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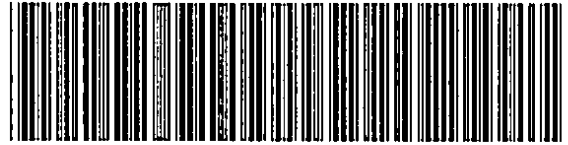
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SECRETARY OF STATE
ALABAMA, FILE



CHELLE KONYK, ESQ.
THERESA M. LEMME, ESQ.
MICHAEL S. STEINER, ESQ.

August 2, 2021

Amendment Section
Division of Corporations
PO BOX 6327
Tallahassee, FL 32314

Articles of Amendment

THE TERRACES AT DELRAY BEACH HOMEOWNERS ASSOCIATION, INC.

DOCUMENT NUMBER: N0600000442

The attached Articles of Amendment are adopted as of July 20, 2021, and the filing fee of \$35.00 is submitted for filing.

Please return all correspondence to:

CHELLE KONYK, ESQ.
KONYK & LEMME PLLC
140 INTRACOASTAL POINTE DR.
STE 310
JUPITER FL 33477

For further information contact: Chelle Konyk at 561.935.6244

The amendments were approved by the Board of Directors and did not require a vote of the membership. The amendments were adopted by written consent in lieu of a meeting pursuant to Florida Statutes, Section 617.0701 and the number of votes cast for the amendments was sufficient for approval.

Mike Oster, President

Name of Registered Agent:

CHELLE KONYK, ESQ.
KONYK & LEMME PLLC
140 INTRACOASTAL POINTE DR.
STE 310
JUPITER FL 33477

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

CHELLE KONYK, ESQ.,
REGISTERED AGENT

Phillips Point • 777 South Flagler Drive • Suite 800 • West Tower • West Palm Beach, Florida 33401

Tel. (561) 935.6244 • Fax (561) 935.5494

Jupiter Office • 140 Intracoastal Pointe Drive • Suite 310 • Jupiter, Florida 33477

This instrument prepared by:
Chelle Konyk, Esquire
Konyk & Lemme PLLC.
140 Intracoastal Pointe Dr.
Suite 310
Jupiter Florida 33477
(561) 935.6244

FILED
2022 JAN -4 AM 10:10

**CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED
ARTICLES OF INCORPORATION FOR THE TERRACES AT DELRAY BEACH
HOMEOWNERS ASSOCIATION, INC.**

I HEREBY CERTIFY that the Amended and Restated Articles of Incorporation attached as Exhibit "C" to this Certificate were duly adopted as the Amended and Restated Articles of Incorporation for The Terraces at Delray Beach Homeowners Association, Inc. These Amended and Restated Articles of Incorporation were approved pursuant to the Articles of Incorporation for The Terraces at Delray Beach Homeowners Association, Inc., by written consent in lieu of a meeting pursuant to Florida Statutes, Section 617.0821. The original Articles of Incorporation of The Terraces at Delray Beach Homeowners Association, Inc. are recorded in Official Record Book 22389, at Page 310, et seq., of the Public Records of Palm Beach County, Florida. The amendments were approved by the Board of Directors and did not require a vote of the membership.

DATED this 23rd day of October 2021

Signed in the presence of Witnesses as to Both:

Association:

THE TERRACES AT DELRAY BEACH
HOMEOWNERS ASSOCIATION, INC.

By: Annette L. Hurley
Signature of First Witness

By: Annette L. Hurley
Print Name of First Witness

By: Mike Oster
Mike Oster, President

By: [Signature]
Signature of Second Witness

By: MARC SABARNO
Print Name of Second Witness

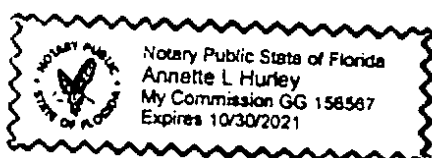
By: Michelle Larkin
Michelle Larkin, Secretary

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by ☒ means of physical presence or
☐ online notarization this 23rd day of October, 2021 by Mike Oster as President and Michelle Larkin as Secretary of The Terraces at Delray Beach Homeowners Association, Inc., known to me to be the individuals who executed the foregoing instrument. Both acknowledged to and before me that they executed such instrument with due and regular corporate authority and that said instrument is the free act and deed of the Association.

SEAL



Annette L. Hurley
Notary Public, State of Florida at Large

**SUBSTANTIAL REWORDING OF ORIGINAL TEXT
REFER TO THE TO ORIGINAL DOCUMENT
TO REVIEW PREVIOUS VERSION.**

**AMENDED AND RESTATED ARTICLES OF INCORPORATION
Of
THE TERRACES AT DELRAY BEACH HOMEOWNERS ASSOCIATION, INC.
A Florida corporation not-for-profit**

ARTICLE I – NAME AND PRINCIPAL PLACE OF BUSINESS ADDRESS

The name of the corporation is The Terraces at Delray Beach Homeowners Association, Inc; a Florida corporation not-for-profit, hereinafter referred to as the “Association”.

The principal place of business address is:

c/o Victory Accounting
1500 GATEWAY BLVD
#220
BOYNTON BEACH, FL 33426

ARTICLE II – PURPOSE

The purpose for which the Association is organized are as follows:

1. To operate as a corporation not-for-profit pursuant to Chapter 617 and Chapter 720 of the Florida Statutes.
2. To enforce and exercise the duties of the Association as provided in the Declaration.
3. To promote the health, safety, welfare, comfort, and social and economic benefit of the members of the Association.

