

N210000007300

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

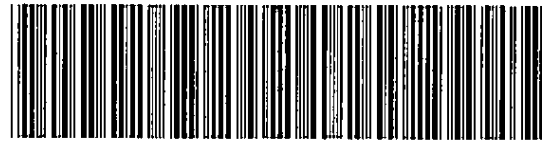
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



400371313604

R. WHITE

SEP 09 2021

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Symmes Property Owners Association, Inc.

DOCUMENT NUMBER: N21000007300

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

Please return all correspondence concerning this matter to the following:

Christian Yepes

(Name of Contact Person)

Belleair Development Group

(Firm/ Company)

6654 78th Ave N

(Address)

Pinellas Park, FL 33781

(City/ State and Zip Code)

amy@bdgfl.com

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

For further information concerning this matter, please call:

Christian Yepes

727

536-8686

at

(Name of Contact Person)

(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 &
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



RECEIVED

2021 SEP -1 AM 11:59

FLORIDA DEPARTMENT OF STATE . .
Division of Corporations

August 24, 2021

CHRISTIAN YEPES
6654 78TH AVE N
PINELLAS PARK, FL 33781

SUBJECT: SYMMES PROPERTY OWNERS ASSOCIATION, INC.
Ref. Number: N21000007300

We have received your document for SYMMES PROPERTY OWNERS ASSOCIATION, INC. 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.

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: 721A00020358

SYMMES PROPERTY OWNERS ASSOCIATION, INC.

6654-78th Avenue North

Pinellas Park, FL 33781

Phone: 727-536-8686

Fax: 727-536-4356

August 31, 2021

VIA OVERNIGHT DELIVERY

Amendment Section
Department of State
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, Florida 32303

Attn: Rebekah White
Regulatory Specialist II Supervisor


Re: Restated Articles of Incorporation for Symmes Property Owners Association, Inc.
Reference Number: N21000007300

Dear Ms. White:

Pursuant to your correspondence of August 24, 2021, enclosed please find the corrected "Restated Articles of Incorporation" for Symmes Property Owners Association, Inc., along with the completed form required by the State. Please process for filing at your earliest convenience.

If you have any questions concerning this matter, please feel free to contact me at 727-536-8686.

Sincerely,


Christian A. Yepes
Director

Enclosures



FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

INSTRUCTIONS FOR RESTATED ARTICLES OF INCORPORATION

The following are instructions, a cover letter and sample restated articles of incorporation pursuant to Chapter 617 Florida Statutes (F.S.).

NOTE: THIS IS A BASIC FORM MEETING MINIMAL REQUIREMENTS FOR FILING RESTATED ARTICLES OF INCORPORATION.

The Division of Corporations strongly recommends that corporate documents be reviewed by your legal counsel. The Division is a filing agency and as such does not render any legal, accounting, or tax advice.

If changing the entity name, a preliminary search for name availability can be made on the Internet through the Division's records at www.sunbiz.org. Preliminary name searches are no longer available from the Division of Corporations. You are responsible for any name infringement that may result from your corporate name selection.

Pursuant to Chapter 617 F.S., the restated articles of incorporation **must** set forth the following:

- 1: The name of the corporation.
- 2: The text of the restated articles of incorporation.
- 3: Whether the restatement contains an amendment requiring member approval and if it does not, a statement the board of directors adopted the restatement
- 4: Or a statement the amendment requires member approval and the date of adoption and the statements required by 617.1006

An Effective Date: An effective date **may** be added to the Restated Articles of Incorporation, otherwise the date of receipt will be the file date. (An effective date can not be more than ninety (90) days after the date of filing).

The fees for filing a restated articles of a profit corporation are:

Filing Fee \$35.00 - *Previously paid*
Certified Copy (optional) \$ 8.75 (plus \$1 per page for each page over 8, not to exceed a maximum of \$52.50).
Certificate of Status (optional) \$ 8.75

Make checks payable to: Florida Department of State

Mailing Address:

Amendment Section
Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314
(904) 241-6050

Street Address:

Amendment Section
Department of State
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32302

COVER LETTER

Department of State
Amendment Section
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Symmes Property Owners Association, Inc.

