

**N0500009243**

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ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS ASSOCIATI**

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**ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION**  
**ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS ASSOCIATION, INC.**

The corporation is filing these Articles of Amendment to Articles of Incorporation pursuant to Section 617.1006, Florida Statutes.

1. The name of the corporation is IslandWalk at The West Villages Homeowners Association, Inc. ("Association").
2. The document number of the Association is N05000009243.
3. The amendments to the Articles of Incorporation attached hereto as Exhibit "A" was adopted at the Board of Directors' Meeting held on June 28, 2021,
4. Members of the Association are not entitled to vote on the amendments.

In witness whereof, the undersigned Secretary of the Association has executed these Articles of Amendment on the day and year set forth below.

ISLANDWALK AT THE WEST VILLAGES HOMEOWNERS  
ASSOCIATION, INC. (SEAL)

By: 

Steve Platke

Its: Secretary

Date: June 28<sup>th</sup>, 2021

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EXHIBIT "A"

Additional language indicated by underlining.

Deleted language indicated by ~~hyphens~~.

1. **Article I, Section 13 of the Articles is hereby amended as follows:**

13. "HOA Act" means the homeowners' association act, Chapter 720, Florida Statutes ~~as amended from time to time, but no amendment to the HOA Act shall apply retroactively to any rights reserved to the Declarant and its directors, officers, employees, contractors and agents as set forth in the Islandwalk at the West Villages Documents.~~

2. **Article IV, Section C(2) of the Articles is hereby amended as follows:**

2. To make, establish, amend and enforce reasonable rules and regulations governing the use of the Lots, Homes and Association Property.

3. **Article V, Section H of the Articles is hereby amended as follows:**

H. There shall be only one (1) vote for each Home, except for the Class B Members as set forth herein. If there is more than one Member with respect to a Home as a result of the fee interest in such Home being held by more than one person, such Members collectively shall be entitled to only one (1) vote. ~~The vote of the Owners of a Home owned by more than one natural person or by a corporation or other legal entity shall be cast by the person named in a certificate signed by all of the Owners of the Home, or, if appropriate, by properly designated officers, partners or principals of the respective legal entity ("Voting Owner"), and filed with the Secretary of the Association, and such certificate shall be valid until revoked by a subsequent certificate. If such a certificate is not filed with the Secretary of the Association, the vote of such Home shall not be considered for a quorum or for any other purpose.~~

~~Notwithstanding the foregoing provisions, whenever any Home is owned by a married couple they may, but shall not be required to, designate a Voting Owner. In the event a certificate designating a Voting Owner is not filed by the married couple, the following provisions shall govern their right to vote:~~

~~1. When both are present at a meeting, each shall be regarded as the agent and proxy of the other for purposes of casting the vote for each Home owned by them. In the event they are unable to concur in their decision upon any topic requiring a vote, they shall lose their right to vote on that topic at that meeting, but shall count for purposes of establishing a quorum.~~

~~2. When only one (1) spouse is present at a meeting, the person present may cast the Home vote without establishing the concurrence of the other spouse, absent any prior written notice to the contrary by the other spouse. In the event of prior~~

~~written notice to the contrary to the Association by the other Spouse, the vote of said Home shall not be considered, but shall count for purposes of establishing a quorum.~~

~~3. When neither spouse is present, the person designed in a "Proxy" (as defined in the Bylaws) signed by either spouse may cast the Home vote, when voting by Proxy is allowed, absent any prior notice to the contrary to the Association by the other spouse or the designation of a different Proxy by the other spouse. In the event of prior notice to the contrary to the Association or the designation of a different Proxy by the other spouse, the vote of said Home shall not be considered, but shall count for purposes of establishing a quorum.~~

4. Article V, Section J of the Articles is hereby amended as follows:

J. Neighborhoods.

~~1. Every Home and/or Lot shall be located within a Neighborhood. The Homes and/or Lots within a particular Neighborhood may be subject to additional covenants. Any Neighborhood may elect a Neighborhood Committee to represent the interests of the Owners of Homes and/or Lots within such Neighborhood.~~

~~2. Each Neighborhood Committee, upon the affirmative vote, written consent, or a combination thereof, of the majority of within the Neighborhood, may request that the Association provide a higher level of service or special services for the benefit of Homes and/or Lots in such Neighborhood, the cost of which shall be assessed against the benefited Homes and/or Lots as a Neighborhood Assessment.~~

~~3. Each Subsequent Amendment filed to subject Uncommitted Lands to the Declaration, may assign the property described therein to a specific Neighborhood by name, Which Neighborhood may be then existing or newly created. Declarant may unilaterally amend the Declaration or any Subsequent Amendment to redesignate Neighborhood boundaries; provided, two or more Neighborhoods shall not be combined without the consent of Owners of a majority of the Homes and/or Lots in the affected Neighborhoods.~~

