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Amend
C.COULLIETTE

JAN 21 2010

EXAMINER

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: THE TOWNHOMES OF ST. GEORGE HOMEOWNERS
ASSOCIATION, INC. A NON-PROFIT CORP.

DOCUMENT NUMBER: N06744

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

Please return all correspondence concerning this matter to the following:

Wayne Gleasman

(Name of Contact Person)

Community Management Services, Inc.

(Firm/ Company)

PO Box 876

(Address)

Eastpoint, FL 32328

(City/ State and Zip Code)

cmsi@fairpoint.net

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

For further information concerning this matter, please call:

Wayne Gleasman

(Name of Contact Person)

at (850) 927-4911

(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)

☐ \$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
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

ARTICLES OF AMENDMENT
TO
ARTICLES OF INCORPORATION
OF
THE TOWNHOMES OF ST. GEORGE HOMEOWNERS ASSOCIATION, INC.
A NONPROFIT CORPORATION
(Revised 12/15/2009)

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TALLAHASSEE, FLORIDA

ARTICLE I
NAME OF CORPORATION

The name of this corporation shall be THE TOWNHOMES OF ST. GEORGE HOMEOWNERS ASSOCIATION, INC.

ARTICLE II
CORPORATION PURPOSES AND POWERS

The purposes of this corporation are to promote the health, safety and welfare of the residents within the community property, commonly known as "300 Ocean Mile" (see attachment Exhibit "A"). The corporation shall be responsible for the operation of the community for which the voting membership is made up of parcel owners and in which membership is a mandatory condition of parcel ownership, and which is authorized to impose assessments that, if unpaid, may become a lien on the parcel. The corporation (also referred to herein as the "Association") has power and authority to perform the following, but not limited to, functions: (1) Acquire, own, manage, improve, develop and dispose of real and personal property in connection with the operation and maintenance of recreation parks, pools, street lights, playgrounds, streets, roads, easements, roadways and other properties, hereinafter referred to as "common areas;" (2) Construct buildings, pave roads, construct swimming pools, sidewalks and boardwalks for use by members of the Association; (3) Provide exterior maintenance for lots; (4) Provide garbage and trash collection; (5) Maintain unkempt lands or trees; (6) Supplement municipal services; (7) Fix assessments and amenities fees to be levied against the properties; (8) Enforce all covenants, restrictions and regulations of the Association; (9) Promote public safety; and (10) Insofar as permitted by law, to do any other thing in the opinion of the Board of Directors will promote the common benefit and enjoyment of the community.

ARTICLE III
MEMBERSHIP, ASSESSMENTS AND VOTING RIGHTS

3.1 All owners of property within the area described in Exhibit "A" shall be members of the Association. No person holding merely a security interest shall be a member.

3.2 Members may be subject to payment of assessments and amenities fees which shall be a lien on the members' property for unpaid amounts in accordance with a declaration of restrictive covenants and other governing documents of the Association. Members failing to pay assessments or amenities fees shall be liable to the Association for costs, interest, and attorney's fees associated in collection or enforcement whether or not court action is filed.

3.3 There shall be one class of voting rights in which the owners of parcels shall have the right to cast one vote per parcel. Where there are multiple owners of a single parcel, only one vote per parcel may be cast on any election, resolution or other matters coming before the membership. The voting rights of a Member may be suspended for the nonpayment of regular annual assessments or special assessments that are delinquent in excess of ninety (90) days.

ARTICLE IV BOARD OF DIRECTORS

The Board of Directors shall consist of seven members. Six of the members shall be elected at large and shall serve for a two year term or until their successors are elected. The expiration of terms shall alternate such that three Board members shall be elected in the fall of each year. Following an annual election, the six Board members on the new Board of Directors shall select a seventh Board member to serve a one-year term.

ARTICLE V OFFICERS

The Officers shall be a President, a Vice-President, a Secretary, and a Treasurer, and must be members of the Board of Directors, and shall serve annual terms.

ARTICLE VI MERGER AND CONSOLIDATION

The corporation may be merged or consolidated with any other existing nonprofit corporation by a two-thirds vote of the membership. Additional property may be made subject to the provisions of these Articles upon application of the owners of such property and approval of the application by a two-thirds vote of the membership.

ARTICLE VII MORTGAGES AND OTHER INDEBTEDNESS

This corporation shall have the power to mortgage property and incur other indebtedness thereon except that such indebtedness shall not exceed three (3) years current assessment without two-thirds vote of the membership.

ARTICLE VIII QUORUM

For purposes of membership meetings, twenty-five (25%) percent of the eligible voting membership shall constitute a Quorum.

ARTICLE IX DEDICATION OF PROPERTIES

Property and interest therein may be dedicated to public use by the corporation in accordance with any dedication of covenants and these Articles.

