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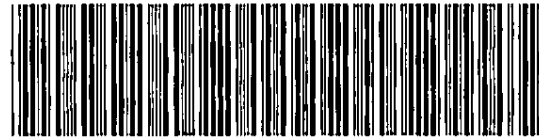
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Amended & Restated
Articles

JUL 20 2021

A RAMSEY

JUL 20 2021
A RAMSEY

2021 JUN -7 AM 9:55
SECRETARY OF STATE
TAMM-AHMESEBUT 0001

FILED

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: The Hamptons at Brandon Condominium Association, Inc.

DOCUMENT NUMBER: N06000002069

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

Please return all correspondence concerning this matter to the following:

SHAWN G. BROWN, ESQ.

(Name of Contact Person)

KAYE BENDER REMABUM P.L

(Firm/ Company)

1211 N. WESTSHORE BLVD, SUITE 406

(Address)

TAMPA, FLORIDA 33607

(City/ State and Zip Code)

SBROWN@KBRLEGAL.COM

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

For further information concerning this matter, please call:

SHAWN G. BROWN, ESQ

813

375-0731

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

AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
THE HAMPTONS AT BRANDON
CONDOMINIUM ASSOCIATION, INC.

FILED
2021 JUN -7 AM 9:55
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to Chapter 617, Florida Statutes, the undersigned Incorporator hereby forms The Hamptons at Brandon Condominium Association, Inc., a Florida corporation not for profit, for the purposes set forth below.

ARTICLE I

NAME

The name of the corporation is The Hamptons at Brandon Condominium Association, Inc. (the "Association"). The principal office of the corporation shall be located at 609 Golden Raintree Place, Tampa, Florida 33510.

ARTICLE II

PURPOSE AND POWERS

The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes (the "Condominium Act"), responsible for the operation of The Hamptons at Brandon Condominium Association, a Condominium (the "Condominium"), established pursuant to the Condominium Act on the lands located in Hillsborough County, Florida, submitted to the condominium form of ownership by the Declaration of Condominium of the Condominium (the "Declaration of Condominium"). The Association is organized and shall exist on a non-stock basis as a corporation not for profit under the laws of the State of Florida, and no portion of any earnings of the Association shall be distributed or inure to the private benefit of any member, Director or officer of the Association. For the accomplishment of its purposes, the Association shall have all of the common law and statutory powers and duties of a corporation not for profit except as limited or modified by the Declaration of Condominium, these Articles, the By-Laws and the Condominium Act, as the same may hereafter be amended, including, but not limited to, the following:

1. To make and collect assessments against members of the Association to defray the costs, expenses and losses of the Condominium, and to use the proceeds of assessments in

the exercise of its powers and duties.

2. To protect, maintain, repair, replace and operate the Condominium property.

3. To purchase insurance upon the Condominium property and Association property for the protection of the Association and its members.

4. To reconstruct improvements after casualty and to make further improvements of the property.

5. To make, amend, and enforce reasonable Rules and Regulations governing the use of the units, the common elements, limited common elements, and the operation of the Association.

6. To approve or disapprove the transfer of ownership, leasing and occupancy of units, as provided by the Declaration of Condominium.

7. To enforce the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the By-Laws and any Rules and Regulations of the Association.

8. To contract for the management and maintenance of the Condominium and the Condominium property and to delegate any powers and duties of the Association in connection therewith except such as are specifically required by the Declaration of Condominium to be exercised by the Board of Directors or the membership of the Association.

9. To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the Condominium.

10. To borrow or raise money for any of the purposes of the Association, and from time to time without limit as to amount; to draw, make, accept, endorse, execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable instruments and evidences of indebtedness; and to secure the payment of any thereof; and of the interest thereon, any mortgage, pledge, conveyance of assignment in trust, of the whole or any part of the rights or property of the Association, whether at the time owned or thereafter acquired.

11. To enter into agreements, to acquire leaseholds, memberships, and other possessory or use interests in lands or facilities such as country clubs, golf courses, marinas, and other recreational facilities. The Association has this power whether or not the lands or facilities are contiguous to the lands of the Condominium, if they are intended to provide enjoyment, recreation, or other use or benefit to the unit owners.

All funds and the title to all property acquired by the Association shall be held for the benefit of the members in accordance with the provisions of the Declaration of Condominium, these Articles and the By-Laws.

12. To take action in lieu of a meeting as authorized in Chapter 617 of the Florida Statutes as it is amended from time to time.

ARTICLE III **MEMBERSHIP**

1. The members of the Association shall consist of all record owners of legal title in one or more parcels in the Condominium, as further provided in the By-Laws and the Declaration of Condominium. After termination of the Condominium, the members shall consist of those who are members at the time of such termination.

2. The share of a member in the funds and assets of the Association cannot be assigned or transferred in any manner except as an appurtenance to his unit.

3. The owner(s) of each unit shall collectively be entitled to the number of votes in Association matters as set forth in the By-Laws. The manner of exercising voting rights shall be as set forth in the By-Laws.

