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Division of Corporations

## Florida Department of State

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**COR AMND/RESTATE/CORRECT OR O/D RESIGN  
RIGGS LANDING CONDOMINIUM ASSOCIATION, INC.**

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**AMENDED AND RESTATED ARTICLES OF INCORPORATION  
OF  
RIGGS LANDING CONDOMINIUM ASSOCIATION, INC.  
DOCUMENT NUMBER N07042**

Pursuant to Section 617.1007, *Florida Statutes*, the Corporation desires to amend and restate its Articles of Incorporation, the original Articles having been filed with the Department of the State of Florida on January 9, 1985, under Document Number N07042.

1. The name of this Corporation is Riggs Landing Condominium Association, Inc.

2. The date of the adoption of the attached Amended and Restated Articles of Incorporation was May 1, 2023.

3. The Articles of Incorporation were Amended and Restated as the attached Amended and Restated Articles of Incorporation of Riggs Landing Condominium Association, Inc., and the attached Amended and Restated Articles of Incorporation supersede the original articles of incorporation and all amendments.

4. Membership approval is required for amendments to the Articles of Incorporation. Pursuant to Article XV of the Articles of Incorporation, the attached Amended and Restated Articles of Incorporation were adopted by a majority of the voting interests in the Association. The Amended and Restated Articles of Incorporation were proposed and adopted pursuant to Section 617.1002, *Florida Statutes*, and in accordance with the Association's governing documents.

IN WITNESS WHEREOF, the undersigned authorized officer of the Association signed this certificate adopting the Amended and Restated Articles of Incorporation on this 24 day of May, 2023.

Signed, sealed and delivered  
in the presence of:

Riggs Landing Condominium Association, Inc.  
a Florida not-for-profit corporation

Print Name: Sophya Lubinski

Print Name: Natalie Onkuls

By:

Julie Brogan  
Print Name: Julie Brogan As its President

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**AMENDED AND RESTATED ARTICLES OF INCORPORATION OF  
RIGGS LANDING CONDOMINIUM ASSOCIATION, INC.**

We, the undersigned, hereby associate ourselves together for the purpose of becoming a corporation not for profit under the Chapter 617 laws of the State of Florida, providing for the information, liability, rights, privileges and immunities of a corporation not for profit.

**ARTICLE I  
NAME OF CORPORATION**

The name of this corporation shall be RIGGS LANDING CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as the "Association".

**ARTICLE II  
GENERAL NATURE OF BUSINESS**

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 RIGGS LANDING Condominium located in the County of Sarasota, Florida, and to perform all acts provided in the Declaration of Condominium of said condominium and the Condominium Act, Chapter 718, Florida Statutes, as it 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 said Condominium Act and Declaration of Condominium, except where variances permitted by law appear in these Articles. The Association may enter into lease agreements and may acquire and enter into agreements acquiring leaseholds, memberships and other possessory or use interests for terms up to and including 99 years, whether or not contiguous to the lands of the Condominium, intended to provide for the enjoyment, recreation or other use or benefit of the members, including but not limited to lease of recreation areas and facilities.

**ARTICLE IV  
MEMBERS**

All persons and entities owning a vested present interest in the fee title to any of the condominium units of RIGGS LANDING, a Condominium as evidenced by a duly recorded proper instrument in the Public Records of Sarasota County, Florida, shall be members. Membership shall terminate automatically and immediately as a member's vested interest in the fee title terminates, except that upon termination of the entire condominium project, the membership shall consist of those who were members at the time each conveyance of the respective units to the trustee as provided in said Declaration of Condominium. 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 approves a conveyance of a condominium unit as provided in said Declaration of Condominium, the change of membership in the Association shall be evidenced in

Exhibit   B

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the Association records by delivery to the Secretary of a certified copy of the 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 joined together and occupied by one owner. Votes shall be cast in the manner set forth in the By-Laws.

#### **ARTICLE VI INCOME DISTRIBUTION**

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

#### **ARTICLE VII EXISTENCE**

This corporation shall exist perpetually unless dissolved according to law.

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

The registered office and registered agent of the corporation shall be as determined from time to time by the Board.

#### **ARTICLE IX NUMBER OF DIRECTORS**

The business of the corporation shall be conducted by a Board of Administration which shall consist of not less than three (3) persons, as shall be designated by the By-Laws, and elected at the annual meeting.

#### **ARTICLE X DELETED**

#### **ARTICLE XI INDEMNIFICATION OF OFFICERS AND DIRECTORS**

All officers and directors shall be indemnified by the Association against all expenses and liabilities including attorney's fees (including appellate proceedings) reasonably incurred in connection with any proceeding or settlement thereof in which they may become involved by reason of holding such office. 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 XII DELETED**

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**ARTICLE XIII  
BY-LAWS**

The By-Laws of the Association shall be adopted by the Board of Administration and may be altered, amended or rescinded in the manner provided by the By-Laws.

**ARTICLE XIV  
SUBSCRIBERS**

The names and street addresses of the subscribers to these Articles of Incorporation are as follows:

RONALD W. NORMAN  
1621 South Drive  
Sarasota, Florida

REBECCA S. NORMAN  
1621 South Drive  
Sarasota, Florida

BRUCE O. FAST  
3125 Ringwood Meadow  
Sarasota, Florida

SUSAN I. FAST  
3125 Ringwood Meadow  
Sarasota, Florida

**ARTICLE XV  
AMENDMENTS**

The corporation reserves the right to amend, alter, change or repeal and provisions contained in these Articles of Incorporation by a simple majority vote of all voting rights of all members of the corporation and all rights conferred upon the members herein are granted subject to this reservation.

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In witness whereof, the following officer of the Association does hereby execute these Articles of Incorporation on this 30 day of May, 2023.

WITNESSES to President's signature:

Sign: [Signature]

Print Name: John J. Brogan

Sign: [Signature]

Print Name: Patricia Brogan

STATE OF FLORIDA

COUNTY OF Outagamie, Wisconsin

RIGGS LANDING CONDOMINIUM  
ASSOCIATION, INC.

By: [Signature]

Print Name: Julie Brogan, as its President

The foregoing instrument was acknowledged before me this 30 day of May, 2023, by Julie Brogan as President of the Riggs-Landing Condominium Association, Inc., who:

1. Appeared before me by means of ☒ physical presence or ☐ online notarization and
2. Is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as proof of identification.

[Signature]  
Notary Public, State of Florida

Print Name: Jan Stancelle

Date: 05-30-2023

My Commission Expires: 02-21-2024

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JAN STANCELL  
Notary Public  
State of Wisconsin