

N1800000S366

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

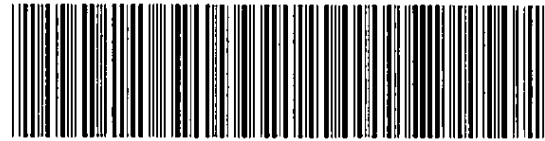
Certified Copies

2

Certificates of Status

Special Instructions to Filing Officer:

Office Use Only



900376179599

11/22/21--01003--001 **52.50

FILED
2021 NOV 22 AM 9:39
RECEIVED
2021 NOV 22 AM 9:28
ALABAMA STATE BAR

C. BRUMBLEY
NOV 22 2021

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: MIRA VISTA HOMEOWNERS' ASSOCIATION, INC.

DOCUMENT NUMBER: N18000005366

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

Please return all correspondence concerning this matter to the following:

ANN E ANDERSON

(Name of Contact Person)

MIRA VISTA HOMEOWNERS' ASSOCIATION, INC

(Firm/ Company)

1413 BAYSHORE BLVD, #FL

(Address)

Dunedin, FL 34698

(City/ State and Zip Code)

ann@ecoseascape.com

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

For further information concerning this matter, please call:

ANN E ANDERSON

(Name of Contact Person)

at 850 340 1889

(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 &
Certificate of Status | <input type="checkbox"/> \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed) | <input type="checkbox"/> \$52.50 Filing Fee
Certificate of Status
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
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

SECOND ARTICLES OF AMENDMENT
to
ARTICLES OF INCORPORATION
of
MIRA VISTA HOMEOWNERS' ASSOCIATION, INC.

FILED
2021 NOV 22 AM 9:39
CLERK OF CIRCUIT COURT
IN AND FOR THE COUNTY OF PINELLAS
FLORIDA

Pursuant to the provisions of 617.1006, Florida Statutes, this Florida Not For Profit Corporation adopts the following amendments to the Electronic Articles of Incorporation filed with the Secretary of State on May 14, 2018, and the Articles of Amendment filed with the Secretary of State on June 12, 2018; which amendments were adopted by 6/7th of the entire Membership of the Corporation at a duly called and noticed meeting held on December 12, 2020:

ARTICLE I. - NAME OF CORPORATION

Not Applicable

ARTICLE II. - GENERAL NATURE OF BUSINESS

The general nature of the business to be conducted by the Association shall be the operation and management of the affairs and property of the residential subdivisions located in Pinellas County, Florida, known as Mira Vista Townhomes and Mira Vista Townhomes Phase II, as more particularly described in the subdivision plats thereof recorded in the Public Records of Pinellas County, Florida, and to perform all acts provided in the Declaration of Covenants, Conditions and Restrictions for said residential subdivisions, and all exhibits thereto, as duly amended from time to time, and the provisions of Chapters 617 and 720, Florida Statutes.

ARTICLE III.- POWERS

Not applicable

ARTICLE IV.- MEMBERS

All persons owning a vested present interest in the fee title to a Lot in Mira Vista Townhomes or Mira Vista Townhomes Phase II, which interest is evidenced by a duly recorded proper instrument in the Public Records of Pinellas County, Florida, shall be Members of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall terminate automatically and immediately at the time a Member's vested interest in the fee title in and to his or her Lot terminates. The change of Membership in the Association shall be evidenced in the Association records by delivery to the Association of a copy of the recorded deed or other instrument of conveyance transferring fee title to the Lot. Membership shall be appurtenant to and shall not be separated from ownership of the Lot. Prior to the recording of the Declaration

of Covenants, Conditions and Restrictions, New Visions Florida, LLC, the Declarant, shall constitute the sole Member of the Association.