ARTICLE X EXISTENCE

This corporation shall have perpetual existence

ARTICLE XI DISSOLUTION

The corporation may be dissolved upon ninety percent (90%) vote of the total membership and approval of at least seventy-five percent (75%) of the Board of Director members.

ARTICLE XII DISPOSITION OF ASSETS UPON DISSOLUTION

All assets both real and personal held by the corporation at the time of its' dissolution shall be dedicated or transferred to a public agency or other nonprofit corporation with purposes similar to those of this corporation.

ARTICLE XIII AMENDMENTS

These Articles and the Bylaws of the corporation may be amended by approval of the Board of Directors and proposed by them to the membership for approval by at least a majority of the members, unless all of the directors and all the members sign a written statement manifesting

their intention that a certain amendment of these Articles or an amendment of the Bylaws of this corporation be made.

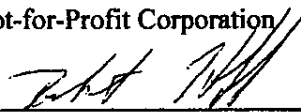
ARTICLE XIV
REPEAL OF CONFLICTS

All Bylaws, Articles of Incorporation, and any and all agreements are hereby repealed to the extent of a conflict with these Articles.

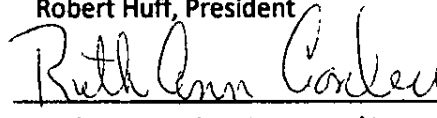
Date of the adoption of these Articles of Amendment to Articles of Incorporation: December 15, 2009.

These Articles of Amendment to Articles of Incorporation were approved by the Board of Directors on August 20, 2009 and by a majority of the members on December 15, 2009.

THE TOWNHOMES OF ST. GEORGE
HOMEOWNERS ASSOCIATION, INC.
A Florida Not-for-Profit Corporation



Robert Huff, President



Ruth Ann Conley, Secretary/Treasurer

EXHIBIT "A"

LEGAL DESCRIPTION
ORIGINAL PHASE 1
THREE HUNDRED OCEAN MILE

Commence at the Easterly corner of St. George Island Gulf Beaches, Unit 2, a subdivision thereof recorded in Plat Book 2, Page 15 of the Public Records of Franklin County, Florida, and thence run North 18° -37'-19" West along the Easterly boundary line of said subdivision for 150.00 feet; thence South 71° -22'-41" West for 20 feet; thence North 18° -37'-19" West for 410.00 feet to the centerline of State Road No. 300; thence run along the centerline of said State Road No. 300 North 71° -22'-41" East for 416.89 feet to a Point of Curve; thence along the arc of a curve to the right which has a radius of 5720.58 feet for an arc length of 599.31 feet (Chord of said curve being North 74° - 22'-28" East, 599.03 feet); thence North 77° -22'-16" East for 2778.72 feet to a Point of Curve; thence along the arc of a curve to the left which has a radius of 5729.58 feet for an arc length of 935.11 feet (Chord of said curve being 72° -41' -44" East, 934.07 feet) to a nail marking the Point of Tangency; thence North 68° -01' -12" East for 4774.57 feet to a nail on the centerline of said State Road No. 300; thence run South 21° -58' -48" East for 50.0 feet to a concrete monument on the Southern right of way line of State Road No. 300 for the POINT OF BEGINNING. From this Point of Beginning run North 68° -01' -12" East along said right of way line for 359.91 feet to a concrete monument; thence North 68° -01' 05" East along said right of way line for 40.09 feet; thence South 21° -58' -48" East for 575.27 feet, more or less, to the approximate mean high water line of the Gulf of Mexico; thence South 65° -15' -42" West along said approximate mean high water line for 400.46 feet, more or less, to a point that is South 21° -58' -48" East of the Point of Beginning; thence North 21° -58' -48" West for 594.54 feet, more or less, to the Point of Beginning. Said lands having an area of 5.37 Acres, more or less, and being on St. George Island, Franklin County, Florida.

LEGAL DESCRIPTION
ORIGINAL PHASE 2
THREE HUNDRED OCEAN MILE

Beginning at the Northeast corner of 300 Ocean Mile Phase 1 as per plat thereof recorded in Plat Book 5, Page 26, of the Public Records of Franklin County, Florida; thence North 68 degrees 01 minutes 22 seconds East along the Southeasterly line of the 100-foot right-of-way of State Road No. 300 for 435.00 feet; thence South 21 degrees 58 minutes 38 seconds East 552 feet more or less to the mean high water line of the Gulf of Mexico; thence meandering Southwesterly along and with said mean high water line for 435.81 feet more or less to the point of intersection of said mean high water line with the Easterly line of said 300 Ocean Mile Phase 1; thence North 21 degrees 58 minutes 48 seconds West along said Easterly line for 525 feet more or less to the Point of Beginning.

Also described as:

THREE HUNDRED OCEAN MILE PHASE 2 as per map or plat thereof as recorded in Plat Book 5, Page 32 of the Public Records of Franklin County, Florida.