~~4. The Owner(s) of a majority of the total number of Homes and/or Lots within any Neighborhood may at any time petition Declarant, and the Board of Directors to divide the property comprising the Neighborhood into two or more Neighborhoods. Such petition shall be in writing and shall include a survey of the entire parcel which indicates the boundaries of the proposed Neighborhood(s) or otherwise identifies the Homes and/or Lots to be included within the proposed Neighborhood(s). All applications and copies of any approvals or denials shall be filed with the book and records of the Association and shall be maintained as long as the Declaration is in effect.~~

~~5. The Class "A" Members within each Neighborhood shall be entitled to have one Voting Member for each 50 Homes and/or Lots within the Neighborhood (rounded up or down to the nearest 50). [If the number of Homes and/or~~

~~Lots is exactly in the middle, e.g., 75 homes and/or Lots, then round up to the nearest 50.] "Voting Member" shall mean and refer to the representative(s) selected by a majority of the Members of each Neighborhood to be responsible for casting all votes attributable to Homes in the Neighborhood for all matters coming before the Membership excepting only, the election of directors, and amending this Declaration, the Articles, or the Bylaws, which matters shall be voted on by the entire Membership directly. On all Association matters requiring a Membership vote other than those set forth in the preceding sentence as excepted, each such Voting Member(s) shall be entitled to cast that number of votes determined by dividing the total number of Class "A" votes attributable to Homes and/or Lots in the Neighborhood by the number of Voting Members representing such Neighborhood, except as otherwise specified in the Declaration or the By-Laws. Each such Voting Member(s) shall be required to deliver such votes to the Board consistent with and reflecting the manner in which such votes are cast by the Class "A" Members.~~

~~6. — The Neighborhood Committee Members from each Neighborhood shall be elected on an annual basis, either by written ballot or at a meeting of the Class "A" Members within such Neighborhood, as the Board determines; provided, upon written petition of Class "A" Members holding at least 10% of the votes attributable to Homes and/or Lots within any Neighborhood, the election for such Neighborhood shall be held at a meeting. The presence, in person or by proxy, of Class "A" Members representing at least 30% of the total Class "A" votes attributable to Homes and/or Lots in the Neighborhood shall constitute a quorum at any Neighborhood meeting. The Neighborhood Committee member who receives the greatest number of votes at the annual meeting of Neighborhood Owners shall be declared the Voting Member of the Neighborhood Committee.~~

~~7. — The Board shall call for the first election of Neighborhood Committee members not later than three (3) years after the first conveyance of a Home and/or Lot in the Neighborhood to an Owner. Subsequent elections shall be held annually thereafter. The candidate for each position on a Neighborhood Committee who receives the greatest number of votes shall be elected to serve a term of one year and until a successor is elected. Any Owner of a Home and/or Lot in the Neighborhood may submit nominations for elections or declare himself a candidate in accordance with procedures which the Board may establish.~~

~~8. — Any Neighborhood Committee member or any Voting Member may be removed, with or without cause, upon the vote or written petition of Owners of a majority of the total number of Homes and/or Lots owned by Class "A" Members in the Neighborhood which such Neighborhood Committee member or Voting Member represents.~~

~~9. — Until such time as the Board first calls for election of Neighborhood Committee members for a Neighborhood, the Owners within such Neighborhood may personally cast the votes attributable to their respective Homes and/or Lots on any issue requiring a vote of the Voting Members under the Declaration, the By-Laws, or the Articles.~~

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**5. Article VIII shall be amended as follows:**

The affairs of the Association shall be managed by the President of the Association, assisted by the Vice President(s), Secretary and Treasurer, and, if any, by the Assistant Secretary(s) and Assistant Treasurer(s), subject to the directions of the Board. Except for officers elected prior to the Turnover Date, officers must be Members or the parents, children or spouses of Members.

The Board shall elect the President, Secretary and Treasurer and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall, from time to time, determine. The President, Vice Presidents, Secretary and Treasurer shall be elected from amongst the membership of the Board, but no other officer need be a Director. The same person may hold two offices, the duties of which are not incompatible; provided, however, that the office of President and a Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person.

**6. Article X, Section A of the Articles is hereby amended as follows:**

A. The number of Directors on the first Board of Directors of the Association ("First Board") shall be three (3). The number of Directors elected by the Members at the election occurring at the Turnover Date (the "Initial Election Meeting") ~~(as hereinafter defined)~~ shall be not less than five (5) nor more than and thereafter shall be seven (7); as the Board shall from time to time determine prior to each meeting at which Directors are to be elected. Except for Declarant-appointed Directors, Directors must be Members or the parents, children or spouses or officers or directors of Members. There shall be only one (1) vote for each Director.

**7. Article XIII, Section C(1) of the Articles is hereby amended as follows:**

C. After the Turnover Date, these Articles may be amended in the following manner:

1. (a) The Board shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the Members, which may be at either the Annual Members' Meeting or a special meeting. Any number of proposed amendments may be submitted to the Members and voted upon by them at one meeting.

(b) Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member within the time and in the manner provided in the Bylaws for the giving of notice of meetings.

(c) At such meeting, a vote of the Members shall be taken on the proposed amendment(s). The proposed amendment(s) shall be adopted upon receiving the affirmative vote of a majority of the total voting interests present and voting, in person or by proxy, at such meeting where a quorum is present.