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TALLAHASSEE, FLORIDA

Amend

NOV 13 2015
I ALBRITTON

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Baywood Hills Owners' Association, Inc.

DOCUMENT NUMBER: N06000009366

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

Please return all correspondence concerning this matter to the following:

Michael Skobel, Esq.

(Name of Contact Person)

Skobel Law PA

(Firm/ Company)

7475 SW 70th Ln

(Address)

Gainesville, FL 32608

(City/ State and Zip Code)

michael@skobel.com

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

For further information concerning this matter, please call:

Michael Skobel

352

224-3692

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)

☐ \$51.50 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

Articles of Amendment
to
Articles of Incorporation
of

BAYWOOD HILLS OWNERS' ASSOCIATION, INC.

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

N06000009366

(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:

A. If amending name, enter the new name of the corporation:

NA

The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company" or "Co." may not be used in the name.

B. Enter new principal office address, if applicable:

(Principal office address **MUST BE A STREET ADDRESS**)

7475 SW 70th Ln

Gainesville, FL 32608

C. Enter new mailing address, if applicable:

(Mailing address **MAY BE A POST OFFICE BOX**)

7475 SW 70th Ln

Gainesville, FL 32608

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

This is an address change

Name of New Registered Agent:

Michael Skobel

7475 SW 70th Ln

(Florida street address)

New Registered Office Address:

Gainesville

(City)

Florida 32608

(Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

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



Signature of New Registered Agent, if changing

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TALLAHASSEE, FLORIDA

NA

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:

(Attach additional sheets, if necessary)

Please note the officer/director title by the first letter of the office title:

P = President; V= Vice President; T= Treasurer; S= Secretary; D= Director; TR= Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

| | | |
|--------------------------------------------|-----------|--------------------|
| <input checked="" type="checkbox"/> Change | <u>PT</u> | <u>John Doe</u> |
| <input checked="" type="checkbox"/> Remove | <u>V</u> | <u>Mike Jones</u> |
| <input checked="" type="checkbox"/> Add | <u>SV</u> | <u>Sally Smith</u> |

NA

| <u>Type of Action</u> (Check One) | <u>Title</u> | <u>Name</u> | <u>Address</u> |
|--------------------------------------|--------------|-------------|----------------|
| 1) <input type="checkbox"/> Change | _____ | NA _____ | NA _____ |
| <input type="checkbox"/> Add | _____ | _____ | _____ |
| <input type="checkbox"/> Remove | _____ | _____ | _____ |
| 2) <input type="checkbox"/> Change | _____ | _____ | _____ |
| <input type="checkbox"/> Add | _____ | _____ | _____ |
| <input type="checkbox"/> Remove | _____ | _____ | _____ |
| 3) <input type="checkbox"/> Change | _____ | _____ | _____ |
| <input type="checkbox"/> Add | _____ | _____ | _____ |
| <input type="checkbox"/> Remove | _____ | _____ | _____ |
| 4) <input type="checkbox"/> Change | _____ | _____ | _____ |
| <input type="checkbox"/> Add | _____ | _____ | _____ |
| <input type="checkbox"/> Remove | _____ | _____ | _____ |
| 5) <input type="checkbox"/> Change | _____ | _____ | _____ |
| <input type="checkbox"/> Add | _____ | _____ | _____ |
| <input type="checkbox"/> Remove | _____ | _____ | _____ |
| 6) <input type="checkbox"/> Change | _____ | _____ | _____ |
| <input type="checkbox"/> Add | _____ | _____ | _____ |
| <input type="checkbox"/> Remove | _____ | _____ | _____ |

E. If amending or adding additional Articles, enter change(s) here:
(attach additional sheets, if necessary). (Be specific)

See attached AMENDMENT TO ARTICLES OF INCORPORATION OF BAYWOOD HILLS

OWNERS' ASSOCIATION, INC.

Prepared by and return to:
Michael Skobel, Esq.
Skobel Law PA
7475 SW 70th Ln
Gainesville, FL 32608
(352) 224-3692

[Space Above Line For Recording Data]

AMENDMENT TO ARTICLES OF INCORPORATION OF BAYWOOD HILLS OWNERS' ASSOCIATION, INC.

THIS AMENDMENT TO ARTICLES OF INCORPORATION OF BAYWOOD HILLS OWNERS' ASSOCIATION, INC., made this 7th day of November, 2015, by AMA GAINESVILLE INVESTMENTS THREE LLC, a Florida limited liability company ("Declarant"), and joined in by the BAYWOOD HILLS OWNERS' ASSOCIATION, INC. ("Association").

