficient for approval.
- ☒ There are no members or members entitled to vote on the amendment. The amendment(s) was (were) adopted by the board of directors.

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.)

Thomas C. Freund  
(Typed or printed name of person signing)

PRESIDENT  
(Title of person signing)

FILING FEE: \$35