

NIS0000009492

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



000386484990

04/26/22--01002--003 **35.00

FILED RECEIVED

2022 APR 27 PM 3:57 2022 APR 25 PM 4:08

OFFICE OF THE CLERK
TALLAHASSEE, FLORIDA
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

Amended

Kestner

04/28/22

FLORIDA CAPITAL COURIER SERVICES, INC
2330 CLARE DRIVE
TALLAHASSEE, FL 32309
(850) 524-5437
(850) 524-6243

Please use funds from this account: 120210000160 AMOUNT: \$35.00

AUTHORIZATION SIGNATURE: *Jane L...*

REGENT LANE HOMEOWNERS ASSOCIATION, INC N15000009492
BUSINESS DOCUMENT #

☐ Pick up time _____

☐ Mail out

☐ Will wait

☐ Photocopy

☐ Certified Copy of Articles

☐ Certificate of Status

NEW FILINGS

☐ Profit

☐ Not for Profit

☐ Limited Liability

☐ Domestication

☐ Other

☐ CORP

AMENDMENTS

☒ Amendment

☐ Resignation of R.A. Officer/Director

☐ Change of Registered Agent

☐ Dissolution/Withdrawal

☐ Merger

☐ Conversion

OTHER FILINGS

☐ Annual Report

☐ Fictitious Name

☐ APOSTILL() **Country:** ☐ Other

REGISTRATION/QUALIFICATIONS

☐ Foreign filing

☐ Limited Partnership

☐ Reinstatement

EXAMINER'S INITIALS: _____



FLORIDA DEPARTMENT OF STATE
Division of Corporations

April 28, 2022

FLORIDA CAPITAL COURIER

SUBJECT: REGENT LANE HOMEOWNERS ASSOCIATION, INC.
Ref. Number: N15000009492

We have received your document for REGENT LANE HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The date of adoption of each amendment must be included in the document.

If there are MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) the date of adoption of the amendment by the members and (2) a statement that the number of votes cast for the amendment was sufficient for approval.

If there are NO MEMBERS OR MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) a statement that there are no members or members entitled to vote on the amendment and (2) the date of adoption of the amendment by the board of directors.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Terri J Schroeder
Regulatory Specialist III

Letter Number: 222A00009884

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: REGENT LANE HOMEOWNERS ASSOCIATION, INC.

DOCUMENT NUMBER: N1500009492

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

ANNE M. HATHORN, ESQ.

(Name of Contact Person)

ANNE HATHORN LEGAL SERVICES, LLC

(Firm/ Company)

150 2ND AVENUE NORTH, SUITE 1270

(Address)

SAINT PETERSTURG, FL 33701

(City/ State and Zip Code)

ANNE@ANNEHATHORN.COM

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

ANNE M. HATHORN, ESQ

727

895-5060

at

(Name of Contact Person)

(Area Code) (Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee &
Certificate of Status | <input type="checkbox"/> \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed) | <input type="checkbox"/> \$52.50 Filing Fee
Certificate of Status
Certified Copy
(Additional Copy is
Enclosed) |
|---|--|---|--|

Mailing Address

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

Street Address

Amendment Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

**AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF REGENT LANE HOMEOWNERS ASSOCIATION, INC.**

The undersigned hereby executes these Articles of Incorporation (the "Articles") for the purpose of forming a corporation not-for-profit under Chapter 617 of the Florida Statutes in existence on the date of execution of these Articles (the "Florida Not-For-Profit Corporation Act") and certifies as follows:

**ARTICLE I
NAME**

The name of the corporation shall be REGENT LANE HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association."

**ARTICLE II
PURPOSE**

The purpose for which the Association is organized is to engage as a not-for-profit organization in protecting the value of the property of the Members of the Association and of the Association, to exercise all the powers and privileges and to perform all of the duties and obligations of the Association as defined and set forth in that certain Declaration of Covenants, Conditions and Restrictions for Regent Lane and all amendments thereto (the "Declaration") to be recorded in the Public Records of Pinellas County, Florida, including the establishment and enforcement of payment of Assessments contained therein, and to engage in such other lawful activities as may be to the mutual benefit of the Members and the Property. All terms used but not otherwise defined herein shall have the same meaning given to them in the Declaration.

**ARTICLE III
POWERS**

The Association shall have all the common law and statutory powers of a corporation not for profit which are not in conflict with these Articles, and further shall have all the powers to accomplish all purposes and goals authorized and set forth herein and in the Declaration, as amended from time to time. By way of example and not of limitation, such powers shall include the power to:

- A. Own and convey property.
- B. Establish Rules and Regulations
- C. Assess Members and enforce Assessments
- D. Sue and be sued.
- E. Contract for services of a maintenance or management company.
- F. Require all the Owners to be Members.

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2022 APR 27 PM 3:57
CLERK OF DISTRICT COURT
JUDICIAL CIRCUIT IN AND FOR
THE NINTH JUDICIAL CIRCUIT
TALLAHASSEE, FLORIDA

- G. Take any other action necessary for the purposes for which the Association is organized.

