

N1900000 8023

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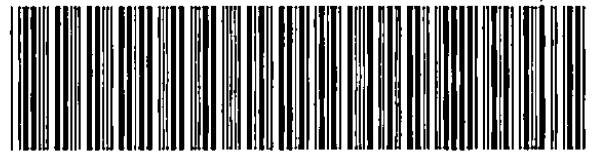
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FLORIDA DEPARTMENT OF STATE  
Division of Corporations

September 27, 2019

PAMELA K. ABRAHAM  
37839 AMELIA AVE  
DADE CITY, FL 33525

SUBJECT: AL-MAR ACRES, HOME OWNERS ASSOCIATION, A NONPROFIT CORPORATION  
Ref. Number: N19000008023

We have received your document for AL-MAR ACRES, HOME OWNERS ASSOCIATION, A NONPROFIT CORPORATION and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

You failed to make the correction(s) requested in our previous letter.

the attached document cannot be titled "Amended Articles of Incorporation" It appears you are filing two documents under one fee. It can be labeled as an "Attachement" to the articles of amendment.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Rebekah White <sup>20190927</sup>  
Regulatory Specialist/Supervisor

Letter Number: 519A00020030

Attached find document  
with changes.

Pam Abraham

10-10-19

2019 OCT 1 3 1 20



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

September 11, 2019

PAMELA K. ABRAHAM  
37839 AMELIA AVE  
DADE CITY, FL 33525

SUBJECT: AL-MAR ACRES, HOME OWNERS ASSOCIATION, A NONPROFIT CORPORATION  
Ref. Number: N19000008023

We have received your document for AL-MAR ACRES, HOME OWNERS ASSOCIATION, A NONPROFIT CORPORATION and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please file the document as either Articles of Amendment or Restated Articles of Incorporation pursuant to applicable Florida Statutes.

The date of adoption of each amendment must be included in the document.

Please check the appropriate box on the amendment form regarding the adoption of the amendment(s).

The document must be signed by the chairman, any vice chairman of the board of directors, its president, or another of its officers listed.

The name and title of the person signing the document must be noted beneath or opposite the signature.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Rebekah White  
Regulatory Specialist II Supervisor

Letter Number: 619A00018794

**TO:** Amendment Section  
Division of Corporations

Al-Mar Acres, Homeowners Association, A Nonprofit Corporation

**NAME OF CORPORATION:** \_\_\_\_\_

N19000008023

**DOCUMENT NUMBER:** \_\_\_\_\_

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

Please return all correspondence concerning this matter to the following:

Pamela K. Abraham

\_\_\_\_\_  
(Name of Contact Person)

\_\_\_\_\_  
(Firm/ Company)

37839 Amelia Ave

\_\_\_\_\_  
(Address)

Dade City, FL 33525

\_\_\_\_\_  
(City/ State and Zip Code)

tpabraham76@hotmail.com

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

For further information concerning this matter, please call:

Pamla K. Abraham

813-714-2954

\_\_\_\_\_  
(Name of Contact Person) at \_\_\_\_\_  
(Area Code) (Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

- |   |  |   |  |
|---|--|---|--|
| <input checked="" type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee &<br>Certificate of Status | <input 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  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, address of each Officer and/or Director being added:

(Attach additional sheets, if necessary)

Please note the officer/director title by the first letter of the office title:

P = President; V= Vice President; T= Treasurer; S= Secretary; D= Director; TR= Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change. Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

<input checked="" type="checkbox"/> Change	<u>PT</u>	<u>John Doe</u>
<input checked="" type="checkbox"/> Remove	<u>V</u>	<u>Mike Jones</u>
<input checked="" type="checkbox"/> Add	<u>SV</u>	<u>Sally Smith</u>

<u>Type of Action</u> (Check One)	<u>Title</u>	<u>Name</u>	<u>Address</u>
		N/A	
1) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
2) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
3) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
4) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
5) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
6) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____

**E. If amending or adding additional Articles, enter change(s) here:**  
*(attach additional sheets, if necessary). (Be specific)*

See attached articles

The date of each amendment(s) adoption: \_\_\_\_\_, if other than the date this document was signed.

Effective date if applicable: \_\_\_\_\_  
(no more than 90 days after amendment file date)

**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

**Adoption of Amendment(s) (CHECK ONE)**

- ☐ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.
- ☒ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

August 30, 2019

Dated \_\_\_\_\_

Signature \_\_\_\_\_



(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator - if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

Pamela K. Abraham

\_\_\_\_\_  
(Typed or printed name of person signing)

President

\_\_\_\_\_  
(Title of person signing)

**ATTACHMENT**

**AL-MAR ACRES, Homeowners Association, Inc.**

A Nonprofit Corporation

We, the undersigned acting as incorporators of a non-profit corporation under Chapter 617 of the Florida Statutes, hereby adopt the following articles of incorporation:

**Article I.**

The name of the corporation is **AL-MAR ACRES, HOMEOWNERS ASSOCIATION, A NONPROFIT CORPORATION**, referred to hereinafter as the "Association".

**Article II.**

The Association is a nonprofit corporation.