CORPORATE NAME

Enclosed are an original and one (1) copy of the restated articles of incorporation and a check for:

☒ \$35.00 ☐ \$43.75
Filing Fee Filing Fee
 & Certificate of Status

☐ \$43.75 ☐ \$52.50
Filing Fee Filing Fee,
& Certified Copy Certified Copy
 & Certificate of
 Status

ADDITIONAL COPY REQUIRED

FROM: Christian A. Yepes

Name (Printed or typed)

6654 78th Avenue N.

Address

Pinellas Park, FL 33781

City, State & Zip

727-536-8686

Daytime Telephone number

Christian@bdgfl.com

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

NOTE: Please provide the original and one copy of the document.

RESTATED ARTICLES OF INCORPORATION

In compliance with Chapter 617, F.S. (Not for Profit)

ARTICLE 1 NAME

ARTICLE I NAME
The name of the corporation is: Symmes Property Owners Association, Inc.

ARTICLE II RESTATED ARTICLES

ARTICLE II RESTATED ARTICLES See attached Restated Articles of Incorporation
The text of the Restated Articles is as follows:

ARTICLE III OFFICERS AND/OR DIRECTORS (optional)

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

X Change PT John Doe

X Remove V Mike Jones

X Add SV Sally Smith

Type of Action (Check One)	Title	Name	Address
1) <u> </u> Change	<u>D</u>	<u>Cynthia Lawonn</u>	<u>6654 78th Avenue N.</u>
<u> </u> Add			<u>Pinellas Park, FL 33781</u>
<u>X</u> Remove			
2) <u> </u> Change	<u> </u>	<u> </u>	<u> </u>
<u> </u> Add			<u> </u>
<u> </u> Remove			<u> </u>
3) <u> </u> Change	<u> </u>	<u> </u>	<u> </u>
<u> </u> Add			<u> </u>
<u> </u> Remove			<u> </u>
4) <u> </u> Change	<u> </u>	<u> </u>	<u> </u>
<u> </u> Add			<u> </u>
<u> </u> Remove			<u> </u>
5) <u> </u> Change	<u> </u>	<u> </u>	<u> </u>
<u> </u> Add			<u> </u>
<u> </u> Remove			<u> </u>
6) <u> </u> Change	<u> </u>	<u> </u>	<u> </u>
<u> </u> Add			<u> </u>
<u> </u> Remove			<u> </u>

The name and Florida street address (P.O. Box **NOT** acceptable) of the registered agent is:

Name: _____

Address: _____

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity

Required Signature/Registered Agent

Date

ARTICLE VI ARTICLE CONSOLIDATION

These adopted restated articles of incorporation supersede the original articles of incorporation and all amendments to them.

ARTICLE VII REQUIRED ADOPTION INFORMATION

Adoption of Amendment(s) (CHECK ONE)

☐ These restated articles of incorporation contain an amendment to the articles of incorporation which required member approval. The date of adoption of the amendments was _____, and the votes cast were sufficient for approval

☒ These restated articles of incorporation were adopted by the board of directors.

ARTICLE VIII EFFECTIVE DATE:

August 31, 2021

Effective date, if other than the date of filing: _____ (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than 90 days after the filing.)

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.

I submit this document and affirm that the facts stated herein are true. I am aware that the false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Dated: August 30, 2021

Signature: _____

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

Christian A. Yepes

(Typed or printed name of person signing)

Director

(Title of person signing)

**RESTATED ARTICLES OF INCORPORATION
OF
SYMMES PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, in accordance with the provisions of Chapter 617, Florida Statutes, hereby restates the Articles of Incorporation of the Corporation filed June 16, 2021 with the Florida Secretary of State and does hereby adopt these Restated Articles of Incorporation as follows:

**ARTICLE I
CORPORATE NAME**

The name of the corporation is Symmes Property Owners Association, Inc., a not-for-profit corporation (the "Association").

