

NO6098

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

JUL 29

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Woodland Acres Retreat Property Owners Association, Inc.

DOCUMENT NUMBER: N06098

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

Please return all correspondence concerning this matter to the following:

Susan Severino, President

(Name of Contact Person)

Woodland Acres Retreat Property Owners' Association, Inc.

(Firm/ Company)

113 Reedy Creek Dr.

(Address)

Frostproof, FL 33843

(City/ State and Zip Code)

scubasue818@yahoo.com

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

For further information concerning this matter, please call:

Susan Severino

(Name of Contact Person)

at 863

(Area Code)

449-0036

(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
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

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2025 JUN -2 PM 5:24

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Articles of Amendment
to
Articles of Incorporation
of

Woodland Acres Retreat Property Owners' Association, Inc.

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

N06098

(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:

n/a

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:

n/a

(Principal office address MUST BE A STREET ADDRESS)

C. Enter new mailing address, if applicable:

n/a

(Mailing address MAY BE A POST OFFICE BOX)

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:

Name of New Registered Agent: n/a

New Registered Office Address:
(Florida street address)

_____, Florida _____
(City) (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.

n/a
Signature of New Registered Agent, if changing

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:

☒ Change	<u>PT</u>	<u>John Doe</u>
☒ Remove	<u>V</u>	<u>Mike Jones</u>
☒ Add	<u>SV</u>	<u>Sally Smith</u>

<u>Type of Action</u> (Check One)	<u>Title</u>	<u>Name</u>	<u>Address</u>
1) ☐ Change ☐ Add ☐ Remove	_____	<u>n/a</u>	_____ _____ _____
2) ☐ Change ☐ Add ☐ Remove	_____	_____	_____ _____ _____
3) ☐ Change ☐ Add ☐ Remove	_____	_____	_____ _____ _____
4) ☐ Change ☐ Add ☐ Remove	_____	_____	_____ _____ _____
5) ☐ Change ☐ Add ☐ Remove	_____	_____	_____ _____ _____
6) ☐ Change ☐ Add ☐ Remove	_____	_____	_____ _____ _____

E. If amending or adding additional Articles, enter change(s) here:

(attach additional sheets, if necessary). (Be specific)

THIRD AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS OF WOODLAND ACRES

RETREAT

Paragraph 4 of the aforesaid Covenants and Restrictions is amended as follows: The owners have caused to be organized,
under the laws of the State of Florida, a property owners' association to be known as Woodland Acres Retreat Property
Owners' Association, Inc. Every owner of tracts of land located in Woodland Acres Retreat shall, upon their purchase of

property, become active members of the Association. Said Association has the responsibility for regulating and maintaining the common areas such as roads, drainage facilities and recreational areas, regulating garbage and trash collection and other services that may be provided or offered by other parties. Upon becoming a member of the Association, every buyer shall become subject to an annual assessment for maintaining, operating and/or making improvements to the various facilities and common areas in accordance with the By-Laws and Rules and Regulations of the Association. Said assessment shall be payable on a monthly, quarterly or yearly basis, as determined by the Board of Directors of the Association. If the assessment is not paid when due, a letter will be sent to the non-paying member at the end of the first year of non-payment, letting the delinquent member know that late fees in the amount of \$20 per quarter will be incurred if the delinquent dues are not paid within 90 days (by the end of the first quarter - March 31st of the next year), and if there is a hardship of some sort to please let the Board know so that consideration can be taken. At the end of the second year of non-payment a notice will be sent stating that a lien will be filed against the property if the balance due in Association and late fees is not paid by the end of the first quarter (March 31st of the next year). The members of the Board may vote to waive these procedures if they are made aware of a hardship in paying. In addition, if the dues of any property owner are not paid, the owner will waive their right to vote at Association meetings until such time as the dues and/or late fees are paid in full.

Paragraph 11 of the aforesaid Covenants and Restrictions, as amended, is amended as follows:

No commercial husbandry of either agricultural crops, animals, reptiles or fowl shall be conducted or

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.

Amendment to Article 11 continued
Woodland Acres Retreat Property Owners'
Association, Inc.

maintained on any parcel. However, the raising of ornamental trees and plants shall be permitted. This provision does not prohibit the use of the premises for the growing of a garden, fruit trees and/or berry bushes for personal use and consumption. Six household pets, including dogs and cats over the age of six months, will be permitted, providing all are confined within the boundaries of the owner's parcel. The keeping of any variety of swine, goats, sheep, fowl, rabbits, donkeys and cows is expressly prohibited. Two horses or ponies may be stabled on each of lots #1, #2 and #4, and on any two adjoining lots if said lots are commonly owned, due to the fact that they all have more than five acres.

- ☒ 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 April 27, 2025

Signature Susan Severino
(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)

Susan Severino

(Typed or printed name of person signing)

President

(Title of person signing)

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