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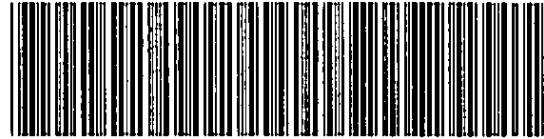
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TALLAHASSEE, FL

2022 DEC 27 AM 7:54

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3/9/2023

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: AMAVI MAGNOLIA VILLAGE HOMEOWNERS ASSOCIATION INC

DOCUMENT NUMBER: N21000014107

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

Please return all correspondence concerning this matter to the following:

KEN DIXON

Name of Contact Person

Firm/ Company

1627 E. VINE STREET

Address

KISSIMMEE, FL 34744

City/ State and Zip Code

kendixon@lelandenterprisesinc.com

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

For further information concerning this matter, please call:

KEN DIXON

at (407) 925-2929

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:

☒ \$35 Filing Fee

☐ \$43.75 Filing Fee &
Certificate of Status

☐ \$43.75 Filing Fee &
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☐ \$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

FILED

ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION
FOR
AMAVI MAGNOLIA VILLAGE HOMEOWNERS' ASSOCIATION, INC.
(a corporation not-for-profit)

2022 DEC 27 AM 7:54
CLERK OF DISTRICT COURT
STATE
TALLAHASSEE, FL

Pursuant to the provision of Section 617.1006, Florida Statutes, and Article 12 of the Articles of Incorporation for Amavi Magnolia Village Homeowners' Association, Inc. a Florida corporation not-for-profit (the "**Association**"), which filed Articles of Incorporation with the Florida Department of State Division of Corporations on December 6, 2021, as Document Number N21000014107 (the "**Articles of Incorporation**"), the Association and Declarant hereby desire to amend the Articles of Incorporation and adopt the following Articles of Amendment to its Articles of Incorporation:

1. Article I is hereby deleted in its entirety and replaced with the following:

The name of the corporation shall be Magnolia Village Homeowners' Association, Inc., a Florida corporation not-for-profit (the "**Association**").

2. Article IV, Section 3 is hereby deleted in its entirety and replaced with the following:

"Section 3. To perform any obligations related to the Surface Water Management System(s) which are specifically delegated or assigned to the Association consistent with the requirements of the rules of, and any applicable permit of, the Southwest Florida Water Management District."

3. Article V, Section 13 is hereby deleted in its entirety and replaced with the following:

"Section 13. To operate and maintain the Surface Water or Storm Water Management System, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplains compensation areas, wetlands and any associated buffers and wetland mitigation areas, preserve areas and conservation easements, as applicable and required by any Southwest Florida Water Management District permit, and to contract for services to provide for such operation and maintenance."

4. The first sentence of Article VIII, Section 1 is hereby deleted in its entirety and replaced with the following:

"The Board of Directors of the Association shall initially be comprised of three (3) Directors (and not more than three (3) Directors prior to Declarant's turnover of control of the Association to the Members)."

5. The first sentence of the second paragraph of Article VIII, Section 1 is hereby deleted in its entirety and replaced with the following:

"As long as Declarant or its designated successor or assigns shall have the

right to appoint or elect any Director. Directors need not be Members of the Association and need not be residents of the State of Florida.”

6. The following sentence is hereby added at the end of Article IX:

“Officers need not be Members of the Association and need not be residents of the State of Florida.”

7. Article XI is hereby deleted in its entirety and replaced with the following:

“Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall have perpetual existence. In the event of termination, dissolution or final liquidation of the Association, the control or right of access to the property containing the Surface Water Management System shall be conveyed or dedicated to an appropriate governmental unit or public unit (determined to be acceptable by the Southwest Florida Water Management District) and if not accepted, then the Surface Water Management System shall be conveyed to a non-profit corporation similar to the Association (or an entity which would comply with section 62-330.310, F.A.C., and be approved by the Southwest Florida Water Management District prior to such termination, dissolution or liquidation).”

8. Article XIII, Section 3 is hereby deleted in its entirety and replaced with the following:

“Section 3. Any amendment to these Articles that would alter provisions related to the Surface Water Management System, conservation areas or any water management areas of the Common Areas must have the prior approval of the SWFWMD. Any such proposed amendments must be submitted to the SWFWMD for a determination of whether the amendment necessitates a modification to the Permit. If the proposed amendment necessitates a modification of the Permit, the modification to the Permit must be approved by the SWFWMD prior to the amendment to these Articles.”

9. The first sentence of Article XV, Section 1 is hereby deleted in its entirety and replaced with the following:

“Section 1. With the exception of Directors and Officers appointed by the Class B Member, any financial or familial interest of an Officer or Director in any contract or transaction between the Association and one (1) or more of its Directors or Officers, or between the Association and any other corporation, partnership, association or other organization in which one (1) or more of its directors or officers are Directors or Officers of the Association, or have a financial interest, shall be disclosed, and further shall not be voidable solely for this reason, or solely because the Director or Officer is present at or participates in

the meeting of the Board or committee thereof which authorized the contract or transaction or solely because his or their votes are counted for such purpose.”

10. This Amendment to the Articles of Incorporation for Amavi Magnolia Village Homeowners' Association, Inc. was approved by HC182, a Florida limited liability company, as the Declarant pursuant to Article XIII of the Articles of Incorporation, and there are no other Members/ Lot Owners entitled to vote on same.

11. The foregoing Amendment to Articles of Incorporation for Amavi Magnolia Village Homeowners' Association, Inc. (the “**Amendment**”) was adopted on the 22 day of December, 2022.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned have caused these Articles of Amendment to the Articles of Incorporation for Amavi Magnolia Village Homeowners' Association, Inc. to be effective this 22 day of December 2022.

ASSOCIATION:

AMAVI MAGNOLIA VILLAGE
HOMEOWNERS' ASSOCIATION, INC.

By: 

Kenneth Dixon, President

ATTESTED TO BY:

By: 

Leroy Sanchez, Secretary

DECLARANT/INCORPORATOR:

HC182, LLC.

a Florida limited liability company

By: Florida Affordable Housing of
Orlando, Inc., a Florida corporation,
its managing member

By: 

Kenneth Dixon, President