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Amend/CC
@ 2/2/10

KAREN O. GAFFNEY, P.A.

ATTORNEY AT LAW

221 WEST MAIN STREET • SUITE D

INVERNESS, FLORIDA 34450

E-mail Address: karengaffney@tampabay.rr.com

KAREN O. GAFFNEY

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January 28, 2010

Via U.S. Mail Delivery

The Florida Department of State

Division of Corporations

Corporate Filings

P.O. Box 6327

Tallahassee, FL 32314

*RE: The Moorings At Point O'Woods Homeowners Association, Inc. Document
#N20270- Articles of Amendment of the Articles of Incorporation*

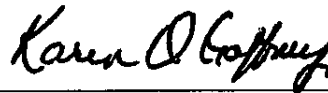
Dear Sir or Madam:

Our office has the pleasure of representing The Moorings At Point O'Woods Homeowners Association, Inc. Enclosed please find an original and one copy of Articles of Amendment of the Articles of Incorporation of The Moorings at Point O'Woods Homeowners Association, Inc. for filing with your office. Also, enclosed is our Check #2845 in the amount of \$43.75 to cover your filing fee for the Amendment and to obtain a certified copy of the same. Please return the certified copy and letter of acknowledgment to my office.

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

Regards,

KAREN O. GAFFNEY, P.A.



Karen O. Gaffney, Esquire

**Signed in absence
to avoid delay**

KOG/pcm

Enclosures: as stated

Cc: The Moorings at POW, Inc.

ARTICLES OF AMENDMENT
OF THE ARTICLES OF INCORPORATION
OF THE MOORINGS AT POINT O'WOODS HOMEOWNERS ASSOCIATION,
INC., a Florida Non-Profit Corporation

In compliance with the requirements of Florida Statute 617, the undersigned, all of whom are residents of the State of Florida, and all of whom are full age, have this day voluntarily associated themselves together for the purpose of forming a corporation, not-for-profit and do hereby certify:

ARTICLE I-NAME OF CORPORATION; NAME OF DECLARANT

The name of the corporation is **THE MOORINGS AT POINT O'WOODS HOMEOWNERS ASSOCIATION, INC., a Florida Non-Profit Corporation**, under the provisions of Chapter 617 of the Florida Statutes (hereinafter referred to as the "Association").

ARTICLE II-PRINCIPAL PLACE OF BUSINESS

The initial principal office of the Association is located at 9735 W. Pebble Creek Court, Inverness, Florida 34450 or other office designated by the Board of Directors.

ARTICLE III- REGISTERD AGENT

BRIAN FLAITZ, whose address is: 270 N. Golf Harbor Path, Inverness, Florida 34450 is hereby appointed the initial Registered Agent of this Association.

ARTICLE IV-PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof and the specific purposes for which it is formed are to provide for maintenance, preservation, and architectural control of the residence Lots and Common Areas within those certain tracts of property described as:

See attached Exhibit "A".

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10 JAN 29 AM 10:39

and to promote the health, safety, and welfare of the residents within the above-described property and any additions thereto as may thereafter be brought within to jurisdiction of this Association, and for this purpose to:

- (a) exercise of all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions, and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Clerk of the Court of Citrus County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;
- (b) fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to 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 against the property of the Association;
- (c) acquire (by gift, purchase or otherwise) own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- (d) borrow money, and with the assent of two-thirds (2/3) of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its

real or personal property as security for money borrowed or debts incurred;