WHEREAS, the Baywood Hills Declaration of Covenants, Restrictions and Easements, was recorded on January 16, 2007 in Official Records Book 3529, Page 1172 of the Public Records of Alachua County, Florida ("Original Declaration") which included the Articles of Incorporation of Baywood Hills Owners' Association, Inc. ("Articles"), as amended by: (i) Amendment of Baywood Hills Declaration of Covenants, Restrictions and Easements for Baywood Hills, recorded on May 4, 2007 in Official Records Book 3593, Page 282; (ii) Amendment to Baywood Hills Declaration of Covenants, Restrictions and Easements, recorded on December 18, 2007 in Official Records Book 3719, Page 663; (iii) Amendment to Baywood Hills Declaration of Covenants, Restrictions and Easements, recorded on December 27, 2007 in Official Records Book 3723, Page 1432; (iv) Amendment of Baywood Hills Declaration of Covenants, Restrictions and Easements for Baywood Hills, recorded on March 3, 2008 in Official Records Book 3751, Page 1147; (v) Certificate of Amendment of Baywood Hills Declaration of Covenants, Restrictions and Easements, recorded on October 22, 2010 in Official Records Book 3989, Page 2476; and (vi) Amendment to Baywood Hills Declaration of Covenants, Restrictions, and Easements, recorded on July 9, 2014 in Official Records Book 4288, Page 513; all of the Public Records of Alachua County, Florida, and all as same may be further amended and/or supplemented from time to time (with the Original Declaration, hereinafter collectively referred to as the "Declaration");

WHEREAS, Declarant was assigned rights as a Declarant pursuant to Assignment of Declarant's Rights Agreement, recorded on July 21, 2014 in Official Records Book 4290, Page 1449, of the Public Records of Alachua County, Florida;

WHEREAS, Section 12.4 of Article 12 of the Articles provides that the Declarant may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected by the Declarant alone;

WHEREAS, Section 13 of the Declaration provides this Declaration may be amended by affirmative vote or written approval of the Class B Members alone;

WHEREAS, Section 4.2.2 of the Declaration provides that Class B Members shall be the Declarant; and

WHEREAS, Declarant, along with the joinder and consent of the Association, desires to amend the Articles in certain respects, all as more fully set forth herein.

NOW THEREFORE, Declarant together with joinder and consent of the Association amend the Articles by deleting Article 6 of the Articles and replacing Article 6 of the Articles with the following:

**ARTICLE 6
VOTING RIGHTS**

The Association shall have two (2) classes of voting members:

Class A. Class A Members shall be all Owners, with the exception of the Declarant and Participating Builders. A Class A Member shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot. All votes shall be exercised or cast in the manner provided by the Declaration and By-Laws. Any person or entity owning more than one Unit shall be entitled to cast the aggregate number of votes attributable to all Units owned.

Class B. The Class B Member shall be the Declarant and it shall be entitled to ten (10) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the first to occur of the following events:

- a) Three months after ninety percent (90%) of the Lots in all phases of the community that will ultimately be operated by the Association have been conveyed to Class A Members; or
- b) When the Declarant records a notice in the Public Records of Alachua County expressly terminating their Class B membership.

From and after the happening of these events, whichever occurs first, the Class B Members shall be deemed Class A Members entitled to one (1) vote for each Lot in which they hold the interest required for membership.

IN WITNESS, WHEREOF, this Amendment has been signed by Declarant and joined in and consented to by the Association on the respective dates set forth below.

DECLARANT:

AMA Gainesville Investments Three LLC, a Florida limited liability company

By: _____

Alex Skobel, Managing Member

WITNESSES:

Print: _____

Alex Skobel

Print: _____

Michael Skobel

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 7th day of November, 2015 by Alex Skobel as Managing Member of AMA Gainesville Investments Three LLC, on behalf of the company, who is [x] personally known to me or [] has produced a driver's license as identification.

M Skobel
Notary Public
Printed Name: Michael Skobel

[Notary Seal]



MICHAEL SKOBEL
MY COMMISSION # FF 069179
EXPIRES: February 1, 2018
Bonded Thru Budget Notary Services

ASSOCIATION:

Baywood Hills Owners' Association, Inc., a Florida not-for-profit corporation

By: M Skobel
Michael Skobel, President

WITNESSES:

A Skobel
Print: Alex Skobel

Loree Schulson
Print: Loree Schulson

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 7th day of November, 2015 by Michael Skobel as President of Baywood Hills Owners' Association, Inc., on behalf of the company, who [x] is personally known to me or [] has produced a driver's license as identification.

Loree Schulson
Notary Public
Printed Name: Loree Schulson

[Notary Seal]



LOREE STARR SCHULSON
MY COMMISSION # EE 863458
EXPIRES: January 8, 2017
Bonded Thru Budget Notary Services

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) ~~By the members~~

- ☒ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval. *See attachment. Declarant holding all Class B Member votes adopted amendment with unanimity and consent from the Board of Directors.*
- ☐ 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 11/07/2015 _____

Signature *M Skobel*
(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)

Michael Skobel, Esq.

(Typed or printed name of person signing)

President, Baywood Hills Owners' Association, Inc.

(Title of person signing)