Florida Department of State

Electronic Filing Cover Sheet

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	l
Certified Copy	ı
Page Count	04
Estimated Charge	\$52.50

Electronic Filing Menu

Corporate Filing Menu

Help

87 :8 HV

20CT 20 PM 1.12

Page: 2 of 5 2022-10-20 20:36:39 GMT 18134418860 From: Stearns Weaver Miller

850-617-6381

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



October 19, 2022

FLORIDA DEPARTMENT OF STATE

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 6000 days or your filing will be considered abandoned.

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

 To:

(((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 <u>underlined</u> indicate additions to the present text.

Section 4 of the Articles is hereby amended as follows:

"4. <u>Definitions.</u> The COMMUNITY DECLARATION FOR TYSON RANCH <u>TH</u> (the "<u>Declaration</u>") 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 <u>TH</u>. 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:

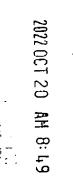
"7.2 To enforce, by legal action or otherwise, the provisions of the Declaration and Bylaws and of all rules, regulations, covenants, restrictions and agreements governing or binding the Association and TYSON RANCH IH;"

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 <u>TH</u> 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 <u>TH</u>, 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;"



(((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 <u>TH</u>, 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 TH 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]



(((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

Name: Brent Bartholomew

Title: Vice President

(Company Seal) .

#HH4(454 v2