

N22000002539

Florida Department of State
Division of Corporations
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**COR AMND/RESTATE/CORRECT OR O/D RESIGN
FALLCHASE AT PATHSTONE OWNERS ASSOCIATION, INC.**

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January 24, 2025

FLORIDA DEPARTMENT OF STATE

Division of Corporations

FALLCHASE AT PATHSTONE OWNERS ASSOCIATION, INC.
29891 WOODROW LANE, SUITE 300
SPANISH FORT, AL 36527US

SUBJECT: FALLCHASE AT PATHSTONE OWNERS ASSOCIATION, INC.
REF: N22000002539

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 Attachment cannot be entitled Articles of Amendment. You need to remove that and either entitle it Attachment A or Exhibit A. You can't submit our form and Amended Articles.

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.

Diane Cushing
Operations Manager A

FAX Aud. #: H25000011427
Letter Number: 525A00001501

Articles of Amendment
to
Articles of Incorporation
of

FALLCHASE AT PATHSTONE OWNERS ASSOCIATION, INC.

(Name of Corporation as currently filed with the Florida Dept. of State)

N22000002539

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

FALLCHASE AT PATHSTONE OWNERS ASSOCIATION, INC.

The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company" or "Co." may not be used in the name.

B. Enter new principal office address, if applicable:

N/A

(Principal office address MUST BE A STREET ADDRESS)

C. Enter new mailing address, if applicable:

N/A

(Mailing address MAY BE A POST OFFICE BOX)

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent: N/A

New Registered Office Address:

(Florida street address)

_____, Florida _____
(City) (Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

Signature of New Registered Agent, if changing

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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:

<input checked="" type="checkbox"/> Change	<u>PT</u>	<u>John Doe</u>
<input checked="" type="checkbox"/> Remove	<u>V</u>	<u>Mike Jones</u>
<input checked="" type="checkbox"/> Add	<u>SV</u>	<u>Sally Smith</u>

<u>Type of Action</u> (Check One)	<u>Title</u>	<u>Name</u>	<u>Address</u>
1) <input type="checkbox"/> Change <input type="checkbox"/> Add	<u>P</u>	<u>SAM KEARNS</u>	<u>29891 WOODROW LANE, SUITE</u> <u>SPANISH FORT, AL 36527</u>
<input checked="" type="checkbox"/> Remove			
2) <input type="checkbox"/> Change <input checked="" type="checkbox"/> Add	<u>P</u>	<u>CATHERINE HOLLADAY</u>	<u>26051 Predazzer Ln, Ste A</u> <u>Daphne, AL 36526</u>
<input type="checkbox"/> Remove			
3) <input type="checkbox"/> Change <input type="checkbox"/> Add <input checked="" type="checkbox"/> Remove	<u>VP</u>	<u>CALDWELL CUNNINGHAM</u>	<u>29891 WOODROW LANE, SUITE</u> <u>SPANISH FORT, AL 36527</u>
4) <input type="checkbox"/> Change <input checked="" type="checkbox"/> Add	<u>VP</u>	<u>CHLOE KELLY</u>	<u>26051 Predazzer Ln, Ste A</u> <u>Daphne, AL 36526</u>
<input type="checkbox"/> Remove			
5) <input type="checkbox"/> Change <input type="checkbox"/> Add	<u>ST</u>	<u>WHITNEY WATSON</u>	<u>29891 WOODROW LANE, SUITE</u> <u>SPANISH FORT, AL 36527</u>
<input checked="" type="checkbox"/> Remove			
6) <input type="checkbox"/> Change <input checked="" type="checkbox"/> Add	<u>ST</u>	<u>SOPHIE SUMNER</u>	<u>406 SCHUBERT DRIVE,</u> <u>PENSACOLA, FL 32504</u>
<input type="checkbox"/> Remove			

F. If amending or adding additional Articles, enter change(s) here:

(attach additional sheets, if necessary). (Be specific)

PLEASE SEE ATTACHMENT.

The date of each amendment(s) adoption: _____, if other than the date this document was signed.

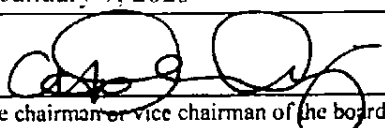
Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

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

- ☒ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated January 9, 2025

Signature


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

CATHERINE HOLLADAY

(Typed or printed name of person signing)

PRESIDENT

(Title of person signing)

ATTACHMENT A.

FALLCHASE AT PATHSTONE OWNERS ASSOCIATION, INC. (A CORPORATION NOT-FOR-PROFIT)

The Articles of Incorporation of Fallchase at Pathstone Owners Association, Inc. is hereby amended as follows: *(double underlines indicating additions and strike throughs indicating deletions)*:

ARTICLE IV PURPOSE(S)

3. The Association shall ~~To~~ levy and collect adequate assessments against Members of the Association for the costs of maintenance and operation of the Stormwater Management System. The assessments shall be used for the maintenance and repair of the Stormwater Management System and mitigation or preservation areas, including but not limited to work within retention areas, drainage structures and drainage easements.