**ARTICLE II
PURPOSES AND POWERS**

The Association does not contemplate pecuniary gain profit, direct or indirect to its Members, and its primary purposes are:

A. To administer and enforce within a commercial development and mobile home park, commonly referred to as Hideaway Hills Mobile Home Park, on property located at the northeast corner of US Highway 41 and Symmes Road, Gibsonton, Hillsborough County, Florida (the "Property"), the Declaration of Covenants, Conditions, Easements and Restrictions for the Property which will be recorded in the Public Records of Hillsborough County, Florida (the "Declaration"); and

B. To operate, maintain, repair and replace the common facilities as described in the Declaration, including the Master Stormwater Pond and Lift Station (as defined in the Declaration) located on the Property, and to contract with others to provide such services; and

C. To establish, levy, collect, and enforce payment of all assessments and charges pursuant to the terms and provisions of the Declaration, these Articles, or the Bylaws of the Association, and to use the proceeds thereof in the exercise of its powers and duties; and

D. To pay all expenses in connection with, and incident to, the conduct of the business and affairs of the Association; and

E. To own and convey property and property interests, including easements; and

F. To borrow money; and

G. To sue or be sued; and

H. To establish rules and regulations as permitted in the Declaration; and

1. To contract for services, purchase supplies and materials and to otherwise exercise the powers granted to the Association under the Declaration and conferred by law including Chapter 617, Florida Statutes, or which may be necessary or incidental to any of the above powers.

ARTICLE III DURATION

The term for which the Association is to exist is perpetual unless the Association is dissolved pursuant to any applicable provision of the Florida Statutes. Any dissolution of the Association shall comply with the Declaration. Specifically, if the Association is dissolved, the control and access to the property containing the Master Stormwater Pond and Lift Station (as described in the Declaration) shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the rights to maintain the Master Stormwater Pond and Lift Station shall be conveyed to a non-profit corporation similar to the Association.

ARTICLE IV MEMBERS

The Members of the Association shall be all owners of Parcels within the Property (as defined in the Declaration).

ARTICLE V INCORPORATOR

The name and address of the incorporator of these Articles is:

Carlos A. Yepes	6654 – 78 th Avenue North Pinellas Park, FL 33781
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The address of the initial principal office of the corporation is: 6654 – 78th Avenue North, Pinellas Park, Florida 33781.

ARTICLE VI BOARD OF DIRECTORS

The corporation shall be governed by a Board of Directors (the “Board”) consisting initially of two (2) persons. Directors shall be selected and removed as provided in the Bylaws of the Association (the “Bylaws”). A vacancy on the Board shall be filled by the majority vote of the remaining Directors. The initial Directors shall be:

Carlos A. Yepes	6654 – 78th Avenue North Pinellas Park, Florida 33781
Christian A. Yepes	6654 – 78th Avenue North Pinellas Park, Florida 33781

ARTICLE VII OFFICERS

The affairs of the Association are to be managed by a President, one or more Vice-Presidents, a Secretary, a Treasurer and such other Officers as the Bylaws may provide for from time to time. Officers shall be elected annually by the Board at the first meeting of the Board following the annual meeting of the corporation and shall hold office until the next succeeding annual election of Officers or until their successors are elected and qualify. In the event of a vacancy in any office, the vacancy shall be filled by a majority vote of the Board.

ARTICLE VIII MEMBERSHIP

The Association shall have one class of membership, which shall be the Owners as defined in the Declaration, each of which shall be entitled to certain voting rights and numbers of votes, all as more fully set forth in the Declaration. When more than one (1) person holds an ownership interest in a Parcel, all such persons shall be Members and a vote for such Parcel shall be exercised as those owners themselves determine and advise the Secretary prior to any meeting. In the absence of such advice, the Parcel's vote shall be suspended in the event more than one (1) person seeks to exercise it.

