

N23359

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

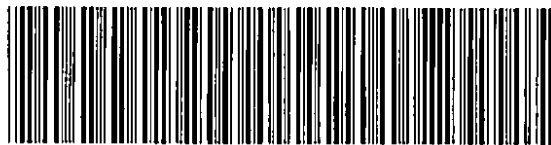
(Document Number)

Certified Copies _____

Certificates of Status _____

Special Instructions to Filing Officer.

Office Use Only



600415124056

09/06/23--01019--002 **35.00

FILED
SEP 11 2023
FBI - NEW YORK

mm

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Millwood Village at Beacon Woods East Association, Inc.

DOCUMENT NUMBER: N23359

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

Please return all correspondence concerning this matter to the following:

Anne M. Malley

(Name of Contact Person)

Anne M. Malley PA

(Firm/ Company)

36739 State Road 52, Suit 105,

(Address)

Dade City FL33525

(City/ State and Zip Code)

managercoastalhoamgt@gmail.com

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

For further information concerning this matter, please call:

Anne M. Malley

at

352

859-437-5680

(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 &
Certified Copy
(Additional copy is
enclosed)

☐ \$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

Articles of Amendment
to
Articles of Incorporation
of

Millwood Village at Beacon Woods East Association, Inc.

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

N23359

(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:

NA

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:

NA

*(Principal office address **MUST BE A STREET ADDRESS**)*

C. Enter new mailing address, if applicable:

NA

*(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: NA

(Florida street address)

New Registered Office 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

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:

<u>X</u> Change	<u>PT</u>	<u>John Doe</u>
<u>X</u> Remove	<u>V</u>	<u>Mike Jones</u>
<u>X</u> 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 <input type="checkbox"/> Remove	_____	_____	_____ _____ _____
2) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	_____	_____	_____ _____ _____
3) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	_____	_____	_____ _____ _____
4) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	_____	_____	_____ _____ _____
5) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	_____	_____	_____ _____ _____
6) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	_____	_____	_____ _____ _____

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

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

See attached sheets amending the Articles of Incorporation effective 3/27/2020

Article II, Section 2.12 effective July 20, 2023

2.12 The Association shall have the following powers and duties:

To contract for cable television, security, trash collection and other services for the SUBJECT PROPERTY.

RECEIVED
FEB 11 1994
FILE

**AMENDED
ARTICLES OF INCORPORATION
OF
MILLWOOD VILLAGE AT BEACON WOODS EAST ASSOCIATION, INC.,
A Florida Corporation not-for-profit**

The undersigned incorporator, for the purpose of forming a corporation not-for-profit pursuant to the laws of the State of Florida, Florida Statutes, Chapter 617, hereby adopts the following Articles of Incorporation:

PREAMBLE

BEACON HOMES OF FLORIDA, LTD., a Florida limited partnership ("DECLARANT"), ~~owns~~^{owns} certain property in Pasco County, Florida (the "SUBJECT PROPERTY"), ~~and intends to execute and recorded~~^{and recorded} a Declaration of Covenants and Restrictions of Millwood Village at Beacon Woods East (the "DECLARATION"), ~~which will~~^{which is} affecting the SUBJECT PROPERTY. This association ~~was is being~~^{is being} formed as the association to administer the DECLARATION, and to perform the duties and exercise the powers pursuant to the DECLARATION, ~~as and when the DECLARATION is recorded in the~~^{and when the DECLARATION is recorded in the} Public Records of Pasco County, Florida, with these Articles of Incorporation attached as an exhibit. All of the definitions contained in the DECLARATION shall apply to these Articles of Incorporation, and to the Bylaws of the Association.

ARTICLE I - NAME

The name of the corporation is MILLWOOD VILLAGE AT BEACON WOODS EAST ASSOCIATION, INC., a Florida corporation not-for-profit, hereinafter referred to as the "ASSOCIATION."

ARTICLE II - PURPOSE

The purposes for which the ASSOCIATION is organized are as follows:

- 1 To operate as a corporation not-for-profit pursuant to Chapter 617 of the Florida Statutes.
- 2 To enforce and exercise the duties of the ASSOCIATION as provided in the DECLARATION.
- 3 To promote the health, safety, welfare, comfort, and social and economic benefit of the members of the ASSOCIATION.

