

No 7000007784

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP



WAIT

☐ MAIL

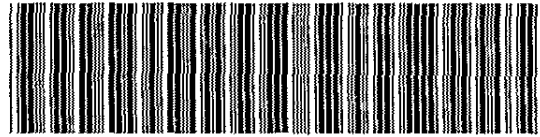
(Business Entity Name)

(Document Number)

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CLERK OF SUPERIOR COURT  
TALLAHASSEE, FLORIDA

FILED

07 SEP 18 AM 10:40

CLERK OF SUPERIOR COURT  
TALLAHASSEE, FLORIDA

*Amend*  
C. Courtier SEP 18 2007

Ronald R. Richmond, P.A.  
Requestor's Name

1804 Miccosukee Commons Drive  
Suite 202A Address

TALLAHASSEE FL 32308 656-7743  
City/State/Zip Phone #

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. MAHAN VILLAS HOMEOWNERS' ASSOCIATION INC NO40000007784  
(Corporation Name) (Document #)

2. \_\_\_\_\_  
(Corporation Name) (Document #)

3. \_\_\_\_\_  
(Corporation Name) (Document #)

4. \_\_\_\_\_  
(Corporation Name) (Document #)

☒ Walk in

☐ Pick up time \_\_\_\_\_

☒ Certified Copy

☐ Mail out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input checked="" type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

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DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
2007 SEP 18 AM 10:32  
TO ACKNOWLEDGE  
SUFFICIENCY OF FILING

September 10, 2007

RONALD RICHMOND

TALLAHASSEE, FL

SUBJECT: MAHAN VILLAS HOMEOWNERS' ASSOCIATION, INC.  
Ref. Number: N07000007784

We have received your document for MAHAN VILLAS HOMEOWNERS' ASSOCIATION, INC. and check(s) totaling \$43.75. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

You will need to remove verbage containing anything about shareholders since non profit corporations do not have shareholders. We must have the adoption approved by the board of directors or by members, if no members are in the corporation, you will need to specify that in your document. The corporation will need to be signed by an officer, not the incorporator.

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) 245-6903.

Cheryl Coulliette  
Document Specialist

Letter Number: 307A00053560

**AMENDMENT TO  
ARTICLES OF INCORPORATION  
OF  
MAHAN VILLAS HOMEOWNERS' ASSOCIATION, INC.**

**FILED**  
07 SEP 18 AM 10:40  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Section 607.1006, Florida Statutes, **MAHAN VILLAS HOMEOWNERS' ASSOCIATION, INC.**, adopts the following amendments to its Articles of Incorporation, which were filed with the Florida Department of State, Division of Corporation, on August 8, 2007, under Document Number N070000007784.

1. Article VI Membership, Section 3, is hereby amended and restated as follows:

Section 3. Veto Power. Declarant shall have veto power over all actions of the Association and the Board of Directors of the Association that affect the Property and the Common Area. The power shall expire with respect to the Declarant, when it no longer owns more than fifty percent (50%) of the Lots. The veto shall be exercised as follows:

(i) Declarant shall have been given written notice of each meeting of the Members and of the Board by certified mail, return receipt requested or by person delivery, at the address it has registered from time to time with the Secretary of the Association, which notice otherwise complies with the terms of the Bylaws as to regular and special meetings of the Members and Board, and which notice shall set forth with reasonable particularity the agenda to be followed at each meeting; and

(ii) Declarant shall have been given the opportunity at each such meeting, if Declarant so desires to join in, or to have its representatives or agents join in, discussion of any prospective action, policy or program authorized by the Board, the Association officers, or Association membership, and to be taken by said Board, the officers or agents of the Association, or any individual Member of the Association (if Association or Board approval is necessary for said Member's action). Except as set forth in subsection (iii) below, Declarant's veto must be exercised by Declarant, respectively, its representative or agents at or before the meeting to consider proposed action. The veto power shall not include the authority to require any affirmative action on behalf of the Board or the Association; and

(iii) If any action, policy or program is to be implemented by prior consent without the formality of a meeting,

then Declarant shall be provided a written notice and description of the proposed action, policy or program at least ten (10) days in advance of such implementation, and Declarant, shall have then (10) days after receipt of such notice to exercise its veto.

