

# N15000007768

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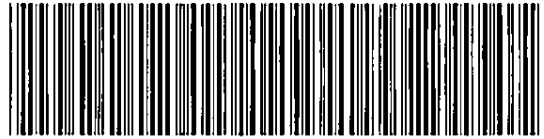
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Mary R. Hawk  
Shareholder  
Phone: 941.957.2994 Fax: 941.907.0080  
mhawk@beckerlawyers.com

# Becker

Becker & Poliakoff  
1001 3rd Avenue West  
Suite 300  
Bradenton, FL 34205

November 5, 2024

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

Re: Articles of Amended and Restated Articles of Incorporation  
Savanna at Lakewood Ranch Homeowners' Association, Inc.  
Document Number: N15000007768  
Our File No.: S31726-419459

Dear Sir/Madam:

Enclosed please find the original and one copy of the Articles of Amended and Restated Articles of Incorporation for the above-referenced Association. A check for \$35.00 is also enclosed for the filing fee.

**Please file and return the filed copy to my attention.** A self-addressed stamped envelope is enclosed for your convenience.

Please feel free to call me should you have any questions regarding this matter.

Sincerely,



Mary R. Hawk  
Shareholder  
For the Firm

MRH1/np  
Enclosures

ARTICLES OF AMENDMENT  
TO  
ARTICLES OF INCORPORATION

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Pursuant to the provision of Chapter 617, Florida Statutes, the undersigned corporation adopts the following Articles of Amendment to its Articles of Incorporation.

FIRST: The name of the corporation is Savanna at Lakewood Ranch Homeowners' Association, Inc.

SECOND: The attached amendment to the Articles of Incorporation was adopted by the Board of Directors.

THIRD: The attached amendment to the Articles of Incorporation was adopted by the required vote of the Board of Directors on the 19<sup>th</sup> day of August, 2024.

FOURTH: The number of votes cast were sufficient for approval.

WITNESSES:  
(TWO)

SAVANNA AT LAKEWOOD RANCH  
HOMEOWNERS' ASSOCIATION, INC.

Signature

Printed Name

Signature

Printed Name

BY:

Steven Hayes, President

Date: 10-18-24

(CORPORATE SEAL)

STATE OF Florida  
COUNTY OF Manatee ) SS:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28<sup>th</sup> day of October, 2024, by Steven Hayes as President of Savanna at Lakewood Ranch Homeowners' Association, Inc., a Florida Corporation, on behalf of the corporation. He is ☒ personally known to me or ☐ has produced (type of identification) as identification.

Notary Public

Printed Name

My commission expires: 08/06/27



ALEXANDER L. HALL  
Commission # HH 332648  
Expires February 6, 2027

This instrument prepared by:  
Bryony G. Swift, Esquire  
FBN: 0109588  
Becker & Poliakoff  
1001 3<sup>rd</sup> Avenue West, Ste. 300  
Bradenton FL 34205

**CERTIFICATE OF AMENDMENT  
TO THE  
ARTICLES OF INCORPORATION  
FOR  
SAVANNA AT LAKEWOOD RANCH HOMEOWNERS' ASSOCIATION INC.  
AND THE BYLAWS OF  
SAVANNA AT LAKEWOOD RANCH HOMEOWNERS' ASSOCIATION, INC.**

The undersigned officers of SAVANNA AT LAKEWOOD RANCH HOMEOWNERS' ASSOCIATION INC., a not-for-profit Florida corporation ("Association"), being a homeowners association organized under Chapter 720 of the *Florida Statutes*, and the entity responsible for the operation and maintenance of Savanna at Lakewood Ranch, pursuant to the Declaration of Covenants, Conditions and Restrictions for Savanna at Lakewood Ranch originally recorded in Official Records Book 2606, Page 1159, et seq., of the Public Records of Manatee County, Florida, and as amended from time to time, (the "Declaration"), hereby confirm that an amendment of the Articles of Incorporation, originally recorded in Official Records Book 2606, Page 1238, et seq., of the Public Records of Manatee County, Florida, as attached hereto at Exhibit A, was duly adopted by the requisite approval of a majority of the Board of Directors in accordance with Article VIII, Section 8.1 of the Articles of Incorporation, at a duly noticed meeting of the Board of Directors held on August 19, 2024, at which meeting a quorum had been obtained. Additionally, the undersigned officers of the Association confirm that the Bylaws of Savanna at Lakewood Ranch Homeowners' Association, Inc. ("Bylaws") originally recorded in Official Records Book 2606, Page 1250, et seq., as of the Public Records of Manatee County, Florida, and as amended from time to time, were amended at Article IV, Sections 1 and 2 as attached hereto in Exhibit A, and said amendments were duly adopted by the requisite approval of a majority of the Board of Directors in accordance with Bylaws Article XII, Section 1, at that same Board of Directors meeting held on August 19, 2024, at which meeting a quorum had been obtained.

