

N 05466

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

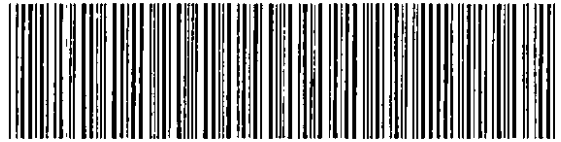
Special Instructions to Filing Officer:

OK to file  
per  
Darlene Conner

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2020 AUG 26 PM 1:08

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C. GOLDEN

AUG 31 2020

# Sunshine State Corporate Compliance Company

3458 Lakeshore Drive Tallahassee, Florida 32312

(850) 656-4724

DATE 8/26/2020

**\*\*WALK IN\*\***

ENTITY NAME VENICE ISLE HOME OWNERS, INC.

DOCUMENT NUMBER \_\_\_\_\_

**\*\*PLEASE FILE THE ATTACHED AND RETURN\*\***

XXXXXXXX

*Plain Copy*

*Certified Copy*

*Certificate of Status*

**\*\*PLEASE OBTAIN THE FOLLOWING FOR THE ABOVE ENTITY\*\***

*Certified Copy of Arts & Amendments*

*Certified Copy of Arts & Amendments Complete File (Including Annual Reports)*

*Certificate of Status*

*Certificate of Status Reflecting:* \_\_\_\_\_

**\*\*APOSTILLE' / NOTARIAL CERTIFICATION\*\***

COUNTRY OF DESTINATION \_\_\_\_\_

NUMBER OF CERTIFICATES REQUESTED \_\_\_\_\_

TOTAL OWED \$ 35

ACCOUNT # 120160000072

*W: c DW*

*Please call Tina at the above number for any issues or concerns. Thank you so much!*



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

RECEIVED  
2020 AUG 28 PM 1:09

August 27, 2020

SUNSHINE STATE CORPORATE COMPLIANCE COMPANY

SUBJECT: VENICE ISLE HOME OWNERS, INC.  
Ref. Number: N05466

**CORRECTED**  
Please Allow For  
Same File Date

We have received your document for VENICE ISLE HOME OWNERS, INC. and the authorization to debit your account in the amount of \$. However, the document has not been filed and is being returned for the following:

Please entitle your document Amended and Restated Articles of Incorporation.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Claretha Golden  
Regulatory Specialist II

Letter Number: 620A00016448

AMENDED and  
RESTATED  
ARTICLES OF INCORPORATION  
OF  
VENICE ISLE HOME OWNERS, INC.

2007 23 11:20

The undersigned hereby certify and acknowledge that these amended and restated Articles of Incorporation for VENICE ISLE HOME OWNERS, INC., a not-for-profit corporation organized under and by virtue of the laws of the State of Florida as contained in Chapter 617, Chapter 719 and Chapter 723, Florida Statutes, as amended (the "Acts") and originally filed with the Secretary of State on October 3, 1984 have been duly adopted by the Board of Directors this 23rd day of December, 1996 without member approval nor is member approval required. Any amendments included herein have been adopted pursuant to Section 617.0201(4), Florida Statutes, and there is no discrepancy between the Corporation's Articles of Incorporation as theretofore amended and the provisions of the Restated Articles of Incorporation other than the inclusion of these amendments and the omission of matters of historical interest.

**ARTICLE 1. NAME**

The name and address of the corporation shall be VENICE ISLE HOME OWNERS, INC., 600 Cortina Boulevard, Venice, Florida 34292.

**ARTICLE 2. DURATION**

The date of commencement of corporation existence shall be the date the Articles were filed with the Department of State and the period of duration of the corporation shall be perpetual.

### ARTICLE 3. PURPOSE AND POWERS

The general purpose for which the Corporation is organized is to engage in, conduct and carry on the business of operation of a mobile home owners association pursuant to F.S. Chapter 723; the Corporation has the power to negotiate for, acquire, and operate the mobile home park on behalf of the mobile home owners; to engage in activities which are necessary, suitable or convenient for the accomplishment of that purpose, or which are incidental thereto or connected therewith; and to transact any or all lawful business for which corporations may be incorporated under the Acts. In addition, the Corporation shall have all the powers specified in Section 617.021, Florida Statutes. Upon completing the purchase of the Mobile Home Village, it shall convert the same to a condominium, cooperative or other type of ownership; whereupon the Corporation shall have all the powers necessary and/or convenient for the operation and management of such condominium, cooperative, or other type of resident-owned mobile home community. Additionally, the Corporation reserves the right to acquire additional lands; whereupon the Corporation shall have all the powers necessary and/or convenient for the operation and management of such property.