ARTICLES III - POWERS AND DUTIES

The ASSOCIATION shall have the following powers and duties:

- 1 All of the common law and statutory powers of a corporation not-for-profit under the laws of the State of Florida.
- 2 To administer, enforce, carry out and perform all of the acts, functions, rights and duties provided in, or contemplated by, the DECLARATION, including but not limited to, the following:

- 2.1 To own, purchase, sell, mortgage, encumber, lease, administer, manage, operate, maintain, improve, repair and/or replace real and personal property.
- 2.2 To make and collect ASSESSMENTS against OWNERS to defray the costs, expense and losses incurred or to be incurred by the ASSOCIATION, and to use the proceeds thereof in the exercise of the ASSOCIATION'S powers and duties.
- 2.3 To enforce the provisions of the DECLARATION, these ARTICLES, and the BYLAWS.
- 2.4 To make, establish and enforce reasonable rules and regulations governing the use of COMMON AREAS, LOTS, UNITS and other property under the jurisdiction of the ASSOCIATION.
- 2.5 To grant and modify easements, and to dedicate property owned by the ASSOCIATION to any public or quasi-public agency, authority or utility company for public, utility, drainage and cable television purposes.
- 2.6 To borrow money for the purposes of carrying out the powers and duties of the ASSOCIATION.
- 2.7 To exercise control over exterior alterations, additions, improvements, or changes in accordance with the terms of the DECLARATION.
- 2.8 To obtain insurance as provided by the DECLARATION.
- 2.9 To employ personnel necessary to perform the obligations, services and duties required of or to be performed by the ASSOCIATION and for proper operation of the properties for which the ASSOCIATION is responsible, or to contract with others for the performance of such obligations, services and/or duties.
- 2.10 To sue and be sued.
- 2.11 To operate and maintain the surface water management system for the SUBJECT PROPERTY, including all lakes, retention areas, culverts and related appurtenances, as may be applicable.
- 2.12 To contract for cable television, security and other services for the SUBJECT PROPERTY.

ARTICLE IV - MEMBERS

1 The members of the ASSOCIATION shall consist of all of the record owners of LOTS. ~~Membership shall be established as to each LOT upon the recording of the DECLARATION. Upon the transfer of ownership of fee title to, or fee interest in, a LOT, whether by conveyance, devise, judicial decree, foreclosure or otherwise, and upon the recordation amongst the public records in the county in which the SUBJECT PROPERTY is located of the deed or other instrument establishing the acquisition and designating the LOT affected thereby, the new OWNER designated in such deed or other instrument shall thereupon become a member of the ASSOCIATION, and the membership of the prior OWNER as to the LOT designated shall be terminated, provided, however, that the ASSOCIATION shall not have the responsibility or obligation of recognizing any such change in membership until it has been delivered a true copy of the applicable deed or other instrument, or is otherwise informed of the transfer of ownership of the LOT. Prior to the recording of the DECLARATION, the incorporator shall be the sole member of the ASSOCIATION.~~

2 The share of each member in the funds and assets of the ASSOCIATION, and the COMMON SURPLUS, and any membership in this ASSOCIATION, cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the LOT for which that membership is established.

3 On all matters upon which the membership shall be entitled to vote, there shall be only one vote for each LOT. In the event any LOT is owned by more than one person and/or by an entity, the vote

RECEIVED
-D
MAY 11 11
FILE

for such LOT shall be cast in the manner provided by the BYLAWS. Any person or entity owning more than one LOT shall be entitled to one vote for each LOT owned.

4 The BYLAWS shall provide for an annual meeting of the members of the ASSOCIATION and shall make provision for special meetings.

ARTICLE V - TERM OF EXISTENCE

The ASSOCIATION shall have perpetual existence.

ARTICLE VI - INCORPORATOR

~~The name and street address of the incorporator is: BEACON HOMES OF FLORIDA, LTD., a Florida limited partnership, 2494 Bayshore Boulevard, Dunedin, FL 34296.~~

ARTICLE VII - DIRECTORS

1 The property, business and affairs of the ASSOCIATION shall be managed by a BOARD which shall consist of not less than five ~~three (3)~~ five (5) directors, and which shall always be an odd number. The BYLAWS may provide for a method of determining the number of directors from time to time. In the absence of a determination as to the number of directors, the BOARD shall consist of five (5) ~~three (3)~~ directors. ~~Directors are not required to be members of the ASSOCIATION.~~

2 All of the duties and powers of the ASSOCIATION existing under the DECLARATION, these ARTICLES and the BYLAWS shall be exercised exclusively by the BOARD, its agents, contractors or employees, subject to approval by the members only when specifically required.

