

Division of Corporations

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UPTOWN MAITLAND CONDOMINIUM ASSOCIATION, INC.

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**FIRST AMENDMENT TO ARTICLES OF INCORPORATION**  
**OF**  
**UPTOWN MAITLAND CONDOMINIUM ASSOCIATION, INC.**  
**(a Florida corporation not for profit)**  
**Document Number N13000002300**

WHEREAS, the Articles of Incorporation for UPTOWN MAITLAND Condominium Association, Inc., a Florida corporation not for profit (the "Association") were filed with the Florida Secretary of State on March 11, 2013 (the "Articles");

WHEREAS, pursuant to Article 12, Section 12.4 of the Articles, the Developer alone may amend the Articles consistent with provision of the Declaration, as hereinafter defined, and therefore there are no members entitled to vote on this amendment;

WHEREAS, pursuant to Section 6.2 of the Declaration of Condominium of Uptown Maitland, a Condominium (the "Declaration"), the Developer, during the time it is in control of the Board of Directors of the Association, may unilaterally amend the Articles to correct an error or omission or resolve an ambiguity, except that this procedure for amendment may not be used if such amendment would materially adversely affect property rights of unit owners, unless such unit owners consent in writing to the amendment; and

WHEREAS the Developer controlled Board of Directors has adopt this amendment on February 12, 2014; and

WHEREAS, the Developer, owns all units in the condominium subject to the Declaration (the "Condominium"); and

WHEREAS, the Developer does hereby wish to amend the Articles as hereinafter set forth.

NOW, THEREFORE, the Articles are hereby amended as follows:

1. Section 5.3 of Article 5 is hereby deleted in its entirety and replace with the following language:

5.3 Voting. On all matters upon which the membership shall be entitled to vote, there shall be only one (1) vote for each Commercial Unit (as defined in the Declaration) and one (1) vote for each Apartment Unit (as defined in the Declaration), which votes shall be exercised or cast in the manner provided by the Declaration and By-Laws. Any person or entity owning two (2) or more Units shall be entitled to one (1) vote for each Commercial Unit owned and one (1) vote for each Apartment Unit owned.

2. Article 8 is hereby amended to revise the addresses of each of the Officers as follows:

President 200 East Canton Avenue, Suite 102  
W. Scott Culp Winter Park, Florida 32789

Vice President 200 East Canton Avenue, Suite 102  
Dean C. Price, II Winter Park, Florida 32789

Secretary-Treasurer 200 East Canton Avenue, Suite 102  
Paul M. Missigman Winter Park, Florida 32789

3. Article 9 is hereby amended to revise the addresses of each of the Directors as follows:

W. Scott Culp 200 East Canton Avenue, Suite 102  
Winter Park, Florida 32789

Dean C. Price, II 200 East Canton Avenue, Suite 102  
Winter Park, Florida 32789

Paul M. Missigman 200 East Canton Avenue, Suite 102  
Winter Park, Florida 32789

4. Developer, as owner of all units in the Condominium hereby consents to this Amendment.

SIGNATURES TO APPEAR ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, this First Amendment to Articles of Incorporation of Uptown Maitland Condominium Association, Inc. has been executed by the Developer, as Developer and as owner of all units in the Condominium, as of this 12<sup>th</sup> day of February, 2014.



Signed, sealed and delivered  
in the presence of:


WITNESSES:

UPTOWN MAITLAND PARTNERS, LTD., a  
Florida limited partnership

By: SAS Uptown Maitland Partners Managers,  
L.L.C., a Florida limited liability company, its general  
partner

By: Southern Affordable Services, Inc., a  
Florida not-for-profit corporation, its sole  
member

  
Name: TINA SMITH  
  
Name: SHERY NORFLEET

By:   
Name: Jay P. Brock  
Its: Executive Vice President

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 12 day of February, 2014, by Jay P. Brock, as Executive Vice President of Southern Affordable Services, Inc., a Florida not-for-profit corporation, the sole member of SAS Uptown Maitland Partners Managers, L.L.C., a Florida limited liability company, the general partner of Uptown Maitland Partners, Ltd., a Florida limited partnership, on behalf of the partnership. He is personally known to me or has produced his Florida driver's license as identification.

(Notary Seal)

  
Notary Public - State of Florida

Name: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

Commission Number: \_\_\_\_\_

NOTARY PUBLIC-STATE OF FLORIDA  
Tina Smith  
Commission # DD957967  
Expires: FEB. 25, 2014  
SIGNED THIS ATLANTIC NOTARIES CO., INC.