

1/21/2021

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Florida Department of State

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**COR AMND/RESTATE/CORRECT OR O/D RESIGN
VALENCIA BONITA HOMEOWNERS ASSOCIATION, INC.**

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Certified Copy	1
Page Count	03
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Prepared by:

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9121 N. Military Trail, Suite 200
Palm Beach Gardens, FL 33410

**CERTIFICATE OF FILING
FOURTH AMENDMENT TO THE
ARTICLES OF INCORPORATION OF
VALENCIA BONITA HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, Valencia Bonita Homeowners Association, Inc. (the "Association") is a Florida not-for-profit corporation pursuant to the Articles of Incorporation of Valencia Bonita Homeowners Association, Inc., March 23, 2016 under Document Number N16000003102, as amended from time to time (the "Articles"); and

WHEREAS, pursuant to Article XIII, Section B of the Articles, after the "First Conveyance" and prior to the "Turnover Date" (as such terms are defined in the Articles), the Articles may be amended solely by the Association's Board of Directors (the "Board"), without the consent of the Association's members; and

WHEREAS, pursuant to Section 4.15 of the Bylaws of Valencia Bonita Homeowners Association, Inc. (the "Bylaws"), prior to the Turnover Date and except as to assessments, any action required or permitted to be taken at a meeting of the Board may be taken without a meeting if a consent in writing, specifically setting forth the action to be taken, is signed by all of directors of the Board 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 the Board; and

WHEREAS, the First Conveyance has occurred as of the date of this Certificate of Filing, and the Turnover Date has not occurred as of the date of this Certificate of Filing; therefore, the Association's members are not entitled to vote on a proposed amendment to the Articles; and

WHEREAS, in accordance with Article XIII, Section B of the Articles, on December 30, 2020, the Board approved the Fourth Amendment to the Articles, as further set forth herein, by unanimous written consent in accordance with Section 4.15 of the Bylaws.

NOW, THEREFORE, the undersigned hereby certify that the following Second Amendment to the Articles is a true and correct copy of the amendment approved by the Board.

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**FOURTH AMENDMENT TO THE ARTICLES OF INCORPORATION OF
VALENCIA BONITA HOMEOWNERS ASSOCIATION, INC.**

*(new language shown by underline,
deleted language shown by ~~strikeout~~,
" * *" shows unaffected language)*

Article X, Section C of the Articles is hereby amended to provide the following:

C. In accordance with Section 720.307(2) of the HOA Act, the Members other than Declarant ("Purchaser Members") shall be entitled to elect one member of the Board after fifty percent (50%) of all Lots to be constructed with a Home thereon (the "Total Developed Lots") have been conveyed to Members. The election of such one (1) Purchaser Member to the Board shall occur at a special meeting of the membership to be called by the Board for such purpose following such conveyance. The term of such Purchaser Member elected to the Board shall terminate upon the Turnover Date and the election of the "Initial Elected Board" (as such term is hereinafter defined).

* * *

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[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREFORE, this Certificate of Filing has been signed by the Association on the date set forth below.

Signed, Sealed, and Delivered
In the presence of:

ASSOCIATION:

VALENCIA BONITA HOMEOWNERS
ASSOCIATION, INC.

a Florida not-for-profit corporation

Lynn Deffer
Print Name: Lynn Deffer

By: [Signature]
Diana Betancourt, its President

Genaro Ruder
Print Name: Genaro Ruder

Date: 12/21/2020

Attest: [Signature]
N. Maria Menéndez, its Secretary

Date: 12/30/2020

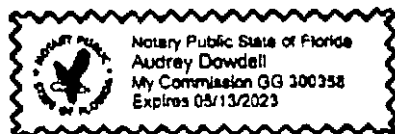
STATE OF FLORIDA)

COUNTY OF LEE)

ss:

The foregoing instrument was acknowledged before me by means of ☒ physical appearance or ☐ online notarization, this 21st day of December 2020, by Diana Betancourt as President for VALENCIA BONITA HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, who ☒ is personally known to me or ☐ produced _____ as identification and did not take an oath.

[NOTARIAL SEAL]



[Signature]
Notary Public, State of Florida

Print Name: Audrey Dowdell

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