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S. PRATHER

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& PLANNED DEVELOPMENT LAW

May 9, 2024

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

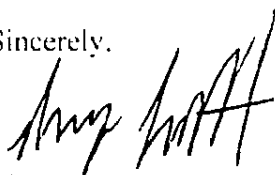
Re: Amendments to the Articles of Incorporation

Dear Sir or Madam:

Enclosed for filing are the Amendments to the Articles of Incorporation of Langford Landing Homeowners' Association, Inc., together with a photocopy to be date stamped and returned to this office in the self-addressed stamped envelope enclosed for your convenience. Also enclosed is a check in the amount of \$35.00 to cover the filing fee.

Thank you for your assistance in this matter and should you have any questions, please do not hesitate to contact our office.

Sincerely,



Myra Laurent  
Paralegal to Jacob E. Ensor, Esq.  
Enclosures



**CERTIFICATE OF AME  
TO THE ARTICLES OF INCORPORATION OF LANGFORD LANDING  
HOMEOWNERS' ASSOCIATION, INC.**

The Articles of Incorporation of Langford Landing Homeowners' Association, Inc. were recorded in the public records of Martin County, Florida at Official Records Book 2974, Page 1722, et. seq. The same Articles of Incorporation are hereby amended as approved by a vote sufficient for approval.

1. Article IV, Sections 4.1 and 4.5 of the Articles of Incorporation are amended to read as follows:

**ARTICLE IV  
DIRECTORS**

4.1 Number and Qualification. The property, business, and affairs of the Association shall be managed by a board consisting of five (5) directors. If there are not a sufficient number of qualified candidates for the election in any year, the number of directors shall be reduced to three (3) until the next annual meeting and election, at which time the number of directors shall return to five (5). All directors shall be Members of the Association or authorized representatives, officers, or employees of Members of the Association that are entities.

4.5. Term; Removal. Directors elected by the Owners shall hold office until their successors are elected and qualified as set forth in the Bylaws. Directors may resign or be removed, and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

(The balance of Article IV remains unchanged)

2. Article VIII, Sections 8.1, 8.2, and 8.3 of the Articles of Incorporation are amended to read as follows. Section 8.3 is deleted:

**ARTICLE VIII**  
**AMENDMENTS**

8.1 Approval. These Articles of Incorporation may be amended at any time, and from time to time, by (i) an instrument signed by the Owners of at least thirty-five (35) Lots or (ii) a certification by the President of the Association that the Owners of at least thirty-five (35) Lots have voted in favor of the amendment at a membership meeting. All amendments must also be approved by the Board of Directors.

8.2 Proviso. No amendment to these Articles may be adopted which would eliminate, modify, prejudice, abridge, or otherwise adversely affect any rights, benefits, privileges, or priorities granted or reserved to mortgagees of Residential Units without the consent of said mortgagees in each instance. No amendment shall be made that is in conflict with the Act or the Declaration.

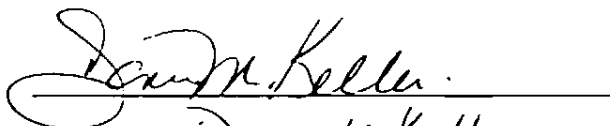
8.3 Deleted.

3. The adoption of these amendments appears upon the minutes of said meeting and is unrevoked.

4. All provisions of the Articles of Incorporation are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

**IN WITNESS WHEREOF**, the undersigned has caused these presents to be signed in its name by its President and its Secretary affixed this 26 day of April 2024.

**WITNESSES AS TO PRESIDENT:**



Print Name: Donna M. Keller

Witness Address: 3031 OE Aster Ln #601

**LANGFORD LANDING HOMEOWNERS' ASSOCIATION, INC.**

By: 

Ken Sehres

[Signature]

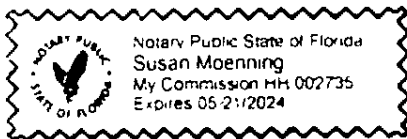
Print Name: Donna H. Keller

Witness Address: 3031 NW Astor Lane #601

**STATE OF FLORIDA  
COUNTY OF MARTIN**

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of [X] physical appearance or [ ] online notarization, by **Ken Sehres, President**, of Langford Landing Homeowners' Association, Inc. who [X] is personally known to me or who [ ] has produced \_\_\_\_\_ as identification this 24 day of April 2024.

**Notary Stamp**



[Signature]  
Notary Public, State of Florida

Susan Moenning  
Print Name

My Commission Expires: 5-21-24

**WITNESSES AS TO SECRETARY:**

**LANGFORD LANDING HOMEOWNERS' ASSOCIATION, INC.**

[Signature]

Print Name: Donna H. Keller

Witness Address: 3031 SE Astor Lane #601

By: [Signature]  
David McKinney

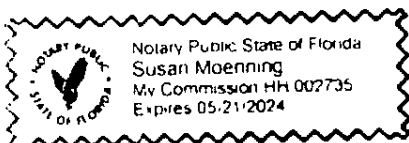
[Signature]  
Print Name: Samantha Ouellette  
Witness Address: 1926 SW Beauregard St

2024 MAY 15 PM 6:11  
NOTARY PUBLIC  
STATE OF FLORIDA

**STATE OF FLORIDA  
COUNTY OF MARTIN**

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of [X] physical appearance or [ ] online notarization, by **David McKinney, Secretary**, of Langford Landing Homeowners' Association, Inc. who [X] is personally known to me or who [ ] has produced \_\_\_\_\_ as identification this 26 day of April 2024.

**Notary Stamp**



[Signature]  
Notary Public, State of Florida

Susan Moenning  
Print Name

My Commission Expires: 5-21-24