

N160000007122

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(Address)

(Address)

(City/State/Zip/Phone #)

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(Business Entity Name)

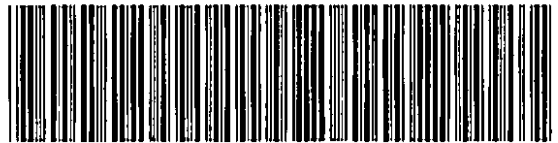
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TALLAHASSEE, FL

**COVER LETTER**

**TO:** Amendment Section  
Division of Corporations

**NAME OF CORPORATION:** Artistry Community Association, Inc.

**DOCUMENT NUMBER:** N16000007122

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

Please return all correspondence concerning this matter to the following:

Bradley John Ellis, Esq.

(Name of Contact Person)

Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.

(Firm/ Company)

2033 Main Street, Suite 600

(Address)

Sarasota, Florida 34237

(City/ State and Zip Code)

bellis@icardmerrill.com

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

For further information concerning this matter, please call:

Bradley John Ellis, Esq.

941  
at

366.8100 ext 144

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

FILED

2022 MAR -7 PM 4:45

SECRETARY OF STATE  
TALLAHASSEE, FL

ARTICLES OF AMENDMENT  
TO  
ARTICLES OF INCORPORATION  
OF  
ARTISTRY COMMUNITY ASSOCIATION, INC.,  
A FLORIDA NOT-FOR-PROFIT CORPORATION

(Document Number N16000007122)

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RECITALS:

A. WHEREAS, SWFWMD has directed the Declarant to remove the existing Articles §14.1(b) as a condition of SWFWMD Permit No. 43027848.005; *and*

B. WHEREAS, the Articles §12.1.3(a) provides:

Adoption. Prior to Turnover, the Declarant shall have the right to unilaterally amend these Articles without the joinder or approval of any member of the Board or any Member. No amendment to these Articles shall be effective without the written approval of the Declarant prior to Turnover; *and*

C. WHEREAS, as of the adopted date hereof, Turnover has not occurred, and Declarant has not otherwise terminated its right to unilaterally amend the Articles; *and*

D. WHEREAS, no members of the Board and no Association Members are entitled to vote on this Amendment; *and*

NOW THEREFORE, pursuant to the provisions of §617.1006, *Fla. Stat.*, this Florida not-for-profit corporation adopts the following amendment(s) to its Articles of Incorporation:

(a) Underline text signifies new and additional text.

(b) ~~Strikethrough~~ text signifies deleted text.

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ARTICLE XIV  
DISSOLUTION

14.1 In the event the Association is dissolved or otherwise ceases to exist:

- (a) The control of, Maintenance obligations for, and/or right of access to, those portions of the property containing the Surface Water Management System and/or other Common Areas owned and/or Maintained by the Association or in which the Association has an easement or other interest, shall be conveyed or dedicated to an appropriate Governmental Authority or public utility, and if not accepted, shall be conveyed to a not-for-profit corporation

similar to the Association (any successor entity must comply with Rule 62-330.310, *F.A.C.*, the Environmental Resource Permit Applicant's Handbook Volume 1, Section 12.3, and be approved by SWFWMD prior to the Association's termination, dissolution, or liquidation); and

~~(b) — Until such alternate entity assumes such responsibility, all of the Owners shall be jointly and severally responsible for the operation and Maintenance of the portions of the Surface Water Management System and/or Common Areas for which the Association previously was responsible; and~~

~~(b)(e)~~ Except as may be otherwise provided by the terms of the Declaration, all remaining assets, or the proceeds from the sale of such assets, shall be apportioned among the Members, prorated to the number of votes attributable to each Member.

---

Duly adopted by the ARTISTRY COMMUNITY ASSOCIATION, INC., this 18<sup>th</sup> day of February, 2022.

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{SIGNATURES COMMENCE ON FOLLOWING PAGE}

{ATTACHED TO THE ARTICLES OF AMENDMENT FOR ARTISTRY}

**DECLARANT**

Signed, sealed, and delivered in the presence of:

Erin Barrett  
Witness

ERIN BARRETT  
Printed Name

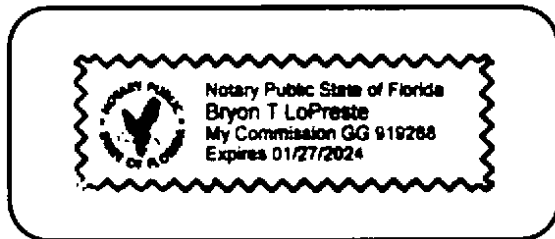
[Signature]  
Witness

Bryon T. LoPreste  
Printed Name

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24<sup>th</sup> day of FEBRUARY, 2022, by James P. Harvey as Vice President of KH PALMER BLVD LLC, on behalf of the company. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification, and did not take an oath.



Notary Stamp

**KH PALMER BLVD LLC**, a Florida limited liability

By: [Signature]

Print Name: James P. Harvey

Title: Vice President

(CORPORATE SEAL)

[Signature]  
Signature of Notary

Bryon T. LoPreste  
Print Name of Notary

My Commission Expires: 1/27/21

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{SIGNATURES CONTINUE ON FOLLOWING PAGE}

{ATTACHED TO THE ARTICLES OF AMENDMENT FOR ARTISTRY}

ASSOCIATION

Signed, sealed, and delivered in the presence of:

Paul Martin

Witness

Paul Martin

Printed Name

Paul Martin

Witness

Christian Dilly

Printed Name

**ARTISTRY COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation

By: Rodney Tucker  
Rodney Tucker, as its President

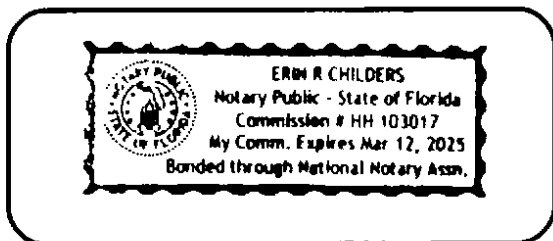
Attest: Rich Kartoura  
Rich Kartoura, as its Secretary

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1<sup>st</sup> day of March, 2022, by Rodney Tucker as President of ARTISTRY COMMUNITY ASSOCIATION, INC., on behalf of the corporation. He is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification, and did not take an oath.



Notary Stamp

Erin Childers  
Signature of Notary  
Erin Childers  
Print Name of Notary

My Commission Expires: 3-12-25

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{END OF ARTICLES OF AMENDMENT DOCUMENT}