ARTICLE III – POWERS AND DUTIES

The Association shall have the following powers and duties:

1. All of the common law statutory powers of a corporation not-for-profit under the laws of the State of Florida.
2. To administer, enforce, carry out and perform all of the acts, functions, rights, and duties provided in, or contemplated by, the Declaration, including but not limited to, the following:
 - 2.1. To own, purchase, sell, mortgage, encumber, lease, administer, manage, operate, maintain, improve, repair and/or replace real and personal property.
 - 2.2. To make and collect Assessments against Owners to defray the costs, expenses and losses incurred or to be incurred by the Association, and to use the proceeds thereof in the exercise of the Association’s powers and duties.
 - 2.3. To enforce the provisions of the Declaration, these Articles, and the Bylaws.
 - 2.4. To make, establish and enforce reasonable rules and regulations governing the use of Common Areas, Units, and other property under the jurisdiction of the Association.
 - 2.5. To grant and modify easements, and to dedicate property owned by the Association to any public or quasi-public agency, authority or utility company for public, utility, drainage, and cable television purposes.

- 2.6. To borrow money for the purpose of carrying out the powers and duties of the Association.
- 2.7. To exercise control over exterior alterations, additions, improvements, or changes in accordance with the terms of the Declaration.
- 2.8. To obtain insurance as provided by the Declaration.
- 2.9. To employ personnel necessary to perform the obligations, services and duties required of or to be performed by the Association and for proper operation for which the Association is responsible, or to contract with others for the performance of such obligations, services and/or duties.

ARTICLE IV – MEMBERS

1. The members of the Association shall consist of all of the record owners of Units.
2. The share of each member in the funds and assets of the Association and any membership in this Association, cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance to the Unit for which that membership is established.
3. On all matters upon which the membership shall be entitled to vote, there shall be only one vote for each Unit. In the event any Unit is owned by more than one person and/or by an entity, the vote for such Unit shall be cast in the manner provided by the Bylaws. Any person or entity owning more than one Unit shall be entitled to one vote for each Unit owned.
4. The Bylaws shall provide for an annual meeting of the members of the Association and shall make provision for special meetings.

ARTICLE V – TERM OF EXISTENCE

The Association shall have perpetual existence.

ARTICLE VI – INCORPORATOR

The name and street address of the original incorporator was:

JOSEPH S. GRENADIER
4911 LYONS TECH PARKWAY 18
COCONUT CREEK, FL 33073

ARTICLE VII – DIRECTORS

1. The property, business and affairs of the Association shall be managed by a Board which shall consist of not less than three (3) directors, and which shall always be an odd number. The Bylaws may provide for a method of determining the number of directors from time to time. In the absence of a determination as to the number of directors, the Board shall consist of three (3) directors that are members of the Association
2. All of the duties and powers of the Association existing under the Declaration, these Articles and the Bylaws shall be exercised exclusively by the Board, its agents, contractors, or employees, subject to approval by the members only when specifically required.
3. All of the directors shall be elected by the members in the manner provided in the Bylaws.
4. Directors may be removed pursuant to Florida Statute Chapter 720 as may be amended from time to time and vacancies on the Board shall be filled in the manner provided by the Bylaws.

5. The names and addresses of the current directors, who shall hold office until their successors are appointed or elected, are as follows:

Mike Oster	70 SE 7 th Avenue	Delray Beach Florida 33483
Michelle Larkin	655 SE 1 st Avenue	Delray Beach Florida 33483
Brian Hurley	64 SE 7 th Avenue	Delray Beach Florida 33483

ARTICLE VIII – OFFICERS

The officers of the Association shall be a president, vice president, secretary, treasurer, and such other officers as the Board may from time to time by resolution create. The officers shall serve at the pleasure of the Board. The names of the officers who shall serve until their successors are designated by the Board are as follows:

President: Mike Oster

Secretary: Michelle Larkin

Treasurer: Brian Hurley

ARTICLE IX – Bylaws

The Bylaws shall be adopted by the Board and may be altered, amended, or rescinded by the Directors and/or members in the manner provided by the Bylaws.

ARTICLE X – AMENDMENTS

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

The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of the Board of Directors. Upon the approval of an amendment to these Articles, the articles of amendment shall be executed and delivered to the Department of State as provided by law, and a copy certified by the Department of State shall be recorded in the public records of Palm Beach County, Florida.

ARTICLE XI

REGISTERED OFFICE ADDRESS AND NAME OF REGISTERED AGENT

The registered agent of the Association is KONYK & LEMME PLLC; 140 INTRACOASTAL POINTE DR, STE 310, JUPITER FL 33477.

The foregoing were adopted as the Articles of Incorporation of THE TERRACES AT DELRAY BEACH HOMEOWNERS ASSOCIATION, INC., a corporation not-for-profit under the laws of the State of Florida, by the Board of Directors on July 28, 2021

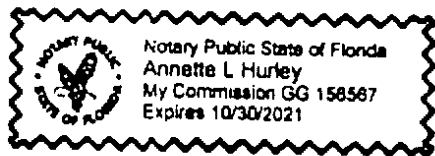
BY: Mike Oster
Mike Oster, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by ☒ means of physical presence or ☐ online notarization this 23rd day of October, 2021 by Mike Oster, President of The Terraces at Delray Beach Homeowners Association, Inc., personally known to me or presented _____ as identification and who did not take an oath.

Witness my hand and official seal in Palm Beach County, Florida: this 23rd day of October 2021.

SEAL



Annette L. Hurley
Notary Signature

I HEREBY ACCEPT MY DESIGNATION AS REGISTERED AGENT

Chelle Konyk
CHELLE KONYK, ESQ.