

N1900000/0610

Florida Department of State

Division of Corporations
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(((H22000282120 3)))



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To:

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Account Number : 120060000023
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2022 AUG 22 PM 12
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****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: Steve.Helfman@glhomes.com

**COR AMND/RESTATE/CORRECT OR O/D RESIGN
VALENCIA GROVE PROPERTY OWNERS ASSOCIATION, INC.**

| | |
|-----------------------|---------|
| Certificate of Status | 1 |
| Certified Copy | 1 |
| Page Count | 03 |
| Estimated Charge | \$52.50 |

A. RAMSEY
AUG 23 2022

FILED
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2022 AUG 22 PM 12 12
CLERK OF DISTRICT COURT

**CERTIFICATE OF FILING
FIRST AMENDMENT TO THE
AMENDED AND RESTATED ARTICLES OF INCORPORATION OF
VALENCIA GROVE PROPERTY OWNERS ASSOCIATION, INC.**

WHEREAS, Valencia Grove Property Owners Association, Inc. (the "Association") is a Florida not for profit corporation pursuant to the Amended and Restated Articles of Incorporation of Valencia Grove Property Owners Association, Inc., filed March 2, 2020, Document Number N19000010610, as amended from time to time (the "Articles"); and

WHEREAS, pursuant to Article XIII, Section B of the Articles, after the "First Conveyance" (as such term is defined in the Articles) and prior to the "Turnover Date" (as such term is defined in the Articles), the Articles may be amended by a majority vote of the Association's Board of Directors (the "Board") at a duly called meeting of the Board, without the prior written consent of the "Members" (as such term is defined in the Articles); and

WHEREAS, pursuant to Section 4.15 of the Bylaws of Valencia Grove Property Owners Association, Inc. (the "Bylaws"), prior to the Turnover Date and except as to assessments, any action required or permitted to be taken at a meeting of the Board may be taken without a meeting if a consent in writing, specifically setting forth the action to be taken, is signed by all of the members of the Board entitled to vote with respect to the subject matter thereof, and such consent has the same force and effect as a unanimous vote of the Board; and

WHEREAS, the First Conveyance has occurred as of the date of this Certificate of Filing, and the Turnover Date has not occurred as of the date of this Certificate of Filing; therefore, Members are not entitled to vote on a proposed amendment to the Articles; and

WHEREAS, in accordance with Article XIII, Section B of the Articles, on August 18, 2022, the Board approved an amendment to the Articles, as further set forth herein, by unanimous written consent of the Board made in accordance with Section 4.15 of the Bylaws.

NOW, THEREFORE, the undersigned hereby certify that the following First Amendment to the Amended and Restated Articles of Incorporation of Valencia Grove Property Owners Association, Inc. (the "First Amendment") is a true and correct copy of the First Amendment approved by the Board.

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**FIRST AMENDMENT TO THE
AMENDED AND RESTATED ARTICLES OF INCORPORATION OF
VALENCIA GROVE PROPERTY OWNERS ASSOCIATION, INC.**

*(new language shown by underline,
deleted language shown by ~~strikeout~~,
** * ** shows unaffected language)*

**ARTICLE VIII
BOARD OF DIRECTORS**

*** * ***

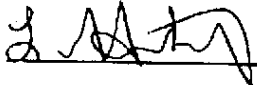
C. In accordance with Section 720.307(2) of the HOA Act, the Members other than Declarant ("Purchaser Members") shall be entitled to elect one member of the Board after fifty percent (50%) of all the Lots in the Neighborhood to be constructed with a Home thereon (the "Total Developed Lots") have been conveyed to Members. The election of such one (1) Purchaser Member to the Board shall occur at the annual meeting of the Members following such conveyance. The term of such Purchaser Member elected to the Board shall terminate upon the latter of the Turnover Date or the election of the "Initial Elected Board" (as such term is hereinafter defined).

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREFORE, this Certificate of Filing has been signed by the Association on the date set forth below.

WITNESSES:



Printed Name: Laura Hartley

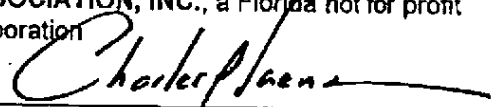


Printed Name: Abigail FARACH

STATE OF FLORIDA)
) ss:
COUNTY OF SAINT LUCIE)

VALENCIA GROVE PROPERTY OWNERS
ASSOCIATION, INC., a Florida not for profit
corporation

By:

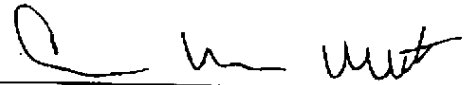

Charles Saenz, its President

The foregoing instrument was acknowledged before me by means of ☒ physical appearance or ☐ online notarization, this 18 day of August, 2022, by Charles Saenz as President of VALENCIA GROVE PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit corporation, who is personally known to me and did not take an oath.

[NOTARIAL SEAL]



ANN MARIE MOTT
Commission # GG 923068
Expires October 26, 2023
Bonded Three Sixty Notary Services


Print Name: Ann Marie Mott
Notary Public, State of Florida

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