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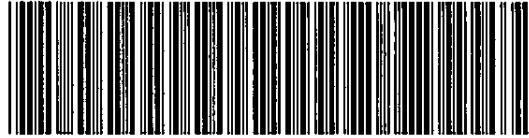
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C. CARROTHERS

**COVER LETTER**

**TO:** Amendment Section  
Division of Corporations

**NAME OF CORPORATION:** Bay Street Townhomes Condominium Association, Inc.

**DOCUMENT NUMBER:** N15000011677

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

Please return all correspondence concerning this matter to the following:

Ryan L. Snyder, Esq.

(Name of Contact Person)

Snyder Law Group, P.A.

(Firm/ Company)

11031 Gatewood Drive

(Address)

Bradenton, FL 34211

(City/ State and Zip Code)

ryan@snyderlawgroup.com

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

For further information concerning this matter, please call:

Ryan Snyder

941

747-3456

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:

☒ \$35 Filing Fee

☐ \$43.75 Filing Fee &  
Certificate of Status

☐ \$43.75 Filing Fee &  
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enclosed)

☐ \$52.50 Filing Fee  
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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  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**AMENDED AND RESTATED ARTICLES OF INCORPORATION OF BAY STREET  
TOWNHOMES CONDOMINIUM ASSOCIATION, INC.**

**ARTICLE 1  
CORPORATE NAME**

The name of the corporation shall be BAY STREET TOWNHOMES CONDOMINIUM ASSOCIATION, INC. (the "Association.").

**ARTICLE 2  
DURATION**

The duration of the Association shall be perpetual.

**ARTICLE 3  
DEFINITIONS**

The terms used in these Articles shall have the same definitions as those set forth in the Declaration of Bay Street Townhomes, a Condominium (the "Declaration"), recorded in Official Records Book 15748, at Page 626, of the Public Records of Pinellas County, Florida, unless herein provided to the contrary, or unless the context otherwise requires.

**ARTICLE 4  
COMMENCEMENT OF CORPORATE EXISTENCE**

The corporate existence of the Association commenced at the time the Articles of Incorporation of the Association were filed with the Florida Department of State.

**ARTICLE 5  
PURPOSES AND POWERS**

The Association is not organized for pecuniary profit or financial gain, and no part of the Association's assets or income shall inure to the benefit of any director, officer or member of the Association except as may be authorized by the Board of Directors in accordance with the terms and provisions of the Bylaws of the Association with respect to the compensation of directors, officers or members of the Association for the rendition of unusual or exceptional services to the Association.

The purposes for which the Association is formed, and the powers that may be exercised by the Board of Directors of the Association, are:

- a) To own, convey, operate, maintain, preserve or replace, and to provide architectural control over, the Units and Common Area located on the Property, known as Bay Street Townhomes and such additional Units and/or Common Area that may be annexed to the Property, if any;

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- b) To operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas, if any;
- c) Establish rules and regulations;
- d) Assess members and enforce assessments;
- e) Sue and be sued;
- f) Contract for services to provide for operation and maintenance of the surface water management system facilities if the Association contemplates employing a maintenance company;
- g) Require all the Owners to be Members;
- h) Exist in perpetuity; however, if the Association is dissolved, the control or right of access to the Property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the Association;
- i) Take any other action necessary for the purposes for which the Association is organized;
- j) To acquire by gift, purchase, or otherwise, and to own, build, improve, operate, repair, maintain and replace, lease, transfer, and otherwise dispose of, real property, buildings, improvements, fixtures and personal property in connection with the business and affairs of the Association;
- k) To dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective without the consent of a majority of the Members to such dedication, sale or transfer, in writing or by vote at a duly called meeting of the Association;
- l) To establish, levy, collect, and enforce payment of, all assessments and charges pursuant to the terms and provisions of the Declaration or the Bylaws of the Association, and to use the proceeds thereof in the exercise of its powers and duties;
- m) To pay all expenses in connection with and incident to the conduct of the business and affairs of the Association;

- n) To borrow money and to pledge, mortgage or hypothecate any or all of the real or personal property owned by the Association as security for money borrowed or debts incurred by the Association;
- o) To annex additional real property to the Property pursuant to the terms and provisions of the Declaration;
- p) To exercise such powers which are now or may hereafter be conferred by law upon an association organized for the purposes set forth herein, or which may be necessary or incidental to the powers so conferred;
- q) To grant easements on or through the Common Area;
- r) To exercise all of the powers and privileges, and to perform all of the duties and obligations, of the Association as set forth in the Declaration, as the same may be amended from time to time;
- s) To promulgate, or enforce rules, regulations, bylaws, covenants, restrictions or agreements to effectuate the purposes for which the Association is organized;
- t) To contract for the management of the Association and to delegate in such contract all or any part of the powers and duties of the Association, and to contract for services to be provided by Owners, including, but not limited to, trash removal and other utilities or services;
- u) To purchase insurance as set forth in the Declaration;
- v) To approve or disapprove the leasing, transfer, ownership, or possession of any Unit, as may be provided by the Declaration;
- w) To employ personnel to perform the services required for the proper operation of the Association;
- x) To levy fines for violations of the rules and regulations in an amount not to exceed \$100.00 per violation (\$1,000 in the aggregate for a continuing violation) and to suspend an Owner's right to use the Common Area for a period not to exceed sixty (60) days for any infraction of the Association's rules and regulations; and
- y) To take any other action necessary for the purposes for which the Association is organized.

