

N14000007163

Florida Department of State
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**COR AMND/RESTATE/CORRECT OR O/D RESIGN
FESTIVAL HOMEOWNERS ASSOCIATION, INC.**

Certificate of Status	0
Certified Copy	1
Page Count	04
Estimated Charge	\$43.75

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This instrument prepared by:
Tara L. Gould, Esq.
Akerman LLP
420 South Orange Avenue, Suite 1200
Orlando, Florida 32801

after recording return to:
Tina Lee
Starlight Homes Florida, L.L.C.
1064 Greenwood Blvd., Suite 128
Lake Mary, Florida 32746

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**CERTIFICATE OF FOURTH AMENDMENT TO AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
FESTIVAL HOMEOWNERS ASSOCIATION, INC.**

Pursuant to Section 617.1006
of the Florida Not for Profit Corporation Act

The undersigned, pursuant to Article XIII, of the Amended Articles (as that term is defined below), does hereby deliver this **CERTIFICATE OF FOURTH AMENDMENT TO THE AMENDED AND RESTATED ARTICLES OF INCORPORATION OF FESTIVAL HOMEOWNERS ASSOCIATION, INC.** (this "Fourth Amendment") and certifies as follows:

A. The Association was originally incorporated on or about July 31, 2014, Document Number N14000007163, under Chapter 617, Florida Statutes.

B. Amended and Restated Articles of Incorporation were filed in the offices of the State of Florida Department of State on or about September 17, 2014 ("Amended Articles").

C. The Amended Articles were set forth as Exhibit "B" to that certain Declaration of Protective Covenants, Restrictions and Easements for Festival, recorded September 19, 2014 in Official Records Book 9342, Pages 1822 through 1941, inclusive, as amended by that certain First Amendment to Declaration of Protective Covenants, Restrictions and Easements for Festival, recorded June 12, 2015, in Official Records Book 9551, Pages 185 through 187, inclusive, as further amended by that certain Second Amendment to Declaration of Protective Covenants, Restrictions and Easements for Festival, recorded August 24, 2015, in Official Records Book 9609, Pages 1660 through 1664, inclusive, as further amended by that certain Third Amendment to Declaration of Protective Covenants, Restrictions and Easements for Festival, recorded October 14, 2015, in Official Records Book 9651, Pages 1689 through 1692, inclusive, as further amended by that Fourth Amendment to Declaration of Protective Covenants, Restrictions and Easements for Festival ("Fourth Amendment"), recorded May 16, 2019 as Instrument Number 2019100720, and as further amended by that First Supplemental Declaration and Fifth Amendment to Declaration of Protective Covenants, Restrictions and Easements for Festival ("Fifth Amendment"), recorded March 3, 2020 as Instrument Number

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2020049439, all of the Public Records of Polk County, Florida (collectively referred to as the "Declaration").

D. A Certificate of Amendment to the Articles was filed in the offices of the State of Florida Department of State on or about November 8, 2017 (the "First Amendment").

E. A Certificate of Second Amendment to the Articles was filed in the offices of the State of Florida Department of State on or about January 23, 2018 (the "Second Amendment").

F. A Certificate of Third Amendment to the Articles was filed in the offices of the State of Florida Department of State on or about February 27, 2020 (the "Third Amendment").

G. Pursuant to Article XIII, Section G of the Amended Articles, until Turnover, the Board of Directors has the right to amend the Amended Articles.

H. As of the date of this Certificate, Turnover has not occurred.

I. The Board of Directors of the Association is desirous of amending the Amended Articles, in accordance with the requirements of Article XIII, Section B, of the Amended Articles, as set forth below.

J. This Fourth Amendment was unanimously approved by the Board of Directors by Written Consent in Lieu of Meeting on ~~September 2, 2020~~, 2020, and there are no Members entitled to vote on the amendment.

NOW, THEREFORE, the Association hereby amends the Amended Articles as follows:

1. Recitals. The above recitals are true and correct and expressly incorporated herein by this reference. All capitalized terms not defined in this Fourth Amendment shall have the meaning set forth in the Declaration.

2. Board of Directors. Article X, Section D of the Amended Articles is hereby amended as follows, additions to existing text are shown by underline; deletions from existing text are shown by ~~strike through~~:

D. Once Declarant has conveyed fifty percent (50%) of the Lots to Members other than Declarant ("Purchaser Members"), ~~or at other such earlier time as determined in the sole discretion of the Declarant~~, the Purchaser Members shall be entitled to elect one Director. That election ~~shall~~ may occur at ~~the Annual Members' Meeting~~, or a special meeting of the membership to be called by the Board for such purpose.

3. Ratification. Except as modified and amended hereby, the Amended Articles remains in full force and effect and is ratified and confirmed by the Association. In the event of

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any conflict between the terms of this Fourth Amendment and the Declaration, the terms of the Declaration shall control and be given effect as necessary to resolve such conflict. From and after the date of this Fourth Amendment, all references to the Amended Articles shall be deemed to refer to the Amended Articles as amended by this Fourth Amendment.

4. Effective Date. This Fourth Amendment shall be effective upon recording in the public records of Polk County ("Effective Date").

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IN WITNESS WHEREOF, the Association has executed this Certificate of Fourth Amendment this 23rd day of September, 2020.

WITNESSES:

ASSOCIATION:

**FESTIVAL HOMEOWNERS
ASSOCIATION, INC.**, a Florida non-profit
corporation

Print Name: DANON LANDAS

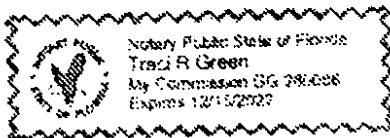
By: Trey Woodall
Secretary

Print Name: TRACY R. GREEN

STATE OF FLORIDA

COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of September, 2020, by Trey Woodall, as Secretary of the Festival Homeowners Association, Inc., a non-profit corporation, on behalf of the corporation. Said person (check one) ☒ is personally known to me or ☐ produced _____ as identification.



Print Name: TRACY R. GREEN
Notary Public, State of Florida
Commission No.: 6679009
My Commission Expires: 12/15/2022