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2023

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September 13, 2023

Florida Department of State
Division of Corporations
Corporate Filings
P.O. Box 6327
Tallahassee, FL 32314

**Re: Certificate of Amendment to Articles of Incorporation
Old Clearwater City Flats Condominium Association, Inc.
Document Number: N06000011787**

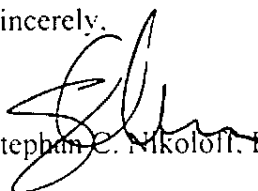
Dear Sir or Madam:

Enclosed please find a Certificate of Amendment to the Articles of Incorporation for Old Clearwater City Flats Condominium Association, Inc., along with a check in the amount of \$43.75 for the filing fee and certified copy costs.

Please return the certified copy in the enclosed, stamped self-addressed envelope.

I thank you for your attention to this matter. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



Stephan C. Nikoloff, Esq.

SCN:bm

Prepared By and Return To:
Greenberg Nikoloff, P.A.
1964 Baysboro Boulevard, Suite A
Dunedin, Florida 34698

5-37

**CERTIFICATE OF AMENDMENT TO
ARTICLES OF INCORPORATION
FOR
OLD CLEARWATER CITY FLATS CONDOMINIUM ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on November 15, 2022, by the approval of at least seventy-five (75%) percent of the voting interests of the Association, the Articles of Incorporation of Old Clearwater City Flats Condominium Association, Inc., be, and the same are hereby amended as follows:

The Articles of Incorporation for Old Clearwater City Flats Condominium Association, Inc. are hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to the Articles of Incorporation for Old Clearwater City Flats Condominium Association, Inc."

IN WITNESS WHEREOF, Old Clearwater City Flats Condominium Association, Inc. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 11 day of September 2023.

OLD CLEARWATER CITY FLATS CONDOMINIUM
ASSOCIATION, INC.

(Corporate Seal)

ATTEST:

By:

Mark Demgan
Mark Demgan, President

Michael Grande
MICHAEL GRANDE Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of September, 2023, by Mark Demgan, as President and Michael Grande, as Secretary, of OLD CLEARWATER CITY FLATS CONDOMINIUM ASSOCIATION, INC., and are personally known to me or have produced _____ as identification.

Kimberly A. Hipps
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: April 20, 2026

KIMBERLY A HIPPS
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 255957
MY COMMISSION EXPIRES APR. 20, 2026

SCHEDULE OF AMENDMENTS
TO
ARTICLES OF INCORPORATION
FOR
OLD CLEARWATER CITY FLATS CONDOMINIUM ASSOCIATION, INC.

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ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY ~~STRIKE THROUGH~~
OMISSIONS INDICATED BY ELLIPSIS....

1. The title to the Article of Incorporation shall be amended to read as follows:

ARTICLES OF INCORPORATION
OF
~~OLD CLEARWATER CITY FLATS CONDOMINIUM ASSOCIATION, INC.~~
WELLS COURT CONDOMINIUM ASSOCIATION, INC.

2. Article I, Name of Corporation, of the Articles of Incorporation, shall be amended to read as follows:

The name of this corporation shall be ~~OLD CLEARWATER CITY FLATS CONDOMINIUM ASSOCIATION, INC.~~ WELLS COURT CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as the Association.

2. Article II, General Nature of Business, of the Articles of Incorporation, shall be amended to read as follows:

The general nature of business to be conducted by the Association shall be the operation and management of the affairs and property of the condominium known as ~~OLD CLEARWATER CITY FLATS CONDOMINIUM~~ WELLS COURT CONDOMINIUM ASSOCIATION, INC., located at 606 Wells Court ~~610 Myrtle Street~~, Clearwater, Florida, and to perform all acts provided in the Declaration of Condominium of said condominium and the Condominium Act, Chapter 718, Florida Statutes.

3. Article III, Powers, of the Articles of Incorporation, shall be amended to read as follows:

The Association shall have all of the statutory powers of a corporation not-for-profit and all of the powers and duties set forth in the Condominium Act and the Declaration of Condominium of ~~Old Clearwater City Flats Condominium~~ Wells Court Condominium Association, Inc. As more particularly set forth in the Declaration of Condominium of ~~Old Clearwater City Flats Condominium~~ Wells Court Condominium Association, Inc., 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 ninety-nine (99) years (whether or not such interests relate to property contiguous to the land of the condominium) 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. In addition, the Association shall have the power to operate and maintain common property, specifically, including, without limitation, the surface water management system as permitted by the

Southwest Florida Water Management District, including all lakes, retention areas, water management areas, ditches, culverts, structures and related appurtenances.

4. Article IV, Members, of the Articles of Incorporation, shall be amended to read as follows:

All persons owning a vested power present interest in the fee title to a condominium unit in ~~Old Clearwater City Flats Condominium~~ Wells Court Condominium Association, Inc., which interest is evidenced by a duly recorded proper instrument in the Public Records of Pinellas County, Florida, shall be members of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall terminate automatically and immediately at the time a member's vested interest in the fee title terminates, except that upon the termination of the condominium, the membership of a unit owner who conveys his unit to the trustee as provided in the Declaration of Condominium shall continue until the trustee makes a final distribution of such unit's share of the funds collected and held by the trustee.

After the Association approves of a conveyance of a unit as provided in the 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.

Membership shall be appurtenant to and shall not be separated from ownership of the unit.

Prior to the recording of the Declaration of Condominium of ~~Old Clearwater City Flats Condominium~~ Wells Court Condominium Association, Inc., the subscriber hereto shall constitute the sole member of the Association.