ARTICLE IX STOCK; DISTRIBUTIONS; COMPENSATION

The Association shall never have or issue any shares of stock, nor shall the Association distribute any part of the income of the Association, if any, to its Members, Directors or Officers. However, the Association shall not be prohibited from reasonably compensating its Members, or Directors or Officers for services rendered in capacities other as Member, Director or Officer, nor shall the Association be prohibited from making any payments or distributions to Members of benefits, monies or properties permitted by Chapter 617, Florida Statutes.

ARTICLE X ADDITIONAL POWERS

The Association shall have all the powers set forth and described in Chapter 617, Florida Statutes (as presently existing or as may be amended from time to time), these Articles of Incorporation, and the Bylaws. The functions and services which the Association is authorized to carry out or to provide may be added to or reduced at any time upon the affirmative vote of a majority of the Board, so long as such addition or reduction is not inconsistent with the requirements of the Declaration, these Articles, or the Bylaws.

ARTICLE XI INDEMNIFICATION

The Association shall indemnify all persons who may serve or who have served at any time as Directors or Officers and their respective heirs, administrators, successors and assigns against any and all expenses, including amounts paid upon judgments, counsel fees and amounts paid in settlement (before or after suit is commenced), actually and necessarily incurred in connection with the defense or settlement of any claim, action, suit or proceeding in which they or any of them are made a party of which may be asserted against any of them, by reason of

having been a Director or Officer of the Association, except in such cases where the Director or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties. Such indemnification shall be in addition to any rights to which such Director or Officer may otherwise be entitled.

ARTICLE XII TRANSACTIONS WITH INTERESTED PARTIES

In the absence of fraud, no contract or other transaction between the Association and any other person, firm, association, corporation or partnership shall be affected or invalidated by the fact that any Director or Officer of the Association is pecuniarily or otherwise interested in, or is a director, member or officer of any such firm, association, corporation or partnership. Any Director may vote and be counted in determining the existence of a quorum at any meeting of the Board for the purpose of authorizing such contract or transaction with like force and effect, as if he or she were not so interested, or not a director, member or officer of such other firm, association, corporation or partnership.

ARTICLE XIII AMENDMENT

These Articles of Incorporation may be amended, altered, rescinded or added to by appropriate resolution approved by a vote of two-thirds (2/3) of the voting interests of the Members present in person or by proxy at any duly convened membership meeting or, alternatively, by appropriate resolution adopted by a majority of the Board at any duly convened meetings of the Board and accepted by two-thirds (2/3) of the voting interests of the Members present in person or by proxy at any duly convened membership meeting. Any Member of the Association may propose an amendment to the Articles of Incorporation to the Board or the membership, as the case may be. Further, no amendment shall be made that is in conflict with the Declaration.

ARTICLE XIV BYLAWS

The first Bylaws of the Association shall be adopted by the initial Board and may be amended as provided in the Bylaws and the Declaration.

ARTICLE XV EFFECTIVE DATE

These Articles shall be effective upon filing with the Florida Secretary of State.

Date: August 30, 2021



Carlos A. Yepes, Incorporator


**DESIGNATION OF REGISTERED AGENT
AND REGISTERED OFFICE**

The initial registered agent of the Association shall be Christian A. Yepes. The initial registered office of this corporation shall be 6654 – 78th Avenue North, Pinellas Park, Florida 33781.

ACCEPTANCE

Having been named registered agent to accept service of process for the above-named corporation, I hereby accept to act in this capacity and agree to comply with the provisions of Section 48.091, Florida Statutes.

