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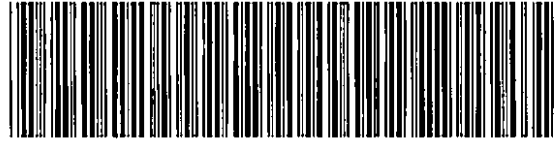
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Clayton & McCulloh

ATTORNEYS AT LAW
www.clayton-mcculloh.com

ATTORNEY NAME
Attorney & Counselor at Law
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August 29, 2018

Amendment Section
Division of Corporations
P. O. Box 6327
Tallahassee, Florida 32314

2018 AUG 31 PM 4:26
RECEIVED
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

Re: Articles of Amendment to Articles of Incorporation for Filing

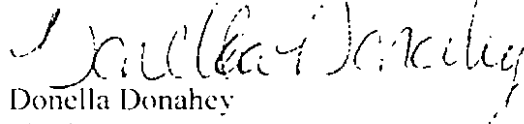
Dear Sir or Madam:

Enclosed herewith please find the original "ARTICLES OF AMENDMENT TO AMENDED AND RESTATED ARTICLES OF INCORPORATION OF WINDSOR PARK TOWNHOMES OWNERS' ASSOCIATION, INC.", to be filed with the Florida Secretary of State. Also enclosed is the Association's check no. 101 in the amount of \$43.75 for cost of said filing and for the cost of a certified copy of same. Please mail the certified copy to my attention at our Orlando address, as provided below.

Should you have any questions or require additional information, please feel free to contact me at your earliest convenience.

Sincerely,

CLAYTON & McCULLOH


Donella Donahy
:dmd

Enclosure

cc: Windsor Park Townhomes Owners' Association, Inc. (without enclosure)

2018 AUG 31 PM 4:26

**ARTICLES OF AMENDMENT TO
AMENDED AND RESTATED ARTICLES OF INCORPORATION OF WINDSOR PARK
TOWNHOMES OWNERS' ASSOCIATION, INC.**

Pursuant to the provisions of §617.1006, *Fla. Stat.*, WINDSOR PARK TOWNHOMES OWNERS' ASSOCIATION, INC. ("Association") adopts the following Articles of Amendment to its Articles of Incorporation.

FIRST: Amendment adopted:

Article(s) III, Section B of the AMENDED AND RESTATED ARTICLES OF INCORPORATION OF WINDSOR PARK TOWNHOMES OWNERS' ASSOCIATION, INC., as amended from time to time ("Articles of Incorporation"), is/are hereby amended as follows (additions are indicated by underlining; deletions are indicated by ~~strike-outs~~; omitted and unaltered provisions are indicated by ellipses):

...

ARTICLE III

POWERS

The powers of the Association shall include and be governed by the following provisions:

...

B. The Association shall have all of the powers and duties reasonably necessary to operate the Community pursuant to the Declaration as presently drafted and as it may be amended from time to time, including, but not limited to the following:

1. The irrevocable right to make and collect assessments against Members as Owners to defray the costs, expenses and losses of the Community.

2. To use the proceeds from assessments in the exercise of its powers and duties.

3. To perform the Association's duties of maintenance, repair and replacement under the Declaration, which shall include the irrevocable right of access to each Unit from time to time during reasonable hours as may be necessary for such maintenance, repair and replacement, or for making emergency repairs necessary to prevent damage to the Unit, the Common Area or to another Unit or Units.

4. To purchase insurance upon the ~~Buildings and~~ Common Area (including, but not limited to, the clubhouse, pool, and pool cabana) and insurance for the protection of the Association and its Members.

5. To reconstruct improvements after casualty and to further improve the Common Area.

6. To make and amend reasonable regulations respecting the use of the Common Area and Units as provided in the Declaration.

7. To approve or disapprove those matters which require approval of the Association as provided in the Declaration.

8. To enforce by legal means the provisions of the Declaration, these Articles, the By-Laws of the Association and regulations respecting the use of the Common Area and Units.

9. To contract for the maintenance, management or operation of the Community.

10. To employ personnel for reasonable compensation to perform the services required for proper administration and operation of the Association.

11. To pay taxes, assessments and fines which are liens against any part of the Common Area or Units owned by the Association and the appurtenances thereto.

12. To pay the cost of all power, water, sewer and other utility services rendered to the Common Area and to Units owned by the Association.

13. To enter into agreements, to acquire leaseholds, memberships and other possessory or use interest in lands or facilities which are intended to provide enjoyment, recreation or other use or benefits to Members of the Association.

...

SECOND: The date of adoption of the Amendment was the 6th day of July, 2018.

THIRD: Adoption of Amendment:

Article IX, Section B of the Articles of Incorporation, in effect prior to the adoption of the instant Amendment, provides that amendments to the Articles of Incorporation may be approved by the affirmative vote of not less than a majority of the Board of Directors and not less than two thirds (2/3) of the Members of the Association.

The members of the corporation were entitled to vote on the Amendment. The members and the Board of the Association duly adopted this Amendment in accordance with the above-stated provision. **The number of votes cast for the Amendment was sufficient for approval.**

THE ASSOCIATION has caused these presents to be executed in its name, this 6th

day of July, 2018
Windsor Park Townhomes Owners' Association, Inc.

By: [Signature]
(Sign) Eileen Graham
(Print)

President, Windsor Park Townhomes Owners' Association, Inc.

Attest: [Signature]
(Sign) Megan Kellermann
(Print)

Secretary, Windsor Park Townhomes Owners' Association, Inc.

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing was acknowledged before me this 10th day of July, 2018, by Eileen Graham as President, and Megan Kellermann as Secretary, of Windsor Park Townhomes Owners' Association, Inc., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC

[Signature]
(Sign) Merissa Ann Rudkin
(Print)

State of Florida, At Large
My Commission Expires:



MERISSA ANN RUDKIN
MY COMMISSION # FF 338582
EXPIRES: March 22, 2020
Boarded thru Budget Notary Services