

2/4/2020

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**COR AMND/RESTATE/CORRECT OR O/D RESIGN
THE RIDGE AT WIREGRASS RANCH HOMEOWNERS
ASSOCIATION,**

Certificate of Status	1
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**SECOND AMENDMENT
TO THE ARTICLES OF INCORPORATION
OF
THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC.**

THIS SECOND AMENDMENT TO THE ARTICLES OF INCORPORATION OF THE RIDGE AT WIREGRASS RANCH HOMEOWNERS ASSOCIATION, INC. (the "Amendment") is made and adopted as of the 29th day of January 2020 (the "Effective Date") by the undersigned, being all of the Directors of the The Ridge at Wiregrass Ranch Homeowners Association, Inc. (the "Association").

RECITALS:

WHEREAS, Declarant executed and recorded that certain Amended and Restated Declaration of Covenants, Restrictions and Easements for The Ridge at Wiregrass Ranch was recorded on August 29, 2016 in Official Records Book 9419, at Page 2575 of the Public Records of Pasco County, Florida (as same has been amended and/or supplemented from time to time, collectively, the "Declaration").

WHEREAS, the Articles of Incorporation of the Association were attached as Exhibit B to the Declaration and filed with the Secretary of State of Florida on December 30, 2014 under Document Number N14000011740 (the "Original Articles"), which Original Articles were amended by the First Amendment to the Article of Incorporation dated July 24, 2017 and recorded August 3, 2017 in Official Records Book 9584, at Page 1236 in the Public Records of Pasco County, Florida (collectively with the Original Articles, the "Articles").

WHEREAS, Article XII, Section B of the Articles provides that after the First Conveyance, and prior to the Turnover Date, the Association's Board of Directors (the "Board") may amend the Articles without the prior written consent of the Members, at a duly called meeting of the Board.

WHEREAS, pursuant to Section 4.15 of the Bylaws of The Ridge at Wiregrass Homeowners Association, Inc., any action required or permitted to be taken at a meeting of the Directors may be taken without a meeting if a consent in writing, specifically setting forth the action to be taken, shall be taken by all the Directors entitled to vote with respect to the subject matter thereof and such consent shall have the same force and effect as a unanimous vote of Directors.

WHEREAS, as of the date of this Amendment to the Articles of Incorporation, the First Conveyance has occurred but the Turnover Date has not occurred. Accordingly, the Board unanimously approved the Amendment in writing according to the provisions thereof.

WHEREAS, the undersigned, being all of the Directors of the Association, do hereby unanimously consent and agree to take the actions set forth in this Amendment without the necessity of holding a meeting of the Board, and do hereby waive all notice and other requirements, if any, for time, place and notice of such meeting; and

WHEREAS, the Declarant has consented to this Amendment being adopted and becoming effective, and is evidenced by Declarant's joinder and consent attached to this Amendment.

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

1. The foregoing Recitals are true and correct and are incorporated herein by reference. Unless otherwise defined herein, each initial capitalized term used herein, but not otherwise defined, shall have the same meaning given to such term in the Declaration.

*(new language is shown by underline,
deleted language is shown by strikethrough,
" * * *" shows unaffected language)*

2. Article IX of the Articles is hereby amended to add the following to the end thereof as a new Section J thereto:

ARTICLE IX
BOARD OF DIRECTORS

* * *

J. In accordance with Section 720.307(2), Florida Statutes, Purchaser Members elected one (1) Member to the Board on December 18, 2018 (the "Purchaser Board Member"). Such Purchaser Board Member shall serve until the Declarant's Resignation Event or any earlier resignation or removal of the Purchaser Board Member. In such event, Purchaser Board Member shall be eligible for a position on the Initial Elected Board (if applicable) and any subsequent Board like any other Member.

* * *

3. Except as expressly modified by this Amendment, the Articles shall remain in full force and effect in accordance with the terms thereof.

EXECUTED AND EFFECTIVE as of the Effective Date by the undersigned, constituting all of the Directors of the Association.


MARISA LUFKIN


N. MARIA MENENDEZ


PATRICIA CAMPBELL


DAN MCNICHOL

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JOINDER AND CONSENT OF DECLARANT

The undersigned PASCO COUNTY ASSOCIATES II, LLLP, a Florida limited liability limited partnership, being the Declarant under the Declaration, hereby acknowledges its consent to the adoption and effectiveness of the foregoing Second Amendment pursuant to Section F of Article XII of the Articles.

PASCO COUNTY ASSOCIATES II, LLLP, a
Florida limited liability limited partnership

By: Pasco County II Corporation, a Florida
corporation, its general partner

By: 
N. Maria Menendez, Vice President

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