2. Article VII Board of Directors, is hereby amended and restated as follows:

Except for the initial Board of Directors, the affairs of this Association shall be managed and administered by a Board of Directors consisting of three (3), five (5), or seven (7) members. Notwithstanding the foregoing, the initial Board shall consist of three (3) members; with the number in subsequent years to be determined by the members of the Board; provided that there shall always be an odd number of directorships created. The names and addresses of person who are to act in the capacity of director until appointment or election of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Jeffery Shane Shivers	1804 Miccosukee Commons Drive Suite 202, Tallahassee, FL 32308
Jeffrey Whitfield	1804 Miccosukee Commons Drive Suite 202, Tallahassee, FL 32308
Danny Miller	1600 Reynolds Road Quincy, Florida 32351

Owners shall be entitled to elect all of the members of the Board of Directors prior to the sale of fifty percent (50%) of the Lots of Mahan Villas. Until then, Declarant shall be entitled to appoint all members of the Board of Directors. After Declarant relinquishes control of the Association, Declarant may exercise the right to vote any Declarant-owned voting interests in the same manner as any other Owner. Interim vacancies in the Board of Directors shall be filled by Declarant until Declarant has no authority to appoint Directors and thereafter by the majority of the remaining Directors, and any such appointed Director shall serve for the remaining term of his predecessor. After Declarant relinquishes its right to appoint the Board of Directors, the Members shall, at the annual meeting of the Members, elect the Directors by majority vote, for staggered terms of three (3) years each. To create the staggered terms, one post shall become vacant in one (1) year and a successor director shall be elected. The second post shall be deemed vacant at the end of the second year, and a successor director shall be elected. The

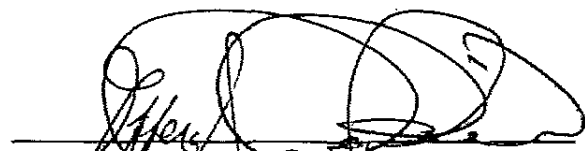
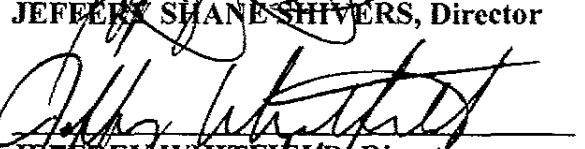

third post shall be deemed vacant at the end of the third year, and a successor director shall be elected.

All successor Directors shall serve for terms of three (3) years each. In the event that the number of people comprising the Board of Directors is changed, such change in number shall be implemented in such a manner as to have as nearly equal in number as possible the number of directors whose terms expire in any given year.

3. The foregoing amendments were adopted on September 6, 2007, by the Members and Directors.

4. The foregoing amendments shall be effective upon filing with the Florida Department of State, Division of Corporations.

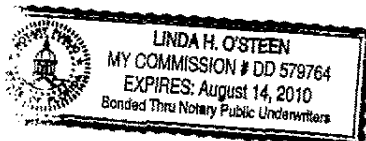
Dated this 13<sup>th</sup> day of September, 2007.


  
JEFFERY SHANE SHIVERS, Director  
  
JEFFREY WHITFIELD, Director  
  
DANNY MILLER, Director

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of September, 2007, by Jeffery Shane Shivers, who (X) is personally known to me or ( ) produced \_\_\_\_\_ as identification.

(SEAL)

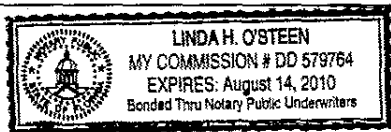


  
NOTARY PUBLIC - State of Florida

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of September, 2007, by Jeffrey Whitfield, who (☒) is personally known to me or ( ) produced \_\_\_\_\_ as identification.

(SEAL)



  
NOTARY PUBLIC - State of Florida

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of September, 2007, by Danny Miller, who ( ) is personally known to me or (☒) produced FLORIDA DRIVER LICENSE as identification.

(SEAL)

  
NOTARY PUBLIC - State of Florida