Date: August 30, 2021



Christian A. Yepes, Registered Agent

**RESTATED ARTICLES OF INCORPORATION
OF
SYMME'S PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, in accordance with the provisions of Chapter 617, Florida Statutes, hereby restates the Articles of Incorporation of the Corporation filed June 16, 2021 with the Florida Secretary of State and does hereby adopt these Restated Articles of Incorporation as follows:

**ARTICLE I
CORPORATE NAME**

The name of the corporation is Symmes Property Owners Association, Inc., a not-for-profit corporation (the "Association").

**ARTICLE II
PURPOSES AND POWERS**

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A. To administer and enforce within a commercial development and mobile home park, commonly referred to as Hideaway Hills Mobile Home Park, on property located at the northeast corner of US Highway 41 and Symmes Road, Gibsonton, Hillsborough County, Florida (the "Property"), the Declaration of Covenants, Conditions, Easements and Restrictions for the Property which will be recorded in the Public Records of Hillsborough County, Florida (the "Declaration"); and

B. To operate, maintain, repair and replace the common facilities as described in the Declaration, including the Master Stormwater Pond and Lift Station (as defined in the Declaration) located on the Property; and to contract with others to provide such services; and

C. To establish, levy, collect, and enforce payment of all assessments and charges pursuant to the terms and provisions of the Declaration, these Articles, or the Bylaws of the Association, and to use the proceeds thereof in the exercise of its powers and duties; and

D. To pay all expenses in connection with, and incident to, the conduct of the business and affairs of the Association; and

E. To own and convey property and property interests, including easements; and

F. To borrow money; and

G. To sue or be sued; and

H. To establish rules and regulations as permitted in the Declaration; and

1. To contract for services, purchase supplies and materials and to otherwise exercise the powers granted to the Association under the Declaration and conferred by law including Chapter 617, Florida Statutes, or which may be necessary or incidental to any of the above powers.

ARTICLE III DURATION

The term for which the Association is to exist is perpetual unless the Association is dissolved pursuant to any applicable provision of the Florida Statutes. Any dissolution of the Association shall comply with the Declaration. Specifically, if the Association is dissolved, the control and access to the property containing the Master Stormwater Pond and Lift Station (as described in the Declaration) shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the rights to maintain the Master Stormwater Pond and Lift Station shall be conveyed to a non-profit corporation similar to the Association.

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The Members of the Association shall be all owners of Parcels within the Property (as defined in the Declaration).

ARTICLE V INCORPORATOR

The name and address of the incorporator of these Articles is:

Carlos A. Yepes	6654 – 78 th Avenue North Pinellas Park, FL 33781
-----------------	---

The address of the initial principal office of the corporation is: 6654 – 78th Avenue North, Pinellas Park, Florida 33781.

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The corporation shall be governed by a Board of Directors (the “Board”) consisting initially of two (2) persons. Directors shall be selected and removed as provided in the Bylaws of the Association (the “Bylaws”). A vacancy on the Board shall be filled by the majority vote of the remaining Directors. The initial Directors shall be:

Carlos A. Yepes	6654 – 78th Avenue North Pinellas Park, Florida 33781
-----------------	--

Christian A. Yepes	6654 – 78th Avenue North Pinellas Park, Florida 33781
--------------------	--

ARTICLE VII OFFICERS

The affairs of the Association are to be managed by a President, one or more Vice-Presidents, a Secretary, a Treasurer and such other Officers as the Bylaws may provide for from time to time. Officers shall be elected annually by the Board at the first meeting of the Board following the annual meeting of the corporation and shall hold office until the next succeeding annual election of Officers or until their successors are elected and qualify. In the event of a vacancy in any office, the vacancy shall be filled by a majority vote of the Board.

ARTICLE VIII MEMBERSHIP

The Association shall have one class of membership, which shall be the Owners as defined in the Declaration, each of which shall be entitled to certain voting rights and numbers of votes, all as more fully set forth in the Declaration. When more than one (1) person holds an ownership interest in a Parcel, all such persons shall be Members and a vote for such Parcel shall be exercised as those owners themselves determine and advise the Secretary prior to any meeting. In the absence of such advice, the Parcel's vote shall be suspended in the event more than one (1) person seeks to exercise it.