The foregoing clauses shall be construed both as purposes and powers, and the enumeration of specific purposes and powers shall not be construed to limit or restrict in any way the purposes and powers of the Association that may be granted by applicable law and any amendments thereto.

ARTICLE 6  
BOARD OF DIRECTORS

- A. NUMBER AND QUALIFICATIONS. The property, business and affairs of the Association shall be governed by a Board of Directors consisting of the number of directors determined in the manner provided by the Bylaws, but which shall consist of not less than three (3) directors. Directors must be members of the Association.
- B. DUTIES AND POWERS. All of the duties and powers of the Association existing under the Declaration, these Articles and the Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject to approval by Owners only when such approval is specifically required.
- C. ELECTION; REMOVAL. Directors of the Association shall be elected at the annual meeting of the Members in the manner determined by and subject to the qualifications set forth in the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.
- D. DIRECTORS. The names and addresses of the Board of Directors who shall hold office until their successors are elected and have taken office, as provided in the Bylaws are as follows:

<u>Name</u>	<u>Address</u>
Trevor Burgess	100 5th Street South Saint Petersburg, FL 33701
Clark Higgs	100 5th Street South Saint Petersburg, FL 33701
Helen Dion	100 5th Street South Saint Petersburg, FL 33701

ARTICLE 7  
TRANSACTIONS IN WHICH DIRECTORS  
OR OFFICERS ARE INTERESTED

No contract or transaction between the Association and one or more of its Directors or officers or between the Association and any other corporation, partnership, association or other entity in which one or more of its officers or directors are officers or directors shall be invalid, void or voidable solely for this reason or solely because the officer or director is present at, or participates in, meetings of the board or committee thereof that authorized the contract or transaction, or solely because such officer's or director's votes are counted for such purpose. No director or officer of the Association shall incur liability by reason of the fact that such director or officer may be interested in any such contract or transaction. Interested directors may be

counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee that authorized the contract or transaction.

## ARTICLE 8 OFFICERS

The affairs of the Association shall be administered by the officers holding the offices designated in the Bylaws. The officers shall be elected by the Board of Directors of the Association at its first meeting following the annual meeting of the Members and shall serve at the pleasure of the Board of Directors. The Bylaws may provide for the removal of officers, for the filling of vacancies and for the duties of the officers. The names and addresses of the Officers who shall serve until their successors are designated by the Board of Directors are as follows:

President	Trevor Burgess 100 5th Street South Saint Petersburg, FL 33701
Vice-President	Clark Higgs 100 5th Street South Saint Petersburg, FL 33701
Secretary	Helen Dion 100 5th Street South Saint Petersburg, FL 33701

## ARTICLE 9 MEMBERSHIP

Every person or entity who is a record title owner of any Unit shall be a Member of the Association. Any person or entity who holds an interest in any Unit merely as security for the performance of an obligation shall not be a Member of the Association. Membership in the Association is appurtenant to a Unit and cannot be conveyed other than by conveyance of fee simple title to the Unit.

## ARTICLE 10 AMENDMENT

Amendments to these Articles shall be made in the following manner:

- A. PROPOSAL. Notice of the subject matter for a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered.
- B. ADOPTION. The resolution for the adoption of a proposed amendment may be proposed by either a majority of the Board of Directors or by not less than one third

(1/3) of the Members. Directors and Members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided that the approval is delivered to the Secretary at or prior to the meeting. The approval must be by not less than a majority of the votes of all the Members.

- C. LIMITATION. No amendment shall make any changes in the qualifications for membership or in the voting rights or property rights of Members, or any changes in Article 5 or Article 12 of these Articles, without the approval in writing of all Members and the joinder of all record owners of mortgages of Units.
- D. RECORDING. A copy of each amendment shall be filed with the Department of State pursuant to the provisions of applicable Florida law, and a copy certified by the Department of State shall be recorded in the public records of the County.

#### ARTICLE 11 BYLAWS

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended, rescinded in the manner provided in the Bylaws and the Declaration.