ARTICLE IV **TERM**

The term of this not for profit corporation shall be perpetual.

ARTICLE V **BY-LAWS**

The By-Laws of the Association may be altered, amended, or rescinded in the manner provided therein.

ARTICLE VI
DIRECTORS AND OFFICERS

1. The Association shall be administered by a Board of Directors consisting of not less than three (3) Directors and not more than five (5) Directors, as further provided in the Bylaws. Directors shall be members of the Association.

2. Directors of the Association shall be elected by the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

3. The business of the Association shall be conducted by the officers designated in the By-Laws. The officers shall be elected each year by the Board of Directors at its first meeting after the annual meeting of the members of the Association and they shall serve at the pleasure of the Board.

4. The persons constituting the current Board of Directors and their names and addresses are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Ben Brown	609 Golden Raintree Place, Brandon, FL 33510
Bruno Pittini	609 Golden Raintree Place, Brandon, FL 33510
Charlie Commons	609 Golden Raintree Place, Brandon, FL 33510
Marisol Ramos	609 Golden Raintree Place, Brandon, FL 33510
Michael Dohner	609 Golden Raintree Place, Brandon, FL 33510

ARTICLE VII
AMENDMENTS

Amendments to these Articles shall be proposed and adopted in the following manner:

1. Vote Required. Except as otherwise required by Florida law, these Articles of Incorporation may be amended by the affirmative vote of sixty percent (60%) of the eligible voters of the Association present in person or by proxy at any annual or special meeting of the members.

2. Effective Date. An amendment shall become effective upon filing with the Florida Secretary of State and recording in the Public Records of Hillsborough County,

Florida.

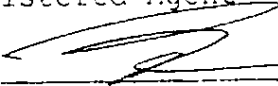
3. Notices of proposed amendments may be distributed electronically as provided in the Declaration of Condominium.

ARTICLE VIII
REGISTERED OFFICE & AGENT

The registered office of the Association shall be at: 1211 North West Shore Boulevard, Suite 409, Tampa, Florida 33607. The registered agent at said address shall be: Kaye Bender Rembaum.

Having been named as registered agent to accept service for the above-stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Kaye Bender Rembaum PL
Registered Agent

By: 
Shawn Brown, Esq.

ARTICLE IX
INCORPORATOR

The Incorporator is: Ben Brown and the Incorporator's address is: 609 Golden Raintree Place, Brandon, FL 33510.

ARTICLE X
INDEMNIFICATION

To the fullest extent permitted by Florida law, the Association shall indemnify and hold harmless every Director and every officer of the Association against all expenses and liabilities, including attorney's fees, actually and reasonably incurred by or imposed on him in connection with any legal proceeding (or settlement or appeal of such proceeding) to which he may be a party because of his being or having been a Director or officer of the Association. The foregoing right of indemnification shall not be available if a judgment or other final adjudication establishes that his actions or omissions to act were material to the cause adjudicated and involved:

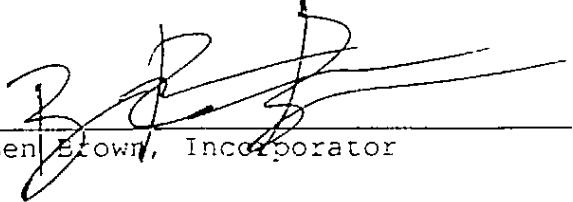
1. Willful misconduct or a conscious disregard for the best interests of the Association, in a proceeding by or in the right of the Association to procure a judgment in its favor.

2. A violation of criminal law, unless the Director or officer had no reasonable cause to believe his action was unlawful or had reasonable cause to believe his action was lawful.

3. A transaction from which the Director or officer derived an improper personal benefit.

In the event of a settlement, the right to indemnification shall not apply unless the Board of Directors approves such settlement as being in the best interest of the Association. The foregoing rights of indemnification shall be in addition to, and not exclusive of, all other rights to which a Director or officer may be entitled.

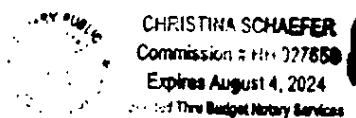
WHEREFORE, the Incorporator has executed these Articles of Incorporation on this 22 day of April, 2021.


Ben Brown, Incorporator

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING instrument was acknowledged before me this 22 day of April, 2021, by Ben Brown, who is personally known to me or produced Driver's License as identification.


Notary Public
My Commission Expires:



APRIL 22, 2021

The date of each amendment(s) adoption: _____, if other than the date this document was signed.

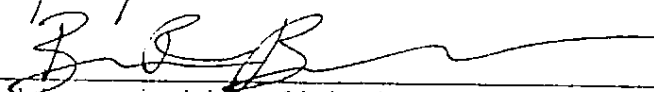
Effective date if applicable: _____
(no more than 90 days after amendment file date)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Adoption of Amendment(s) (CHECK ONE)

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

Dated 5/26/2021

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)

Ben Brown

(Typed or printed name of person signing)

President

(Title of person signing)