**Article III.**

The period of the Association's duration is perpetual.

**Article IV.**

The Association is formed for the primary purpose of providing for the maintenance, preservation, and architectural control of the residence lots and common areas within a certain subdivided tract of real property described as follows:

**SEE ATTACHED EXHIBIT 'A'**

and to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose.



In furtherance of such purposes, the Association will have the power to:

- (a) perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants and Restrictions (the "Declaration") applicable to the subdivision and recorded in the public records of Pasco County, Florida;
- (b) affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed on the property of the association;
- (c) acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;
- (d) Establish rules and regulations governing members responsibility;
- (e) Require all the homeowners, lot owners, property owners or unit owners to be members of the association.
- (f) exist in perpetuity, however, if the Association is dissolved, the property consisting of the surface water management systems shall be conveyed to an appropriate agency of local government and that if not accepted, then the surface water management system shall be dedicated to a similar non-profit corporation;
- (g) operate and maintain common property, specifically the surface water management system as permitted by the Southwest Florida Water Management District including all lakes, retention areas, water management areas, ditches, culverts, structures, and related appurtenances;
- (h) borrow money and, subject to the consent by vote or written instrument of two-thirds of its members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

- (i) dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer will be effective unless an instrument has been signed by two-thirds of the members, agreeing to such dedication, sale, or transfer;
- (j) sue and be sued;
- (k) contract for services, such as to provide for operation and maintenance if the Association contemplates employing a maintenance company;
- (l) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation must have the consent by vote or written instrument of two-thirds of the members;
- (m) take on any other action necessary for the purposes for which the Association is organized;
- (n) have and exercise all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and will be operated exclusively for the above purposes. The activities of the Association will be financed by assessments on members as provided in the Declaration, and no part of any net earnings will inure to the benefit of any member.

#### **Article V.**

#### **INITIAL CORPORATE ADDRESS AND INITIAL REGISTERED OFFICE AND AGENT**

The initial street address of the Corporation is 37839 Amelia Avenue, Dade City, FL 33525 and the mailing address of the Corporation is 37839 Amelia Avenue, Dade City, FL 33525. The street address of the initial registered office of this Corporation is 37839 Amelia Avenue, Dade City, FL 33525, and the name of the initial Registered Agent of this Corporation is PAMELA K. ABRAHAM.

**ARTICLE VI.**  
**INITIAL BOARD OF DIRECTORS**

This Corporation shall have one Director initially. The number of directors may be either increased or decreased from time to time by action in accordance with the provisions of the Bylaws, however, there shall never be less than three (3). The name and address of the initial Director of this Corporation is: PAMELA K. ABRAHAM, 37839 Amelia Avenue, Dade City, FL 33525.

**Article VII.**

Every person or entity who/which is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, will be a member of the Association. Membership will be appurtenant to and may not be separated from ownership of a lot that is subject to assessment by the Association.

**Article VIII.**

The Association will have one class of voting members, which are defined as follows:

Members will include all owners with the exception of the declarant, as that term is defined in the Declaration. Members will be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all of those persons will be members. The vote for such lot will be exercised as such members determine among themselves, but in no event will more than one vote be cast with respect to any lot owned by Members.

**Article VIII.**

The number of directors constituting the initial board of directors of the Association is one, and the name and address of the person who is to serve as the initial director is:

<u>Name</u>	<u>Address</u>
PAMELA K. ABRAHAM	37839 Amelia Avenue Dade City, FL 33525

Article IX.

On dissolution, the assets of the Association will be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created. In the event such distribution is refused acceptance, such assets will be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

Article X.

The name and street address of each incorporator is:

PAMELA K. ABRAHAM

37839 Amelia Avenue, Dade City, FL 33525

Executed at Dade City, Florida on this 30<sup>th</sup> day of August, 2019.

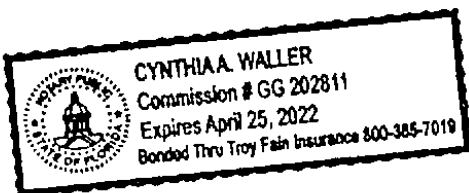
Pamela K. Abraham  
PAMELA K. ABRAHAM, Incorporator

State of Florida  
County of Pasco

I, CYNTHIA A. WALLER, a notary public, certify that on August, 30<sup>th</sup>, 2019, PAMELA K. ABRAHAM, being first duly sworn, personally appeared before me and declared that he is the person who signed the foregoing document as an incorporator, and that the statements contained therein are true.

In witness, I have set my hand on the date first above-written.

