

# N06 000010358

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

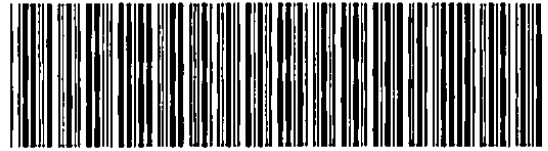
Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

OK to file  
per  
Olyn Shoffstall

cf 10/17/19  
Office Use Only

563-524-



200331401442

2019 OCT 17 PM 12:50  
2019 OCT 17 PM 12:50

2019 OCT 17 PM 12:50

C. GOLDEN

OCT 18 2019

Kevin L. Edwards, Esq.  
Shareholder  
Board Certified Specialist, Condominium and  
Planned Development Law  
Phone: (941) 366-8826 Fax: (941) 907-0080  
kedwards@beckerlawyers.com



Becker & Polakoff  
1819 Main Street  
Suite 905  
Sarasota, Florida 34236

September 26, 2019

Via U.S. Mail

Secretary of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Re: **Articles of Amended Articles of Incorporation**  
**Cape Haze Resort A 11/13 Condominium Association, Inc.**  
**Our File No. C16274-319724**

Dear Sir/Madam,

Pursuant to your enclosed correspondence dated July 25, 2019, enclosed please find the corrected original and one copy of the Articles of Amended Articles of Incorporation for the above referenced Association. It is our understanding that our check for \$35.00 for the filing fee was received and you are holding for processing.

**Please file and return the filed copy to my attention.** A self-addressed stamped envelope is enclosed for your convenience.

Please feel free to call me should you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink that reads "Kevin Edwards".

KEVIN L. EDWARDS  
For the Firm

KLE/iv  
Enclosures

ACTIVE: 12821268 1

Kevin L. Edwards, Esq.  
Shareholder  
Board Certified Specialist, Condominium and  
Planned Development Law  
Phone: (941) 366-8826 Fax: (941) 907-0080  
kedwards@beckerlawyers.com

**Becke**

Becker & Poliakoff  
1819 Main Street  
Suite 905  
Sarasota, Florida 34236

July 12, 2019

**Via U.S. Mail**

Secretary of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Re: Articles of 2018 Amended Articles of Incorporation  
Cape Haze Resort A 11/13 Condominium Association, Inc.  
Our File No. C16274-319724**

Dear Sir/Madam:

Enclosed please find the original and one copy of the Articles of 2018 Amended Articles Incorporation for the above-referenced Association. A check for \$35.00 is also enclosed for the filing fee.

**Please file and return the filed copy to my attention.** A self-addressed stamped envelope enclosed for your convenience.

Please feel free to call me should you have any questions regarding this matter.

Sincerely,



**KEVIN L. EDWARDS**  
For the Firm

KLE/iv  
Enclosures

ACTIVE C16274/319724 12545421 1



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

October 9, 2019

KEVIN L. EDWARDS, ESQUIRE  
1819 MAIN STREET  
SUITE 905  
SARASOTA, FL 34236

SUBJECT: CAPE HAZE RESORT A 11/13 CONDOMINIUM ASSOCIATION,  
INC.  
Ref. Number: N06000010358

We have received your document and check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

You failed to make the correction(s) requested in our previous letter.

Please remove any reference to 2018 Amended Articles of Incorporation wherever it appears in your document. Also, remove "EXHIBIT B" from all pages.

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: 019A00020516



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

July 25, 2019

KEVIN L. EDWARDS, ESQUIRE  
1819 MAIN STREET  
SUITE 905  
SARASOTA, FL 34236

SUBJECT: CAPE HAZE RESORT A 11/13 CONDOMINIUM ASSOCIATION,  
INC.  
Ref. Number: N06000010358

We have received your document and check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

Please remove any reference to Articles of 2018 wherever it appears in your document.

The date of adoption of each amendment must be included in the document.

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: 519A00015130

RECEIVED  
2019 SEP 10 11:11 AM  
-B

## ARTICLES OF AMENDED ARTICLES OF INCORPORATION

Pursuant to the provision of Chapter 617, Florida Statutes, the undersigned corporation adopt the following Amended Articles of Incorporation.

FIRST: The name of the corporation is Cape Haze Resort A 11/13 Condominium Association Inc.

SECOND: The attached Amended Articles of Incorporation were adopted by the membership.

THIRD: The attached Amended Articles of Incorporation were adopted by the required vote of the members via written consent on 9-11, 2018.

FOURTH: The number of votes cast were sufficient for approval.

WITNESSES:  
(TWO)

CAPE HAZE RESORT A 11/13  
CONDOMINIUM ASSOCIATION, INC.

Signature

Printed Name

Signature

Printed Name

BY:

Bridget Spence, Assistant Secretary

Date: 9-17-19

(CORPORATE SEAL) :

2019 OCT 17 PM 12:50

STATE OF FLORIDA )

) SS:

COUNTY OF Sarasota )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of September 2019, by Bridget Spence as Assistant Secretary of Cape Haze Resort A 11/13 Condominium Association, Inc., a Florida Corporation, on behalf of the corporation. She is personally known to me or has produced (type of identification) as identification.