- (e) dedicate, sell, or transfer all or any part of the Common Areas for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless approved by a majority of a quorum of the members at a meeting duly noticed for consideration of such a transfer of members, agreeing to such dedication, sale, or transfer;
- (f) participate in mergers and consolidations with other nonprofit corporations organized for the same purpose or annex additional residential property and Common Area, provided that any such merger, consolidation, or annexation shall have the assent of two-thirds (2/3) of each class of members;
- (g) have and to exercise any and all powers, rights, and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise;
- (h) have and to exercise or to delegate, if appropriate, any and all powers, rights, and privileges related to the operation of and maintenance of the surface water management system and stormwater discharge facilities related to THE MOORINGS. These powers include, but are not limited to, operating and maintaining the surface water management system, as permitted by the Southwest Florida Water Management District; establishing rules and regulations; assess members for the costs of such

activities; and contracting with any person to provide the services for operation and maintenance. In the event this non-profit corporation is dissolved and not reinstated, then the surface water management system shall be operated and maintained by a public; quasi-public, or private agency or entity, acceptable to the then existing regulatory agency; and all persons bound by the Declaration of Covenants, Conditions and Restrictions referred to above, shall release, and by their acceptance of deeds and membership in this corporation, hereby release and transfer all rights and authority to said entity.

ARTICLE V-MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot or portion of said lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of any obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot or portion of said lot which is subject to assessment by the Association.

ARTICLE VI-VOTING RIGHTS

The Association shall have one class of voting membership:

Class A members shall be all Owners and shall be entitled to one vote for each building (single family unit, or duplex unit, or fourplex, or sixplex unit) unit located on a Lot or portion of a lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such

building unit shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any building unit.

ARTICLE VII-BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board or not more than nine (9) directors, who need not be members of the Association. The current number of directors shall be four (4) and may be changed by amendment of the By-laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until selection of their successors are:

KATHLEEN WEBER	145 N. Golf Harbor Path Inverness, FL 34450
DOROTHY BONIN	9871 E. Pebble Creek Court Inverness, FL 34450
BILL RUSSELL	259 N. Golf Harbor Path Inverness, FL 34450
JAMES MANDALA	9770 E. Pebble Creek Court Inverness, FL 34450

At each annual meeting thereafter the members shall elect one director for a term of three years.

ARTICLE VIII-OFFICERS

The affairs of the Association shall be administered by the officers designated by the By-Laws of the Association as shall be elected by the Board of Directors at its first meeting following the first annual meeting of the general membership and they shall serve at the pleasure of the Board of Directors. Pending the election of the permanent officers of this Association by the Board of

Directors, the following named persons shall be the temporary officers of the Association until their successors have been duly elected:

PRESIDENT	BRIAN FLAITZ
VICE PRESIDENT	GEORGE REISDORF
SECRETARY	KATHLEEN WEBER
TREASURER	DOROTHY BONIN

ARTICLE IX-BY-LAWS

By-Laws of the Association will be hereinafter adopted at the first meeting of the Board of Directors. Such By-Laws may be amended or repealed, in whole or in part, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy.

ARTICLE X-DISSOLUTION

The Association may be dissolved with the assent given by not less than fifty-one percent (51%) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purpose similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization to be devoted to such similar purposes.

ARTICLE XI-DURATION

The Corporation shall exist perpetually.

ARTICLE XII-AMENDMENTS

Amendments to these Articles of Incorporation may be proposed by a resolution adopted by the Board of Directors, which proposal shall be presented to a quorum of members for their vote. Amendment of these Articles shall require the consent of a majority of a quorum of the members of the Association.

ARTICLE XIII-CONFLICT

In the event that any provision of these Articles of Incorporation conflicts with any provision of Declaration, or city, or county zoning ordinances, the provision of Declaration in conflict therewith shall control over these Articles, and, said zoning ordinances shall control over these Articles.

IN WITNESS WHEREOF, for the purpose of amending the Articles of Incorporation of this corporation under the laws of the State of Florida, the President of the Corporation has executed these Articles of Amendment of the Articles of Incorporation, this 28 day of Jan, 2010.



BRIAN FLAITZ, President

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **Brian Flaitz, President** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28 day of January, 2010.

