

To:

Page: 1 of 5

2022-10-20 20:36:39 GMT

18134418860

From: Stearns Weaver Miller

1721

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

000011698

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H22000342574 3)))



H220003425743ABC\$

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850)617-6380

From:

Account Name : STEARNS WEAVER MILLER
Account Number : I19990000211
Phone : (813)223-4800
Fax Number : (813)441-8860

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: manderson@stearnsweaver.com

COR AMND/RESTATE/CORRECT OR O/D RESIGN
TYSON RANCH TOWNHOME OWNERS ASSOCIATION, INC.

Certificate of Status	1
Certified Copy	1
Page Count	04
Estimated Charge	\$52.50

2022 OCT 20 PM 4:42

2022 OCT 20 AM 8:48

FILED

Electronic Filing Menu

Corporate Filing Menu

Help

[Handwritten signature]

850-617-6381

10/20/2022 7:29:49 AM PAGE 1/001 Fax Server



October 19, 2022

FLORIDA DEPARTMENT OF STATE

Division of Corporations

TYSON RANCH TOWNHOME OWNERS ASSOCIATION, INC.

400 INTERNATIONAL PARKWAY, STE. 470

LAKE MARY, FL 32746

SUBJECT: TYSON RANCH TOWNHOME OWNERS ASSOCIATION, INC.

REF: N21000011698

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The corporation must be reinstated before the amendment can be filed.

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.

Tammi Cline

Regulatory Specialist II Supervisor

FAX Aud. #: B22000342574

Letter Number: 122A00023489

2022 OCT 20 AM 8:49

FILED

((H22000342574 3)))

ARTICLES OF AMENDMENT TO AMENDED AND RESTATED ARTICLES OF
INCORPORATION
OF
TYSON RANCH TOWNHOME OWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

DOCUMENT NO.: N21000011698

Pursuant to the provisions of Section 617.1006, Florida Statutes, this Florida Not-For-Profit Corporation adopts the following amendment(s) to the Amended and Restated Articles of Incorporation for Tyson Ranch Townhome Owners Association, Inc. (the "**Articles**"):

Words in the text which are lined through (-----) indicate deletions from the present text; words in the text which are underlined indicate additions to the present text.

Section 4 of the Articles is hereby amended as follows:

"4. Definitions. The COMMUNITY DECLARATION FOR TYSON RANCH TH (the "Declaration") will be recorded in the Public Records of Orange County, Florida, and shall govern all of the operations of a community to be known as TYSON RANCH TH. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration."

Section 7.2 of the Articles is hereby amended as follows:

"7.2 To enforce, by legal action or otherwise, the provisions of the Declaration and Bylaws and of all rules, regulations, covenants, restrictions and agreements governing or binding the Association and TYSON RANCH TH;"

Section 7.8 of the Articles is hereby amended as follows:

"7.8 To dedicate, grant, license, lease, concession, create easements upon, sell or transfer all or any part of TYSON RANCH TH to any public agency, entity, authority, utility or other person or entity for such purposes and subject to such conditions as it determines and as provided in the Declaration;"

Section 7.10 of the Articles is hereby amended as follows:

"7.10 To adopt, publish, promulgate or enforce rules, regulations, covenants, restrictions or agreements governing the Association, TYSON RANCH TH, the Common Areas, Lots, Parcels and Homes as provided in the Declaration and to effectuate all of the purposes for which the Association is organized;"

2022 OCT 20 AM 8:49

FILED

((H22000342574 3)))

Section 7.12 of the Articles is hereby amended as follows:

"7.12 To employ personnel and retain independent contractors to contract for management of the Association, TYSON RANCH IH, and the Common Areas as provided in the Declaration and to delegate in such contract all or any part of the powers and duties of the Association;"

Section 7.13 of the Articles is hereby amended as follows:

"7.13 To contract for services to be provided to, or for the benefit of, the Association, Owners, the Common Areas, and TYSON RANCH IH, as provided in the Declaration, such as, but not limited to, telecommunications services, maintenance, garbage pick-up, and utility services;"

Section 7.17 of the Articles is hereby amended as follows:

"7.17 To enter into agreements with other homeowners associations, property associations or other third parties, including, without limitation, any cost-sharing agreements or agreements to acquire licenses, leaseholds, memberships, and other possessory or use interests in other lands or facilities outside of TYSON RANCH IH including, but not limited to, facilities, country clubs, golf courses, marinas, submerged land, parking areas, conservation areas, recreational amenities facilities, and other facilities. Pursuant to Section 720.31(6), Florida Statutes (2021), the Association is hereby expressly authorized to enter into such agreements upon the approval of a majority of the Board, and without any vote of the members of the Association, regardless of when the Association enters into such agreement."

[Signatures on following page]

FILED
2022 OCT 20 AM 8:49
CLERK OF DISTRICT COURT
JACKSONVILLE, FL

((H22000342574 3)))

The date of adoption of the amendment(s) was: September 30, 2022.

Adoption of Amendment(s):

_____ the amendment(s) was (were) adopted by the members and the number of votes cast for the amendment was sufficient for approval.

X there are no members or members entitled to vote on the amendment(s), and the amendment(s) was (were) was adopted by the Declarant.

Signed this 30 day of September, 2022. "DECLARANT"

M/I HOMES OF ORLANDO, LLC, a
Florida limited liability company

By: 

Name: Brent Bartholomew

Title: Vice President

(Company Seal)

2022 OCT 20 AM 8:49

FILED

((H22000342574 3)))