Notary Public

Printed Name

My commission expires: June 30, 2021

**2018 AMENDED ARTICLES OF INCORPORATION  
OF  
CAPE HAZE RESORT A 11/13 CONDOMINIUM ASSOCIATION, INC.**

**(A corporation not-for-profit existing under the laws of the State of Florida)**

These are the 2018 Amended Articles of Incorporation for Cape Haze Resort A 11 Condominium Association, Inc. originally filed with the Florida Department of State on October 2006, under Document Number N06000010358.

**ARTICLE I  
NAME OF CORPORATION**

The name of this corporation shall be CAPE HAZE RESORT A 11/13 CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as the "Association." The principal office of the corporation shall be 8401 Placida Road, Placida, Florida 33946 subject to amendment by the board of directors from time to time.

**ARTICLE II  
GENERAL NATURE OF BUSINESS**

The general nature of the business to be conducted by the Association shall be the operation and management of the affairs and property of the condominium known as Cape Haze Resort A 11/13, a condominium, located within Charlotte County, Florida, and to perform all acts provided in the Declaration of Condominium of said condominium and in the Florida Condominium Act, Chapter 718, Florida Statutes, as the same may be amended from time to time.

**ARTICLE III  
POWERS**

The Association shall have all of the condominium law and statutory powers of a corporation not for profit and all of the powers and duties set forth in the Florida Condominium Act and the Declaration of Condominium of said condominium. The Association may enter into lease agreements and may acquire and enter into agreements acquiring leasehold, membership and other possessory or use interests for terms up to and including 99 years (whether or not such interest relate to property contiguous to the lands of a condominium operated by the Association) intended to provide for the enjoyment, recreation, or other use or benefit of the Association members including but not limited to the lease of recreation areas and facilities. The Association shall be authorized to and charged with the responsibility to operate and maintain the General Common Elements, including the storm water management system and facilities, including (as applicable) detention and retention areas, littoral areas, flow control structures, culverts and related appurtenances.

**ARTICLE IV  
MEMBERS**

All persons owning a vested present interest in the fee title to a Condominium Unit in Cape Haze Resort A 11/13, a condominium, which interest is evidenced by a duly recorded proper instrument in the Public Records of Charlotte County, Florida, shall be members. Membership shall

terminate automatically and immediately as a member's vested interest in the fee title term; except that upon the termination of a condominium operated by the Association, the member, a Unit Owner who conveys a unit to the trustee as provided in the applicable declaration, the condominium shall continue until the trustee makes a final distribution of such Unit's share of funds collected and held by the trustee. In the event a unit is owned by a legal entity other than a natural person, the officer, director, or other official so designated by such legal entity shall exercise its membership rights.

After the Association receives notice of a conveyance of a Condominium Unit as provided in the applicable Declaration of Condominium, the change of membership in the Association shall be evidenced in the Association records by delivery to the Association of a copy of the recorded deed or other instrument of conveyance.

## **ARTICLE V VOTING RIGHTS**

Each Condominium Unit shall be entitled to one vote at Association meetings notwithstanding that the same Owner may own more than one Unit or that Units may be jointly owned together and occupied by one Owner. Any person or entity owning more than one Unit shall be entitled to one vote for each Unit owned.

## **ARTICLE VI INCOME DISTRIBUTION**

No part of the income of the Association shall be distributable to its members, except as compensation for services rendered.

## **ARTICLE VII EXISTENCE**

The Association shall exist perpetually unless dissolved according to law.

## **ARTICLE VIII REGISTERED OFFICE AND REGISTERED AGENT**

The registered office of the Association shall be 8401 Placida Road, Placida, Florida 339 and the registered agent shall be the then current property manager, subject to amendment by the board of directors from time to time.

## **ARTICLE IX NUMBER OF DIRECTORS**

The business of the Association shall be conducted by a board of directors consisting of at least three (3) persons. The exact number of directors shall be determined in accordance with the Bylaws.



**ARTICLE X  
INDEMNIFICATION OF OFFICERS AND DIRECTORS**

All officers and directors shall be indemnified by the Association against all expense liabilities, and attorney's fees (including attorney's fees for appellate proceedings) reasonably incurred in connection with any proceeding or settlement thereof in which they may become involved by reason of holding such office. In no event, however, shall any officer or director be indemnified for his own willful misconduct or knowing violation of the provisions of the Florida Condominium Act. The Association may purchase and maintain insurance on behalf of all officers and directors against any liability asserted against them or incurred by them in their capacity as officers and directors or arising out of their status as such.

**ARTICLE XI  
BYLAWS**

The bylaws of the Association may be altered, amended or rescinded in the manner provided in such bylaws.

**ARTICLE XII  
AMENDMENTS**

The Association reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation by a simple majority vote of all voting rights of all members of the Association.

**ARTICLE XIII  
THE FLORIDA CONDOMINIUM ACT**

In the event of a conflict between the provisions of these Articles of Incorporation and the Florida Condominium Act, the terms and provisions of the Florida Condominium Act shall control and, to that extent, are incorporated by reference herein. As used in this Article XIII, the "Florida Condominium Act" shall mean the provisions of Chapter 718, Florida Statutes (2017) as the same may be amended from time to time.