ARTICLE IV MEMBERSHIP AND VOTING

Qualification for, and admission to, membership in the Association and the voting rights of the Members in the Association, shall be as provided in and regulated by the Declaration and the By-Laws of the Association.

ARTICLE V BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than nine (9) directors, with the exact number as set forth in the By-Laws. Until Developer relinquishes control of the Association and the Board of Directors, pursuant to the By-Laws and the Declaration, Developer shall have the right to appoint all members of the Board of Directors and to approve the appointment of all officers of the Association, and no action of the membership of the Association or the Board of Directors shall be effective unless and until approved by Developer.

Turnover of control of the Association has occurred, and the rights and obligations of Developer expired at that time. All rights and duties reserved or designated to the Developer have passed to the Board of Directors of the Association. All references to Articles and Sections affected by the deletions are hereby renumbered and adjusted accordingly.

Further, until Turnover, no director or officer need be a Member of the Association. Thereafter, Developer shall have the right to appoint at least one (1) member of the Board for so long as Developer holds for sale in the ordinary course of business at least five percent (5%) of all Units that will ultimately be contained in the Property, and any member of the Board appointed by Developer need not be a Member of the Association. The number of directors constituting the initial Board is three (3) and they shall serve until such time as Developer relinquishes control of the Association or until replaced by Developer. Commencing with the first annual meeting of Members following the date on which Developer relinquishes control of the Association, the directors shall be elected by the Members of the Association at the annual meeting. Developer shall be entitled at any time, and from time to time, to remove or replace any director originally appointed by Developer. Developer may waive or relinquish in whole or in part any of its rights to appoint any one or more of the directors it is entitled to appoint. The following persons shall constitute the Board of Directors:

<u>Name</u>	<u>Address</u>
Neil Rauenhorst	101 E. Kennedy Blvd, Suite 2110, Tampa FL 33602
Ken Romanczuk	101 E. Kennedy Blvd, Suite 2110, Tampa FL 33602
Natalie Gomez	101 E. Kennedy Blvd, Suite 2110, Tampa FL 33602

ARTICLE VI OFFICERS

Officers shall be elected by the Board of Directors at the annual meetings of the directors, as provided in the By-Laws. Until such time as Developer relinquishes control of the Association, as provided in the Declaration and the By-Laws, Developer shall have the right to approve all of the officers elected. The initial officers shall consist of a President, a Vice-President, a Secretary/Treasurer:

<u>Name</u>	<u>Officer</u>
Neil Rauenhorst	President
Becky Rauenhorst	Vice-President
Natalie Gomez	Secretary/Treasurer

ARTICLE VII INDEMNIFICATION OF OFFICERS, DIRECTORS AND COMMITTEE MEMBERS

The Association hereby indemnifies any director, officer or Association committee member made a party to or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

A. Whether civil, criminal, administrative or investigative (other than one by or in the right of the Association to procure a judgment in its favor), brought to impose a liability or penalty on such person for an act alleged to have been committed by such person in his capacity as director, officer or committee member, or in his capacity as director, officer, employee or agent of any corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorney's fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein. If such person acted in good faith in the reasonable belief that such action was in the best interest of the Association, and in criminal actions or proceeds, without reasonable round for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such director, officer, or committee member did not act in good faith and in the reasonable belief that such action was in the best interests of the Association or that he had reasonable grounds for belief that such action was unlawful; and

B. By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a director, officer or committee member for the Association or by reason of his being or having been a director, officer, employee or agent of any corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses, including attorney's fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein, if such person acted in good faith and in the reasonable belief that such action was in the best interests of the Association. Such person shall not be entitled to indemnification in relation to matters as to which such person has been adjudged to have been guilty of gross negligence or willful misconduct in the

performance of his duty to the Association unless and only to the extent that the court, administrative agency, or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

The Board of Directors shall determine whether amounts for which a director, officer or committee member seeks indemnification were properly incurred and whether such director or officer acted in good faith and in a manner be reasonable believed to be in the best interests of the Association, and whether, with respect to any criminal action or proceeding, he had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of directors who were not parties to such action, suit or proceeding.

ARTICLE VIII INCORPORATOR

The name and address of the incorporator of the Association is: Jerry E. Aron, Esq., 2505 Metrocentre Blvd, Suite 301, West Palm Beach FL 33407.

ARTICLE IX AMENDMENTS

These Articles of Incorporation of the Association may be amended, altered or rescinded upon the approval of a majority of the votes cast, at a membership meeting where a quorum is present either in person or by proxy; provided, however, that no such amendments shall conflict with the terms of the Declaration; and provided further that no amendment, alteration or rescission may be made which impairs the rights or privileges of any Institutional Mortgagee, without the express, prior written consent of the Institutional Mortgagee so affected.