### ARTICLE 4. MEMBERSHIP

Membership in this corporation shall be limited to lessees or a family member of a lessee of VENICE ISLE (hereinafter "VILLAGE") who have purchased membership certificates in the Corporation. Upon the transfer of a membership certificate, either voluntarily,

or by operation of law, the transferee shall become a member of the Corporation if all the requirements for membership have been met.

#### ARTICLE 5. REGISTERED OFFICE AND AGENT

The street address of the registered office of this corporation is 333 South Tamiami Trail, Suite 199, Venice, Florida 34285; and the name of the registered agent of the corporation at such address is William R. Korp.

#### ARTICLE 6. DIRECTORS

The Board of Directors shall consist of not less than three nor more than twelve members who are elected at the annual members' meeting by a plurality of votes cast. The names and address of the persons who are currently serving as directors until their successors are elected and qualified, or until their earlier resignation, removal from office or death, are as follows:

<u>Name</u>	<u>Address</u>
WALTHER LEUSCHNER	807 Jolanda Circle Venice, Florida 34292
ROBERT PAULY	425 Via Veneto Venice, Florida 34292
GLADYS GEITH	725 Roma Road Venice, Florida 34292
DOROTHY SCHROEDER	812 Cervina Drive, No. Venice, Florida 34292
CARL MEYER	504 Roma Road Venice, Florida 34292
ELIZABETH WARE	831 Jolanda Circle Venice, Florida 34292

#### ARTICLE 7. INCORPORATORS

The names and addresses of the original incorporator of the corporation are as follows:

<u>Name</u>	<u>Address</u>
Robert A. Benson	944 Cortina Blvd. Venice, Florida 34292
Willis Filiatreault	840 Jolanda Circle Venice, Florida 34292
Dixie Bailey	401 Via Veneto Venice, Florida 34292

**ARTICLE 8. PROVISIONS FOR THE REGULATION  
OF THE BUSINESS AND FOR THE CONDUCT  
OF THE AFFAIRS OF THE CORPORATION**

8.1 Meetings of Members and Directors. Meeting of the members and directors of the Corporation may be held within the State of Florida at such place or places as may from time to time be designated in the Bylaws or by resolution of the directors.

8.2 Bylaws. The power to amend or repeal the Bylaws or to adopt new Bylaws shall be in the members , but the affirmative vote of two-thirds (2/3) of the members shall be necessary to exercise that power. The Bylaws may contain any provisions for the regulation and management of the Corporation which are consistent with the Acts and these Articles of Incorporation.

8.3 Contracts in Which Directors Have an Interest. No contract or other transaction of the Corporation with any person, firm or corporation or no contract or other transaction in which the Corporation is interested shall be invalidated or affected by (a) the fact that one or more of the directors or officers is a director or officer of another corporation, or (b) the fact that any director, individually or jointly with others, may be a party to or may be interested in the contract or transaction; and each person who may become a director of the Corporation is hereby

relieved from any liability that might otherwise arise by reason of his contracting with the Corporation for the benefit of himself or any firm, or corporation in which he may be interested.

IN WITNESS WHEREOF, the undersigned, being the President and Secretary of the corporation, executed these Articles of Incorporation and certified to the truth of the fact herein stated this 30 day of December, 1996.

VENICE ISLE HOME OWNERS, INC.

By: [Signature]  
WALTHER LEUSCHNER,  
President

By: [Signature]  
DOROTHY SCHROEDER,  
Secretary

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 30 day of December, 1996, by WALTHER LEUSCHNER & DOROTHY SCHROEDER, as President and Secretary respectively of VENICE ISLE HOME OWNERS, INC., on behalf of said corporation and who acknowledged before me that the execution thereof is their free act and deed. They (notary choose one) [ ☒ ] are personally known to me or [ ☐ ] have produced \_\_\_\_\_ as identification.



KATHLEEN A. KELSEY  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES DEC. 20, 1998  
COMMISSION # CC 411465

[Signature]  
Notary Public

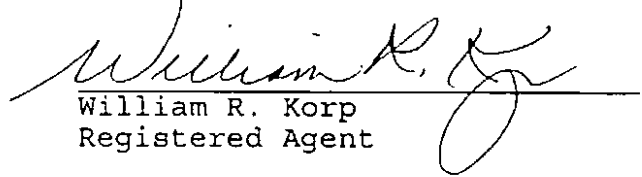
Print Name of Notary Public  
and affix seal

My Commission Expires:



ACCEPTANCE OF REGISTERED AGENT

I have been designated as Registered Agent in the above Articles. Simultaneously, I hereby accept the appointment as Registered Agent.

  
William R. Korp  
Registered Agent

\*\* OFFICIAL RECORDS \*\*  
BOOK 2925  
PAGE 2926

RECEIVED  
03 DEC 31 PM 4:07  
CLERK OF COURT  
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