

N2200000 3837

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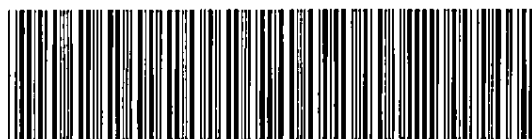
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**FILED**  
2023 MAY 12 PM 12:08  
SECRETARY OF STATE  
TALLAHASSEE, FL

*Amend*

JUN 28 2023

D CUSHING

**COVER LETTER**

TO: Amendment Section  
Division of Corporations

NAME OF CORPORATION: Cedar Lakes Homeowner's Association, Inc.

DOCUMENT NUMBER: N22000003837

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

Please return all correspondence concerning this matter to the following:

Stephen J. Lacey

(Name of Contact Person)

Lacey Lyons Rezanka

(Firm/ Company)

6023 Farcenda Pl. Suite 102

(Address)

Melbourne, FL 32940

(City/ State and Zip Code)

slacey@llr.law

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

For further information concerning this matter, please call:

Stephen J. Lacey

321

608-0890

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 &<br>Certificate of Status | <input type="checkbox"/> \$43.75 Filing Fee &<br>Certified Copy<br>(Additional copy is<br>enclosed) | <input type="checkbox"/> \$52.50 Filing Fee<br>Certificate of Status<br>Certified Copy<br>(Additional Copy is<br>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  
2023 MAY 12 PM 12:08  
SECRETARY OF STATE  
TALLAHASSEE, FL



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

April 18, 2023

STEPHEN J LACEY  
LACEY LYONS REZANKA  
6023 FARCENDA PL., SUITE 102  
MELBOURNE, FL 32940

SUBJECT: CEDAR LAKES HOMEOWNERS ASSOCIATION, INC.  
Ref. Number: N22000003837

We have received your document for CEDAR LAKES HOMEOWNERS 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):

The date of adoption of each amendment must be included in the document.

The word "initial" or "first" should be removed from the article regarding directors, officers, and/or registered agent, unless these are the individuals originally designated at the time of incorporation.

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  
Senior Section Administrator

Letter Number: 423A00008696

**AMENDED ARTICLES OF INCORPORATION OF  
CEDAR LAKES HOMEOWNERS ASSOCIATION, INC.  
A NONPROFIT CORPORATION**

**FILED**  
2023 MAY 12 PM 12:08  
SECRETARY OF STATE  
TALLAHASSEE, FL

Pursuant to the provisions of § 617.1001, Fla. Stat., Cedar Lakes Homeowners Association, Inc., a Florida not-for-profit corporation, whose original articles of incorporation were filed by the Florida Department of State on April 6, 2022, by resolution duly adopted by its board of directors, adopts the following restated and amended articles of incorporation dated January 15, 2023

**Article I**

The name of the corporation is Cedar Lakes Homeowners Association, Inc. (hereinafter, the "Association").

**Article II**

The Association is a nonprofit corporation.

**Article III**

The existence of the Association commenced with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida on April 1, 2022. The Association shall exist in perpetuity.

**Article IV**

The Association is formed for the primary purpose of providing for the management of the residence lots and common area within a certain subdivided tract of real property described in the plat of Cedar Lakes subdivision recorded in the Public Records of Brevard County, Florida, and to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose.

In furtherance of such purposes, the Association will have the power to:

- (a) Perform all the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (Declaration) applicable to the subdivision and to be recorded in the public records of Brevard County, Florida;
- (b) Affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the

business of the Association, including all licenses, taxes, or governmental charges levied or imposed on the property of the Association;

- (c) Levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the stormwater system. The assessments shall be used for the maintenance and repair of the stormwater management systems and mitigation or preservation areas, including, but not limited to, work within retention areas, drainage structures and drainage easements.
- (d) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;
- (d) The Association shall operate, maintain, and manage the stormwater management system(s) in a manner consistent with the requirements of Agency Permit No. \_\_\_\_\_ and applicable Agency rules and shall assist in the enforcement of the restrictions and covenants contained herein.
- (g) Have and exercise all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and will be operated exclusively for the above purposes. The activities of the Association will be financed by assessments on members as provided in the Declaration, and no part of any net earnings will inure to the benefit of any member.

#### **Article V**

The street address of the initial registered office of the Association is 6023 Farcenda Place, Suite 102, Melbourne, FL 32940 and the name of its registered agent at that address is Stephen J. Lacey, Esq.

#### **Article VI**

Every person or entity who/which is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, will be a member of the Association. Membership will be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

#### **Article VII**

The manner in which directors are elected or appointed is as provided for in the Bylaws.

#### **Article VIII**

The number of directors constituting the initial board of directors of the Association is three, and the names and addresses of the persons who are to serve as the initial directors are:

<b>Names of Directors</b>	<b>Addresses of Directors</b>
SGS Cedar Lake, LLC	831 NE 20th Ave Ft. Lauderdale, FL 33304
Raymond Mazzie	831 NE 20th Ave Ft. Lauderdale, FL 33304
Nicholas Dottore	4425 Sheridan Ave Cocoa, FL 32926

#### **Article IX**

On dissolution, the assets of the Association will be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets will be granted, conveyed, and assigned to any nonprofit corporation, Association, trust, or other organization organized and operated for such similar purposes. In the event of 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 Agency prior to such termination, dissolution, or liquidation.

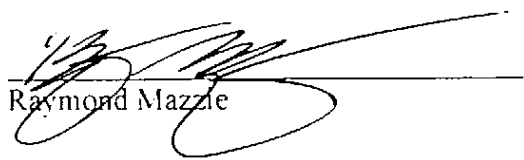
#### **Article X**

The name and street address of each incorporator is:


<b>Names of Incorporator</b>	<b>Addresses of Incorporator</b>
Nicholas Dottore	4425 Sheridan Ave Cocoa, FL 32926

IN WITNESS WHEREOF, the undersigned, in their respective capacities as a majority of current Directors do make and file these Amended and Restated Articles of Incorporation, hereby declaring and certifying that the facts herein stated are true and hereunto set their hands and seals this 15<sup>th</sup> day of January, 2023.

MAJORITY OF CURRENT DIRECTORS:



Raymond Mазzie



Nicholas Dottore