ARTICLE X TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

No contract or transaction between the Association and Developer, or between the Association and one (1) or more of its Members, directors or officers, or between the Association and any other entity in which Developer or any of the Association's Members, directors or officers has any interest shall be invalid, void or voidable solely for this reason, or solely because such interested person is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction, or solely the votes of such interested person(s) are counted for such purpose. Neither Developer nor any Member, director or officer of the Association shall incur liability by reason of the fact that Developer or such Member, director or officer is or may be interested in any such contract or transaction.

Interested directors may be counted in determining the present of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

ARTICLE XI DISSOLUTION OF THE ASSOCIATION

The Association shall exist in perpetuity. Upon termination, dissolution or final liquidation of the Association, all of its assets remaining after provision for creditors and payment of all costs and expenses of such dissolution shall be distributed in the following manner:

A. Real property contributed to the Association without the receipt of other than nominal consideration by Developer (or its predecessor in interest) shall be returned to Developer unless it refuses to accept the conveyance in whole or in part.

B. Remaining assets shall be distributed among the Members as tenants in common, each Member's share of the assets to be determined in accordance with its voting rights.

The Association may be dissolved upon a resolution to that effect being recommended by not less than three-fourths (3/4) of the Board of Directors, and approved by sixty-seven percent (67%) of the voting rights of the Members; provided, however, that no such dissolution shall be effective without the consent of Developer so long as Developer holds at least one Unit for sale in the ordinary course of business, which consent may be withheld for any reason whatsoever.

ARTICLE XII REGISTERED AGENT AND REGISTERED OFFICE

The name of the initial registered agent shall be Jerry E. Aron, P.A. and the street address of the registered office of the Association shall be 2505 Metrocentre Blvd, Suite 301, West Palm Beach FL 33407. The Association shall have the right to designate subsequent registered agents without amending these Articles of Incorporation.

ARTICLE XIII ADDRESS

The principal place of business and the mailing address of the Association shall be: 7300 Park Street, Seminole Florida 33777.

ARTICLE XIV SEVERABILITY

If any provision of these Articles of Incorporation is contrary to, prohibited by or deemed invalid under application law or regulation, such provision shall be inapplicable and deemed omitted to the extent so contrary, prohibited or invalid, but the remainder of these Articles of Incorporation shall not be invalidated thereby and shall be given full force and effect so far as possible. If any provision of these Articles of Incorporation may be construed in two or more ways, one of which would render the provision invalid or otherwise avoidable or unenforceable, and the other of which would render the provision valid and enforceable, such provision shall have the meaning which renders it valid and enforceable.

**ARTICLE XV
CONFLICT**

In the event of conflict between the provisions of these Articles and the Declaration, the By-Laws or Florida law, the Declaration, these Articles, and the By-Laws shall prevail (in that order).

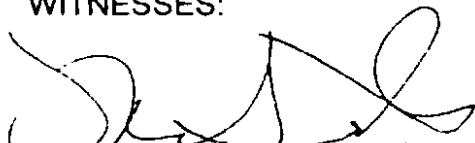
Prepared By and Return to:
Anne M. Hathorn, Esquire
Anne Hathorn Legal Services, LLC
150 2nd Ave. N., Suite 1270
St. Petersburg, FL 33701

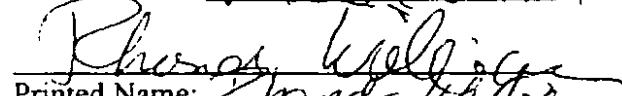
**AMENDED AND RESTATED ARTICLES OF INCORPORATION OF
REGENT LANE HOMEOWNERS ASSOCIATION, INC.**

THIS IS TO CERTIFY THAT the attached is a true and correct copy of the Amended and Restated Articles of Incorporation of Regent Lane Homeowners Association, Inc. (the Association"), wherein all previous amendments were duly adopted with the requisite membership approval in accordance with the requirements of the applicable Florida Statutes and the documents governing the Association, and then integrated in the foregoing document.


IN WITNESS WHEREOF, Regent Lane Homeowners Association, Inc. has caused this instrument to be signed by its duly authorized officer on the 7 day of March, 2022, in Pinellas County, Florida.

WITNESSES:


Printed Name: Michelle Settel

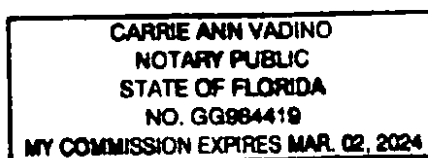

Printed Name: Brandon Williams

REGENT LANE HOMEOWNERS
ASSOCIATION, INC.

By: 
Brad Settel, President

STATE OF FLORIDA
COUNTY OF PINELLAS

On this 7 day of March, 2022, the foregoing instrument was acknowledged before me by Brad Settel, as President on behalf of Regent Lane Homeowners Association, Inc., a Florida not-for-profit corporation. He is personally known to me ☒ or has produced _____ as identification.



Notary Public, State of Florida at Large



Printed Name: Carrie Ann Vadino
Commission Expires: 3-2-24