

N16000010280

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

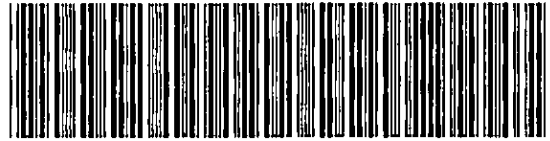
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



500368253005

*amend*

07/22/21--01013--001 \*\*35.00

2021 JUN 21 AM 10:50  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

JUL 2 2 2021

A RAMSEY



**MARTELL & OZIM, P.A.**

**MAIN OFFICE:**

213 S. Dillard Street, Suite 210  
Winter Garden, FL 34787

**BY APPOINTMENT ONLY:**

37 N. Orange Avenue, Suite 500  
Orlando, FL 32801

PH: (407) 377-0890 Fax: (407) 674-2543

email: [info@martellandozim.com](mailto:info@martellandozim.com) web: [www.martellandozim.com](http://www.martellandozim.com)

Attorneys at Law

June 14, 2021

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

RE: Amendment to the Articles of Incorporation for School Ave Townhomes Association, Inc.

Dear Sir or Madam,

Please see the enclosed check in the amount of \$35.00 for the Filing Fee for the Amendment to the Articles of Incorporation for School Ave Townhomes Association, Inc. The document number for the corporation is N16000010280. Please return all correspondences concerning this matter to the following:

Christopher Isbel, Esq.  
Martell & Ozim, P.A.  
213 S. Dillard St, Suite 210  
Winter Garden, FL 34787

You may contact our office if you have any additional questions or require additional assistance. Attorney Patryk Ozim can be contacted by email at [cisbel@martellandozim.com](mailto:cisbel@martellandozim.com) or by phone at 407-377-0890.

Sincerely,

*Tasha Ralstin*

Tasha Ralstin  
Administrative Assistant

Enclosure

FILED

2027 JUN 21 AM 10:50

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Prepared by and Return to:  
Christopher Isbel, Esq.  
MARTELL & OZIM, P.A.  
213 South Dillard St.  
Winter Garden, FL 34787  
(407) 377-0890

**ARTICLES OF AMENDMENT REGARDING SCRIVENER'S ERROR TO  
ARTICLE OF INCORPORATION OF  
SCHOOL AVE TOWNHOMES ASSOCIATION, INC.**

WHEREAS, that certain Amended and Restated Declaration of Covenants and Restrictions for School Ave Townhomes was recorded at Official Records Instrument #2019160075, Public Records of Sarasota County, Florida, as may be amended and supplemented from time to time (the "Declaration"); and

WHEREAS, those certain Articles of Incorporation of School Ave Townhomes Association, Inc., were recorded as Exhibit B to the Declaration as may be further amended from time to time (the "Articles"); and

WHEREAS, Article VII, Section 7.1 (A) permits the Developer to unilaterally amend the Articles without a membership vote prior to turnover; and

WHEREAS, the Developer desires to amend the Articles to correct the name of the Developer in the Articles and turnover of the Association has not occurred.

**NOW, THEREFORE**, pursuant to the amendment procedures set forth in Article VII, Section 7.1 (A) of the Articles, the following Scrivener's Error Amendment to the Articles is hereby adopted:

1. Article VII, Section 7.1 (A) of the Articles is hereby amended as follows:
  - a. Until Turnover of Control (as defined in Article XI hereof), BC School Ave, LLC, ~~BC School Ave Townhomes, LLC~~, a Florida limited liability company (the "Developer"), shall have the unilateral right to amend these Articles.
2. Article XIII of the Articles is hereby further amended as follows:
  - a. The name and address of the subscriber to these Articles of Incorporation is as follows:

BC School Ave, LLC ~~BC School Ave Townhomes, LLC~~

6911 Pistol Range Rd., Suite 101 Tampa, FL 33635
3. "Exhibit A" attached to this Amendment shall be incorporated as the signature page to the Articles, amending the Registered Agent information.

DELETION INDICATED BY ~~STRIKE-OUT~~, NEW TEXT INDICATED BY UNDERLINE

IN WITNESS WHEREOF, the Developer has adopted and caused this Amendment to the Articles of Incorporation of School Ave Townhomes Association, Inc. to be executed as of this 9th day of June, 2021.

WITNESSES:

Patricia Bennett  
Printed Name: Patricia Bennett  
Date: 6/9/21

BC School Ave, LLC, a Florida limited liability company

By: Ryan Stuzinski  
Name: Ryan Stuzinski  
Title: Managing Member

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 9th day of June, 2021, by Ryan Stuzinski as Managing Member of BC School Ave, LLC, a Florida limited liability company, who is personally known to me or has produced \_\_\_\_\_ as identification.

COLEEN E. SPARKMAN  
Notary Public, State of Florida  
My Comm. Expires Nov. 7, 2021  
No. CG 152952

Coleen Sparkman  
Notary Public  
(Seal) Printed Name: Coleen E. Sparkman  
My Commission Expires: 11/7/21

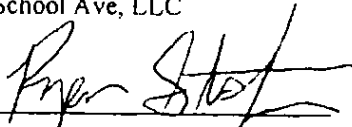
"Exhibit A"

**ARTICLE XIV  
REGISTERED AGENT**

The initial registered agent of the Association is Coleen Sparkman at 6911 Pistol Range Road, Suite 133, Tampa, FL 33635. This corporation shall have the right to change such registered agent and office from time to time as provided by law.

IN WITNESS WHEREOF, the incorporator has hereunto affixed his signature on the date as set forth below.

INCORPORATOR  
BC School Ave, LLC

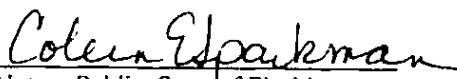
By: 

Print: Ryan Studzinski  
Title: Managing Member  
6911 Pistol Range Rd., Suite 133  
Tampa, FL 33635  
Date: 6/9/21

STATE OF FLORIDA  
COUNTY OF Hillsborough

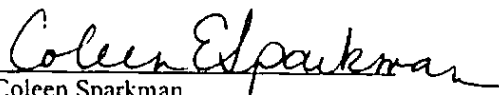
The foregoing instrument was acknowledged before me this 9th day of June, 2021, by Ryan Studzinski, as Managing Member of BC School Ave, LLC, a Florida limited liability company, who is personally known to me or has produced \_\_\_\_\_ as identification.

COLEEN E. SPARKMAN  
Notary Public, State of Florida  
My Comm. Expires Nov. 7, 2021  
No. 00152352

  
Notary Public, State of Florida  
(Seal)

**ACCEPTANCE OF DESIGNATION  
REGISTERED AGENT/REGISTERED OFFICE**

Having been named to accept service of process for the above stated Corporation, at the place designated in these Articles of Incorporation, I hereby agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 617.0505 Florida Statutes.

  
Coleen Sparkman  
Registered Agent

DELETION INDICATED BY ~~STRIKE-OUT~~, NEW TEXT INDICATED BY UNDERLINE