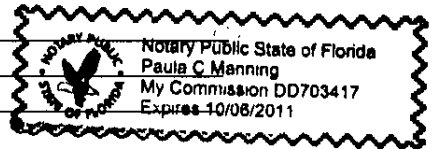
Paula C. Manning

Notary Public:

Printed Name of Notary: _____

My Commission #: _____

My Commission expires: _____



(Affix Notary Stamp/Seal)

This Document Prepared By:

Karen O. Gaffney, P.A.
Karen O. Gaffney, Esquire
221 West Main Street
Suite D
Inverness, FL 34450
Telephone: (352) 726-9222
Fax: (352) 726-2124
Florida Bar No.: 500682
Attorney for Association.

EXHIBIT "A"

PARCEL A

From the Southwest corner of Lot 3, Village Green Unit No. 1, as recorded in Plat Book 8, Page 80, of the Public Records of Citrus County, Florida, run S 73° 50' 30" E 371.25 feet along the Northerly Right of Way line of State Road No. 470 to the Point of Beginning, thence run N 20° 09' 30" E 160.00 feet; thence run N 89° 43' 39" E 639.80 feet; thence run S 76° 05' 58" E 259.19 feet; thence run S 41° 00' 10" W 141.57 feet; thence run S 27° 43' 50" W 60.12 feet; thence run S 58° 30' 40" E 169.83 feet; thence run Northeasterly 185.00 feet along the arc of a curve concave Northwestwardly having a radius of 552.45 feet, a central angle of 19° 11' 12" and a chord of 184.14 feet that bears N 41° 43' 55" E; thence run N 32° 03' 20" E 15.00 feet; thence run S 57° 51' 40" E 49.6 feet; thence run S 33° 14' 29" W 144.96 feet; thence run Southeasterly 35.22 feet along the arc of a curve concave Easterly having a radius of 25.00 feet and a central angle of 80° 42' 29"; thence run Southeasterly 17.43 feet along the arc of curve concave Southwestwardly having a radius of 1245.37 feet and a central angle of 00° 48' 07"; thence run S 43° 20' 07" W 50.00 feet; thence run Westerly 50.44 feet along the arc of curve concave Southwardly having a radius of 25.00 feet and a central angle of 115° 36' 00"; thence run S 17° 41' 07" W 52.70 feet; thence run S 33° 14' 39" W 78.40 feet; thence run Southwestwardly 15.98 feet along the arc of a curve concave Northwestwardly having a radius of 105.00 feet and a central angle of 8° 43' 10"; thence run Southerly 37.68 feet along the arc of a curve concave Easterly having a radius of 25.00 feet and a central angle of 86° 20' 52"; thence run Northwestwardly 511.71 feet along the arc of curve concave Southwestwardly having a radius of 995.38 feet and a central angle of 29° 27' 17"; thence run N 73° 50' 30" W 517.70 feet to the Point of Beginning, containing 6.587 acres, more or less.

PARCEL B

From the Southwest corner of Lot 3, Village Green Unit No. 1, as recorded in Plat Book 8, Page 80 of the Public Records of Citrus County, Florida, run S 73° 50' 30" E 371.25 feet along the Northerly Right of Way line of State Road No. 470; thence departing said Right of Way run N 20° 09' 30" E 160.00 feet; thence run N 89° 43' 39" E 639.80 feet to the Point of Beginning, thence run N 19° 39' 30" E 337.00 feet; thence run N 74° 34' 19" W 40.00 feet; thence run N 30° 00' 00" E 165.00 feet; thence run N 60° 00' 00" E 386.83 feet; thence run S 71° 00' 00" E 141.66 feet; thence run Southerly 213.24 feet along the arc of a curve concave Easterly having a radius of 440.66 feet and a central angle of 37° 43' 39" and a chord of 211.17 feet that bears S 03° 23' 45" E; thence run Southwestwardly 209.41 feet along the arc of a curve concave Northwestwardly having a radius of 400.00 feet and a central angle of 30° 00' 00"; thence continue Southwestwardly 223.62 feet along the arc of a curve concave Northwestwardly having a radius of 625.00 feet and a central angle of 20° 00' 00"; thence run S 33° 14' 29" W 213.11 feet; thence run S 57° 51' 40" W 225.64 feet; thence run N 6° 05' 11" W 259.19 feet to the Point of Beginning, containing 6.587 acres, more or less.