ARTICLE V GENERAL POWERS

5. To levy Assessments and other charges on Lots, collect such Assessments and other charges from Lot Owner Members, and to use the proceeds thereof in the exercise of its powers and duties including the maintenance and repair of the Stormwater Management Systems and mitigation or preservation areas, including not limited to work within retention areas, drainage structures and drainage easements.
13. The Association ~~To~~ shall operate, ~~and~~ maintain and manage the Stormwater 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 the Permit, and to contract for services to provide for such operation and maintenance, with the power to accept future phases into the Association that will utilize the Stormwater Management System(s); ~~as applicable and required by the Permit.~~ in a manner consistent with the requirements of NWFWMID Permit No. CON-033-286367-1 and applicable NWFWMID rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

ARTICLE XI **CORPORATE EXISTENCE**

~~Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity. The Association shall have perpetual existence. If the Association is dissolved, the control or right of access to the property containing the Surface Water Management System Facilities and other dedicated property and related infrastructure shall be transferred to, accepted and maintained by an entity in accordance with Rule 62-330.310, Florida Administrative Code, and the Environmental Resource Permit Applicant's Handbook Volume I, Section 12.3, as such may be amended from time to time, and be approved by the WMD prior to such termination, dissolution, or liquidation.~~

ARTICLE XVI **DISSOLUTION**

1. The Association may be dissolved if three-fourths (3/4) of the votes cast at a duly held meeting of the Members of the Association vote in favor of dissolution, if permitted by the Declaration. 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 purposes 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 nonprofit corporation, association, trust or other organization to be devoted to such similar purposes. In the event of a termination, dissolution, or final liquidation of the Association, the responsibility for the operation and maintenance of the Stormwater Management System must be transferred to and accepted by an entity which complies with Rule 62-330.310, F.A.C., and Applicant's Handbook Volume I, Section 12.3, and be approved by the NWFWMD Agency prior to such termination, dissolution or liquidation.

Except as specifically amended hereby, the Articles of Incorporation shall remain in full force and effect as originally executed and filed.

[Signatures on the Following Pages]

IN WITNESS WHEREOF, the undersigned has executed these Amended Articles of Incorporation this 9th day of January, 2025.

Signed, sealed and delivered
in the presence of:

Witness:

[Signature]
Printed Name: DEBRA L. DOLAN
Address: 26051 Predazzer Ln.
Ste. A, Daphne, AL 36526

68V Fallschase (FL) 2020, LLC, a Florida
limited liability company,

By: 68 Ventures, LLC, an Alabama
limited liability company

By: [Signature]
Printed Name: NATHAN COX
Its: MANAGER

Witness:

[Signature]
Printed Name: Catherine Holladay
Address: 26051 Predazzer Ln.
Ste. A, Daphne, AL 36526

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 2nd day of January, 2025,
by Nathan Cox, on behalf of 68V Fallschase (FL) 2020, LLC, who:

X is personally known to me, OR
_____ has produced a driver's license as identification.



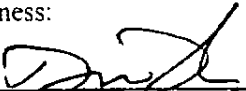
[Signature]
Signature of Notary Public
Kristen Miller
Notary Public Name (Typed or Printed)
Commission No.: HH 212702
My commission expires: 1/3/2026

MASTER ASSOCIATION JOINDER

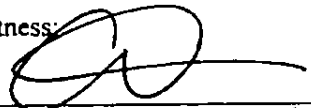
Pathstone Master Owners Association, Inc., a not-for-profit Florida corporation, whose mailing address is 29891 Woodrow Lane, Suite 300, Spanish Fort, AL 36527, hereby consents to and joins in the foregoing Amended Articles of Incorporation of Fallschase at Pathstone Owners Association, Inc. and agrees to be bound by the terms thereof and will comply with and perform the terms and conditions thereof.

In Witness Whereof, Pathstone Master Owners Association, Inc. has executed this Joinder by and through its duly authorized representatives.

Witness:


Print Name: NATHAN COX
Address: 26051 Predazzler Ln.
St. A, Daphne, AL 36526

Witness:


Print Name: CHLOE KELLY
Address: 26051 Predazzler Ln.
St. A DAPHNE AL 36526

**PATHSTONE MASTER OWNERS
ASSOCIATION, INC., a Florida not-
for-profit corporation**

By:


Printed Name: Catherine Holladay
Its: President

STATE OF FLORIDA
COUNTY OF ESCAMBIA


The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of January, 2025, by Nathan Cox, on behalf of the not for profit corporation, who:

Catherine Holladay

☒ Personally known to me, OR

☐ Produced _____ as identification.




Notary Signature

Kristen Miller

Notary Name [Printed/Typed/Handwritten]

Commission No.: HM 212702

My Commission Expires: 1/3/2026