Cynthia A. Waller  
CYNTHIA A. WALLER  
Notary Public in and for  
County, Florida  
My commission expires:



(Seal)

|

|

|

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN FLORIDA.  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

IN COMPLIANCE WITH SECTIONS 48.091 AND 607.325,  
FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

AL-MAR ACRES. HOMEOWNERS ASSN., INC., DESIRING TO ORGANIZE  
OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL  
PLACE OF BUSINESS AT THE CITY OF DADE CITY, STATE OF FLORIDA, HAS NAMED  
PAMELA K. ABRAHAM, LOCATED AT 37839 Amelia Avenue, DADE CITY, FL. 33525 AS  
ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE: Pamela K. Abraham  
PAMELA K. ABRAHAM  
TITLE: Incorporator

DATE: AUGUST 30, 2019

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE  
ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I  
HEREBY AGREE TO ACT IN THIS CAPACITY. FURTHER, I CERTIFY THAT I AM  
FAMILIAR WITH AND AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES,  
INCLUDING THE DUTIES AND OBLIGATIONS PROVIDED FOR IN SECTION 607.325,  
RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE OF REGISTERED AGENT: Pamela K. Abraham  
PAMELA K. ABRAHAM

DATE: AUGUST 30, 2019.

## Exhibit A

**Parcel 1:** THE S1/2 OF N1/2 OF SE1/4 OF NE1/4 OF SEC 2 LESS EAST 20 FT THEREOF & LESS THE N 210 FT OF W 105 FT & LESS THAT POR LYING WITHIN THE FOLLOWING DESC: COM AT SW COR OF N1/2 OF SE1/4 OF NE1/4 OF SEC TH ALG S LN S89DEG 52'52"E 37.75FT TO E R/W OF CURLEY ST TH N00DEG 10' 45"E 27.23 FT TO N R/W LN OF 3RD AVE FOR POB TH ALG N LN OF 3RD AVE S89DEG 52' 52"E 200.00 FT TH N00DEG 10'45"E 245.00 FT TH N89DEG 52'52"W 200.00 FT TO EAST R/W LINE OF CURLEY ST TH S00DEG 10'45"W 245.00 FT TO POB & LESS 3RD AVE & LESS NORTH 87 FT OF S1/2 OF NE1/4 OF SE1/4 OF NE1/4 EXC EAST 25 FT FOR RD R/W & EXC THAT PART OF THE FOLLOWING LYING WITHIN THE ABOVE DESC: COM AT SW COR OF N1/2 OF SE1/4 OF NE1/4 OF SEC TH S89DEG 52' 52"E 37.75 FT TO E R/W LN OF CURLEY ST TH N00DEG 10' 45"E 245.00 FT FOR POB TH N00DEG 10'45"E 152.02FT TH S89DEG 09'49"E 200.00 FT TH S00DEG 10'45"W 149.51 FT TH N89DEG 52'52"W 200.00FT TO POB OR 9778 PG 3064

**Parcel 2:** COM AT SE COR OF N1/2 OF NW1/4 OF SE1/4 OF NE1/4 OF SEC 2 TH ALG SOUTH LINE THEREOF N89DEG 53' 48"W 625.67 FT TO ELY R/W LINE CURLEY ST TH ALG SAID R/W N00DEG 10'45"E 91.00 FT TH S89DG 09' 49"E 625.31 FT TO EAST LINE OF N1/2 OF NW1/4 OF SE1/4 OF NE1/4 TH S00DEG 05' 35"E 83.00 FT ALG SAID EASTLINE TO POB; EXC THAT PART LYING IN THE FOLLOWING DESC: COM AT SW COR OF N1/2 OF SE1/4 OF NE1/4 OF SEC TH S89DEG 52' 52"E 37.75 FT TO EAST R/W LINE OF CURLEY ST TH N00DEG 10'45"E 27.23 FT TO NORTH R/W LINE OF THIRD AVE TH N00DEG 10' 45"E 245.00 FT FOR POB TH CONT N00DEG 10' 45"E 152.02 FT TO PT 91.00 FT NORTH OF THE SOUTH LINE OF N1/2 OF NW1/4 OF SE1/4 OF NE1/4 OF SEC TH S89DEG 09' 49"E 200.00 FT TH S00DEG 10' 45"W 149.51 FT TH N89DEG 52'52"W 200.00 FT TO POB OR 3932 PG 976 OR 7970 PG 186 OR 97 PG 1413 OR 8311 PG 1764 OR 9778 PG 3064

**Parcel 3:** N1/2 OF NE1/4 OF SE1/4 OF NE1/4 LESS SOUTH 261 FT THERE- OF & LESS EAST 20.00 FT THERE- OF & SOUTH 200 FT OF SE1/4 OF NE1/4 OF NE1/4 LESS EAST 20.00FT THEREOF & COM AT NE COR OF NW1/4 OF SE1/4 OF NE1/4 OF SECTION 2 FOR POB TH SOUTH 243 FT MOL TH WEST 625.31 FT TO EAST LINE OF CURLEY ST TH NORTH 179 FT TH N84DG 54' 24"E 622.25 FT MOL TO POB OR 3945 PG 1362

**Parcel 4:** COM AT SE COR OF N1/2 OF NW1/4 OF SE1/4 OF NE1/4 OF SECTION 2 TH N00DEG 05'35"E 87.00 FT FOR POB TH CONT N00DEG 05'35"E 174.00 FT TH S89DEG 53'48"E 639.92 FT TH S00DEG 06'10"E 174.00 FT TH N89DEG 53'48"W 639.96 FT TO POB OR 6876 PG 625