EXHIBIT

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PARCELS C

From the Southwest corner of Lot 3 Village Green Unit No. 1, as recorded in Plat Book 8, Page 80 of the Public Records of Citrus County, Florida, run S 73°50'30" E 371.25 feet along the Northerly Right of Way line of State Road No. 470; thence run N 20°09'30" E 160.00 feet; thence run N 09°43'39" E 639.00 feet; thence run N 19°39'30" E 337.00 feet; thence run N 74°34'19" W 40.00 feet; thence run N 30°00'00" E 165.00 feet; thence run N 60°00'00" E 386.83 feet; thence run S 71°00'00" E 141.06 feet to the Point of Beginning; thence continue S 71°00'00" E 119.94 feet; thence run N 03°00'00" E 900.00 feet; thence run S 01°43'59" E 555.00 feet along the East line of the Southeast 1/4 of Section 2, Township 19 South, Range 20 East; thence run due West 800.00 feet; thence run N 01°00'00" W 213.05 feet; thence run Northerly 34.03 feet along the arc of a curve concave Westerly having a radius of 625.00 feet and a central angle of 03°07'30" and a chord of 34.02 feet that bears N 14°18'04" E; thence run Northerly 209.44 feet along the arc of a curve concave Westerly, having a radius of 300.00 feet and a central angle of 30°00'00"; thence continue Northerly 213.24 feet along the arc of a curve concave Easterly having a radius of 440.66 feet and a central angle of 27°43'33" to the Point of Beginning, containing 41.354 acres more or less.

PARCELS D-E-F

Beginning at the Northwest corner of Lot 27 Village Green Unit No. 1 as recorded in Plat Book 8, Page 80 of the Public Records of Citrus County, Florida, run N 01°31'30" W 17.26 feet along the West line of the Southeast 1/4 of Section 2, Township 19 South, Range 20 East; thence run N 09°07'53" E 660.04 feet; thence run N 01°31'30" W 420.03 feet; thence run N 09°07'53" E 665.03 feet along the North line of the Southeast 1/4 of said Section 2; thence run N 01°37'50" W 1315.52 feet along the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 2; thence run N 00°53'39" E 1322.53 feet along the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 2; thence run S 01°44'19" E 1321.03 feet along the East line of the Northeast 1/4 of said Section 2; thence run S 01°43'59" E 700.00 feet along the East line of the Southeast 1/4 of said Section 2; thence run S 03°00'00" W 900.00 feet; thence run N 71°00'00" W 261.00 feet; thence run S 60°00'00" E 386.83 feet; thence run S 30°00'00" W 165.00 feet; thence run along the Northerly Boundary of said Village Green Unit No. 1 the following four courses N 74°34'19" W 69.34 feet, N 16°53'14" W 51.09 feet, Northerly 652.92 feet along the arc of a curve concave Southwesterly having a radius of 345.00 feet, a central angle of 103°25'58" and a chord of 659.75 feet that bears N 63°19'00" W; N 63°00'20" W 583.36 feet to the Point of Beginning, containing 78.29 acres more or less.

EXHIBIT

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204485

LEGAL DESCRIPTION OF PASSIVE RECREATION AREA WRITTEN BY SURVEYOR
 BASED ON A DEED RECORDED IN O.R. BOOK 100, PAGES 367 & 368 AND A
 IT CLAIM DEED FROM THOMAS V. INFANTINO AND ERANCES INFANTINO
 TO RAYMOND L. CLARK DATED JANUARY, 1974