ARTICLE IX STOCK; DISTRIBUTIONS; COMPENSATION

The Association shall never have or issue any shares of stock, nor shall the Association distribute any part of the income of the Association, if any, to its Members, Directors or Officers. However, the Association shall not be prohibited from reasonably compensating its Members, or Directors or Officers for services rendered in capacities other as Member, Director or Officer, nor shall the Association be prohibited from making any payments or distributions to Members of benefits, monies or properties permitted by Chapter 617, Florida Statutes.

ARTICLE X ADDITIONAL POWERS

The Association shall have all the powers set forth and described in Chapter 617, Florida Statutes (as presently existing or as may be amended from time to time), these Articles of Incorporation, and the Bylaws. The functions and services which the Association is authorized to carry out or to provide may be added to or reduced at any time upon the affirmative vote of a majority of the Board, so long as such addition or reduction is not inconsistent with the requirements of the Declaration, these Articles, or the Bylaws.

ARTICLE XI INDEMNIFICATION

The Association shall indemnify all persons who may serve or who have served at any time as Directors or Officers and their respective heirs, administrators, successors and assigns against any and all expenses, including amounts paid upon judgments, counsel fees and amounts paid in settlement (before or after suit is commenced), actually and necessarily incurred in connection with the defense or settlement of any claim, action, suit or proceeding in which they or any of them are made a party of which may be asserted against any of them, by reason of

having been a Director or Officer of the Association, except in such cases where the Director or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties. Such indemnification shall be in addition to any rights to which such Director or Officer may otherwise be entitled.

ARTICLE XII TRANSACTIONS WITH INTERESTED PARTIES

In the absence of fraud, no contract or other transaction between the Association and any other person, firm, association, corporation or partnership shall be affected or invalidated by the fact that any Director or Officer of the Association is pecuniarily or otherwise interested in, or is a director, member or officer of any such firm, association, corporation or partnership. Any Director may vote and be counted in determining the existence of a quorum at any meeting of the Board for the purpose of authorizing such contract or transaction with like force and effect, as if he or she were not so interested, or not a director, member or officer of such other firm, association, corporation or partnership.

ARTICLE XIII AMENDMENT

These Articles of Incorporation may be amended, altered, rescinded or added to by appropriate resolution approved by a vote of two-thirds (2/3) of the voting interests of the Members present in person or by proxy at any duly convened membership meeting or, alternatively, by appropriate resolution adopted by a majority of the Board at any duly convened meetings of the Board and accepted by two-thirds (2/3) of the voting interests of the Members present in person or by proxy at any duly convened membership meeting. Any Member of the Association may propose an amendment to the Articles of Incorporation to the Board or the membership, as the case may be. Further, no amendment shall be made that is in conflict with the Declaration.

ARTICLE XIV BYLAWS

The first Bylaws of the Association shall be adopted by the initial Board and may be amended as provided in the Bylaws and the Declaration.

ARTICLE XV EFFECTIVE DATE

These Articles shall be effective upon filing with the Florida Secretary of State.

Date: August 30, 2021



Carlos A. Yepes, Incorporator

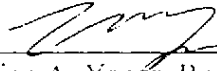
**DESIGNATION OF REGISTERED AGENT
AND REGISTERED OFFICE**

The initial registered agent of the Association shall be Christian A. Yepes. The initial registered office of this corporation shall be 6654 – 78th Avenue North, Pinellas Park, Florida 33781.

ACCEPTANCE

Having been named registered agent to accept service of process for the above-named corporation, I hereby accept to act in this capacity and agree to comply with the provisions of Section 48.091, Florida Statutes.

Date: August 30, 2021



Christian A. Yepes, Registered Agent