ARTICLE V.- VOTING RIGHTS

The Association shall have two classes of Membership:

Class "A" Members shall be entitled to one (1) vote per Lot at Membership meetings. When more than one (1) person owns a Lot in Mira Vista Townhomes or Mira Vista Townhomes Phase II, the one (1) vote for that Lot shall be exercised as they, among themselves, determine and advise the Secretary of the Association, in writing, prior to the time the meeting is called to order, but in no event shall more than the one (1) vote allocated to that Lot be cast, and the vote shall not be divided among the Owners of any one Lot. In the absence of any such notification to the Secretary of the Association, the vote allocated to the Lot shall be suspended if more than one (1) person seeks to exercise it. In the case of a Lot owned by a corporation, partnership, limited partnership, limited liability partnership, limited liability company or other entity, one (1) natural person shall be designated to be the primary representative of the Lot Owner for all purposes under the Declaration of ~~Condominium~~ Covenants, Conditions and Restrictions, these Articles of Incorporation, and the Bylaws of the Association. If a Lot is owned by a trustee or trustees of a trust, the trustee or trustees shall be deemed the primary representative(s) of the Lot Owner. If a Class "A" Member owns more than one (1) Lot, such Member shall have the right to cast the one (1) vote allocated to that Lot for each Lot owned.

The Class "B" Member shall be the Declarant. The Class "B" Member shall have five (5) votes for each Lot which it owns; provided, however, that after transition of homeowners' association control from the Declarant to the nonDeclarant Members as provided in these Articles of Incorporation and Section 720.307, Florida Statutes, has occurred, the Declarant shall not cast votes in an amount that exceeds one (1) vote per Lot.

ARTICLE VI.- INCOME DISTRIBUTION

Not Applicable

ARTICLE VII.- EXISTENCE

Not Applicable

ARTICLE VIII.- REGISTERED OFFICE, REGISTERED AGENT, PRINCIPAL PLACE OF BUSINESS

Not Applicable

ARTICLE IX.- NUMBER OF DIRECTORS

Not Applicable

ARTICLE X.- BOARD OF DIRECTORS AND OFFICERS

Not Applicable

ARTICLE XI.- RECALL AND REMOVAL OF DIRECTORS

Not Applicable

ARTICLE XII.- INDEMNIFICATION OF OFFICERS AND DIRECTORS

Not Applicable

ARTICLE XIII.- RIGHTS OF DECLARANT

Not Applicable

ARTICLE XIV.- BYLAWS

Not Applicable

ARTICLE XV.- AMENDMENT


These Articles of Incorporation may be amended as set forth in Chapters 617 and 720, Florida Statutes; provided, however, that any such amendment shall be approved by at least ~~six-sevenths-(6/7ths)-~~seventy-five percent (75%) of the total voting interests of the Association. Until the election of a majority of the members of the Board of Directors by Members other than the Declarant has occurred, no amendment shall be effective without the prior written consent of the Declarant.

ARTICLE XVI.- CHAPTER 720, FLORIDA STATUTES

Not Applicable

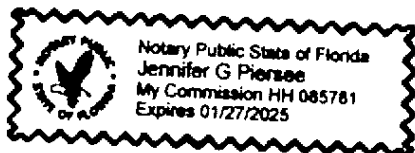
The Corporation, by causing its duly authorized President to execute this Amendment, hereby certifies that the foregoing Second Articles of Amendment to the Articles of Incorporation of Mira Vista Homeowners' Association, Inc., a Florida corporation not for profit, were duly adopted by the membership of the Association in accordance with the Electronic Articles of Incorporation filed with the Secretary of State on May 14, 2018, and the Articles of Amendment filed with the Secretary of State on June 12, 2018.

MIRA VISTA HOMEOWNERS' ASSOCIATION,
INC., a Florida corporation not for profit

By: 
ANN E. ANDERSON,
as its duly authorized President

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me, a notary public authorized to take acknowledgments in the State and County set forth above, by means of ☒ physical presence or ☐ online notarization, this 17th day of June, 2021, by ANN E. ANDERSON, as the duly authorized President of MIRA VISTA HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit, who is ☒ personally known to me or ☐ has produced _____ as identification, and who (did)(did not) take an oath, and who acknowledged to and before me that said instrument was executed for the purposes therein expressed.



NOTARY PUBLIC


Signature of Notary Public

Jennifer G. Piersee

Printed Name of Notary Public

Commission Number: HH 085781

My Commission Expires: 1/27/2025