#### ARTICLE 12 INDEMNIFICATION

- A. INDEMNITY. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he or she is or was a director, employee, officer or agent of the Association, against expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by such person in connection with such action, suit or proceeding, unless (a) a court of competent jurisdiction determines, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he or she did not act in good faith, or in a manner he or she reasonably believed to be in, or not opposed to, the best interests of the Association, and, with respect to any criminal action or proceeding, that such person had reasonable cause to believe the conduct was unlawful, and (b) such court further specifically determines that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he or she reasonably believed to be in or not opposed to the best interests of the Association, and, with respect to any criminal action or proceeding, had reasonable cause to believe that the conduct was unlawful.
- B. EXPENSES. To the extent that a director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Paragraph A above, or in defense of any claim, issue



or matter therein, he or she shall be indemnified against expenses (including attorneys, fees and appellate attorney's fees) actually and reasonably incurred by him or her in connection therewith.

- C. ADVANCES. Expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the Association in advance of the final disposition of such action, suit or proceeding upon the receipt of an undertaking by or on behalf of the affected director, officer, employee or agent to repay such amount unless it shall ultimately be determined that he or she is entitled to be indemnified by the Association as authorized in this Article 12.
- D. MISCELLANEOUS. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement, vote of members or otherwise, and shall continue as to a person who has ceased to be a director, officer, employee or agent, and shall inure to the benefit of the heirs and personal representatives of such person.
- E. INSURANCE. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was serving, at the request of the Association, as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him or her and incurred by him or her in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify such person against such liability under the provisions of this Article.
- F. AMENDMENT. Notwithstanding anything herein to the contrary, the provisions of this Article 12 may not be amended without the prior written consent of all persons whose interest would be adversely affected by such amendment.

### ARTICLE 13 DISSOLUTION

The Association may be dissolved by a vote of not less than eighty percent (80%) of the Members entitled to vote at any regular or special meeting. Prior to the dissolution of the Association, the responsibility for the operation and maintenance of the Surface Water Management System Facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and if said conveyance or dedication is not accepted, then said facilities shall be conveyed to a non-profit corporation similar to the Association.

### ARTICLE 14 BYLAWS

The Bylaws recorded in Official Records Book 15748, at Page 626, of the Public Records of Pinellas County, Florida remain unaltered and in full force and effect are hereby ratified and

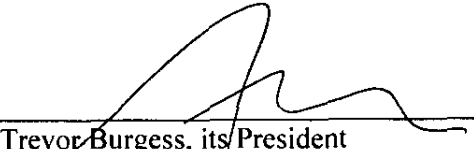
re-affirmed. In the event of a conflict between these Articles and the Bylaws, these Articles shall control.

ARTICLE 15  
REGISTERED OFFICE AND AGENT

The street address of the registered office of the Association is: 11031 Gatewood Drive, Bradenton, FL 34211, and the name of the registered agent of the Association at said address is: Ryan L. Snyder, Esq.

The Association has caused these Amended and Restated Articles of Incorporation to be executed on the 8th day of December, 2015.

BAY STREET TOWNHOMES  
CONDOMINIUM ASSOCIATION, INC.

By:   
Trevor Burgess, its President

# **CERTIFICATE OF REGISTERED OFFICE AND REGISTERED AGENT**

In compliance with the laws of Florida, the following is submitted:

That desiring to organize under the laws of the State of Florida, the corporation named in the foregoing Amended and Restated Articles of Incorporation has named Ryan L. Snyder, Esq., whose address is 11031 Gatewood Drive, Bradenton, FL 34211, as its statutory registered agent.

Having been named statutory agent of said corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.

Dated this 8th day of December, 2015.

A handwritten signature in black ink, appearing to read 'R. Snyder', is written over a horizontal line.

Ryan L. Snyder, Esq., Registered Agent

**CERTIFICATE ACCOMPANYING AMENDED AND RESTATED ARTICLES OF  
INCORPORATION OF BAY STREET TOWNHOMES CONDOMINIUM  
ASSOCIATION, INC.**

Pursuant to the provisions of Section 617.1007 of the Florida Not For Profit Corporations Act, it is hereby certified that:

FIRST: The name of the corporation is Bay Street Townhomes Condominium Association, Inc. (the "Corporation").

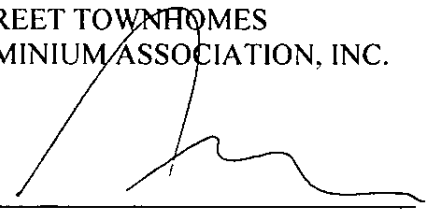
SECOND: The Amended and Restated Articles of Incorporation that this certificate accompanies contain amendments to the Corporation's Articles of Incorporation that required Member approval.

THIRD: The Amended and Restated Articles of Incorporation were duly approved and adopted by the Board of Directors of the Corporation on December 8, 2015, and by all of the members of the Corporation on December 8, 2015. The number of votes of the Members cast for approval of the Amended and Restated Articles of Incorporation was sufficient for approval.

FOURTH: The Amended and Restated Articles of Incorporation that this certificate accompanies shall be the Articles of Incorporation of the Corporation.

Dated: December 8, 2015.

BAY STREET TOWNHOMES  
CONDOMINIUM ASSOCIATION, INC.

By:   
Trevor Burgess, its President