From the Northwest corner of the South 1/2 of the Southwest 1/4 of Section 2,
 Township 19 South, Range 20 East, Citrus County, Florida, run S 01° 31' 30" E
 102.60 feet along the East line of the Southwest 1/4 of said Section 2;
 thence run N 73° 50' 30" W 52.40 feet along the Northerly Right of Way line of
 State Road 470 to the Point of Beginning; thence continue N 73° 50' 30" W
 55.00 feet along said Northerly Right of Way line; thence run North 500.89
 feet along the West line of the East 200 feet of the West 2400 feet of the
 South 3/4 of the Southwest 1/4 of said Section 2; thence run N 09° 25' 27" E
 511.89 feet along the North line of the South 3/4 of the Southwest 1/4 of
 said Section 2; thence run S 01° 31' 30" E 505.74 feet along the East line of
 the Southwest 1/4 of said Section 2; thence run S 00° 20' 00" W 50.00 feet
 thence run S 01° 31' 30" E 236.60 feet to the Point of Beginning, containing
 6.28 acres more or less.

LEGAL DESCRIPTION OF BOAT LAUNCH SITE WRITTEN BY SURVEYOR
 BASED ON A DEED RECORDED IN O.R. BOOK 119, PAGE 516

From the Northwest corner of the South 1/2 of the Southeast 1/4 of Section 2,
 Township 19 South, Range 20 East, Citrus County, Florida, run S 01° 31' 30" E
 136.57 feet along the West line of the Southeast 1/4 of Section 2 to the
 Southerly Right of Way line of State Road No. 470 and the Point of Beginning;
 thence continue S 01° 31' 30" E 140 feet more or less to the waters edge;
 thence run Easterly and Southwesterly 120 feet more or less along said waters
 edge to its intersection with said West line of the Southeast 1/4 of said
 Section 2; thence run S 01° 31' 30" E 150 feet more or less along said West
 line of the Southeast 1/4 of Section 2 to said waters edge; thence run
 Northeasterly, Southeasterly, and Northeasterly 470 feet more or less along
 said waters edge to the Southerly Right of Way line of State Road No. 470;
 thence run N 73° 50' 30" W 240 feet more or less along said Southerly Right of
 Way line to the Point of Beginning.

EXHIBIT

A

3 of 4 pgs

EXHIBIT "A"
(Continued)

PARCEL C

From the Southwest corner of Lot 32 Village Green Unit No. 1, as recorded in Plat Book A, Page 80, of the Public Records of Citrus County, Florida, run S 73° 50' 30" E 880.95 feet along the Northern Right of Way line of State Road No. 470; thence continue Easterly 511.71 feet along said Northern Right of Way line and the arc of a curve concave Southwesterly having a radius of 995.30 feet and a central angle of 29° 27' 17" to the Point of Beginning; thence run Northerly 37.60 feet along the arc of a curve concave Easterly having a radius of 25.00 feet, a central angle of 06° 20' 53" and a chord of 34.21 feet that bears N 01° 12' 46" W; thence run Northeasterly 15.90 feet along the arc of a curve concave Northwesterly having a radius of 105.00 feet and a central angle of 00° 43' 10"; thence run N 36° 44' 30" E 70.10 feet; thence run N 17° 44' 07" E 52.70 feet; thence run Easterly 50.44 feet along the arc of a curve concave Southerly having a radius of 25.00 feet and a central angle of 115° 36' 00"; thence run Southeasterly 43.59 feet along the arc of a curve concave Southwesterly having a radius of 195.30 feet and a central angle of 02° 05' 21"; thence run S 45° 25' 16" W 100.00 feet; thence run Southeasterly 110.09 feet along the arc of a curve concave Southwesterly having a radius of 1095.30 feet, a central angle of 05° 45' 11" and a chord of 110.05 feet that bears S 41° 11' 45" E; thence run S 51° 10' 46" W 100.00 feet; thence run Northwesterly 96.70 feet along the Northern Right of Way line of said State Road No. 470 and the arc of a curve concave Southwesterly having a radius of 995.30 feet, a central angle of 05° 41' 45" and a chord of 96.74 feet that bears N 41° 36' 05" W to the Point of Beginning, containing 0.12 acres, more or less.

EXHIBIT

"A"

45P4P8