NOW THEREFORE, the Article 4.5 of the Articles of Incorporation and Article IV, Sections 1 and 2 of Bylaws of the Association are amended as attached hereto at Exhibit A.

IN WITNESS WHEREOF, the Association has caused this instrument to be executed by its authorized officers this 25<sup>th</sup> day of August, 2024.

Witnesses:

SAVANNA AT LAKEWOOD RANCH  
HOMEOWNERS' ASSOCIATION INC.  
a Florida nonprofit corporation

Sign: Rocco D. Napoli  
Print Name: Rocco D. Napoli  
Address: 4031 Town Center Pkwy.  
Lakewood Ranch, FL 34202

By: Steven Hayes  
Steven Hayes, as its President

Sign: [Signature]  
Print Name: Patricia Baile  
Address: 3112 SAVANNA PALMS CT.  
BRADENTON, FL 34211

Sign: [Signature]  
Print Name: THOMAS GERTZ  
Address: AMT 9031 TOWN CENTER PKWY  
LINK, FL 34202

Sign: [Signature]  
Print Name: LYNN HARTMAN  
Address: 9031 TOWN CENTER PKWY  
LAKEWOOD RANCH, FL 34202

Attest: [Signature]  
Keith Van Emmerik, as its Treasurer

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STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23rd day of September, 2024 by Steven Hayes and Keith Van Emmerik, as President and Treasurer, respectively, of SAVANNA AT LAKEWOOD RANCH HOMEOWNERS' ASSOCIATION INC., a Florida not-for-profit corporation, on behalf of said Corporation and who acknowledged before me that the execution thereof is their free act and deed. Who are ☒ personally known to me or who ☐ have produced \_\_\_\_\_ (type of identification) as identification and who did take an oath.

[Signature]  
Notary Public  
Alexander Hall  
(Type or Print Notary Name Here)  
HH 332646  
Notary Commission Number  
My commission expires: 02/06/2027

(Affix Notary seal)



ALEXANDER L. HALL  
Commission # HH 332646  
Expires February 6, 2027

Exhibit A.

(additions to the text are noted by underlined font; deleted text is represented by ~~stricken font~~)

#### Articles of Incorporation Section 4.5

4.5 Term; Removal. Directors elected by the Owners shall hold office until their successors are elected and qualified at the ~~next succeeding~~ second annual meeting of Members after the annual meeting at which they were elected. Directors may resign or be removed, and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

#### Bylaws Art. IV Section 1.

Section 1. Number; Composition. ~~Until Turnover of control by the Class B Member, such Turnover being pursuant to the requirements of Section 720.307, Florida Statutes, and Article III, Section 3.11 of the Declaration, the affairs of the Association shall be managed by a Board of three (3) directors appointed by the Declarant. Following Turnover, the Board shall be elected in accordance with the provisions set forth in Article V below, except that, for so long as Declarant holds for sale in the ordinary course of business at least five percent (5%) of the Lots, the Declarant shall be entitled to appoint one member of the Board. At such time as Declarant no longer owns any Lots, the number of directors may be increased or decreased by amendment to these Bylaws provided there shall never be not less than three~~ five (5) Directors. Directors elected after Turnover must be Members of the Association or authorized representatives, officers or employees of Members that are entities, except in the case of directors appointed by the Class B Member, pursuant to the discretion afforded herein for such appointments.

#### Bylaws Art. IV Section 2.

Section 2. Term of Office. ~~Prior to Turnover, but subject to Subsection 720.307(2), Florida Statutes, the Declarant shall have complete discretion in appointing, removing, and replacing directors, whose term shall be determined by the Declarant in its discretion. Following Turnover, the term of each director's service shall be for a two (2)-year term and shall extend until their elected term is completed, which shall be the date of the second annual meeting after the annual meeting at which they were elected, one (1) year and thereafter until his successor is duly appointed and qualified at the next annual meeting, or until he is removed in the manner elsewhere provided. Following Turnover, pursuant to Article XII, Section 1 herein below, the Board of Directors may amend these Bylaws to permit staggered terms for directors; provided, however, that no such amendment shall serve to extend the then term of office of any existing director, but instead shall be effective as of and upon the election of the next Board of Directors. It is the intention of these Bylaws that a staggered Directorate be created and maintained. At the first election after adoption of this amendment to the Bylaws, in order to implement staggering, the three (3) candidates receiving the highest number of votes, or if there is no election, the three (3) candidates who submitted their intention to run chronologically first, shall serve a two-year term; and the two (2) candidates receiving the lowest number of votes, or if there is no election, the two (2) candidates who submitted their intention to run chronologically last, shall serve a one-year term. If there is a tie, the length of terms will be determined by a flip of a coin or by agreement of all candidates. Thereafter, to maintain a staggered Directorate, the Board may hold seats in future elections open for one or two-year terms, when necessary or appropriate to maintain the stagger. In~~

any such election where candidates are elected for different terms, those candidates receiving the higher number of votes shall be elected to the lengthier term.

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