3 ~~The DECLARANT shall have the right to appoint all of the directors until DECLARANT has conveyed 75% of the LOTS within the SUBJECT PROPERTY, or until 5 years after the DECLARATION is recorded in the public records in the county in which the SUBJECT PROPERTY is located, whichever occurs first, and thereafter shall have the right to appoint one director so long as the DECLARANT owns any LOT. When the DECLARANT no longer owns any LOT within the PROPERTY, all of the directors shall be elected by the members in the manner provided in the BYLAWS.~~

4 Directors may be removed and vacancies on the BOARD shall be filled in the manner provided by the BYLAWS, ~~however any director appointed by the DECLARANT may only be removed by the DECLARANT, and any vacancy on the BOARD shall be appointed by the DECLARANT if, at the time such vacancy is to be filled, the DECLARANT is entitled to appoint the directors.~~

5 ~~The names and addresses of the initial directors, who shall hold office until their successors are appointed or elected, are as follows:~~

~~CECIL R. DELCHER, 2494 Bayshore Boulevard, Dunedin, FL 34296.~~

~~G. RICHMOND SHEFFIELD, 2494 Bayshore Boulevard, Dunedin, FL 34296.~~

~~MARGAURITE ROBERTS, 2494 Bayshore Boulevard, Dunedin, FL 34296.~~

REC-6
FILED
9-6
11:14

ARTICLE VII – OFFICERS

~~who shall serve until their successors are designated by the BOARD are as follows:~~

~~President Cecil R. Delcher~~

~~Vice President G. Richmond Sheffield~~

~~Secretary/Treasurer - Margaurite Roberts~~

ARTICLE IX - INDEMNIFICATION

cause to believe that his conduct was unlawful.

connection therewith.

entitled to be indemnified by the ASSOCIATION as authorized herein.

agreement, vote of members or otherwise, and as to action taken in an official capacity while

11:14
-b
Siti -

holding office, shall continue as to a person who has ceased to be a director, officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such a person.

5 The ASSOCIATION shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the ASSOCIATION, or is or was serving at the request of the ASSOCIATION as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, as arising out of his status as such, whether or not the ASSOCIATION would have the power to indemnify him against such liability under the provisions of this Article.

ARTICLE X - BYLAWS

The first BYLAWS shall be adopted by the BOARD and may be altered amended or rescinded by the DECLARANT, the Directors and/or members in the manner provided by the BYLAWS.

ARTICLE XI - AMENDMENTS

Amendments to these ARTICLES shall be proposed and adopted in the following manner:

- 1 A majority of the BOARD shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of the members, which may be the annual or a special meeting.
- 2 Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member entitled to vote thereon within the time and in the manner provided in the BYLAWS for the giving of notice of a meeting of the members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.
- 3 At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of the entire membership of the ASSOCIATION.
- 4 Any number of amendments may be submitted to the members and voted upon by them at any one meeting.
- 5 If all of the directors and all of the members eligible to vote sign a written statement manifesting their intention that an amendment to these ARTICLES be adopted, then the amendment shall thereby be adopted as though the above requirements had been satisfied.
- 6 No amendment shall make any changes in the qualifications for membership nor in the voting rights of members without approval by all of the members and the joinder of all INSTITUTIONAL LENDERS holding mortgages upon the LOTS. No amendment shall be made that is in conflict with the DECLARATION. Prior to the closing of the sale of all LOTS within the PROPERTY, no amendment shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, the DECLARANT, unless the DECLARANT shall join in the execution of the amendment, including, but not limited to, any right of the DECLARANT to appoint directors pursuant to Article VII.

RECEIVED - 6 PM 1:14
NOTED
11/1/14

7 No amendment to these ARTICLES shall be made which discriminates against any OWNER(S); or affects less than all of the OWNERS within the PROPERTY, without the written approval of all the OWNERS so discriminated against or affected.

8 Upon the approval of an amendment to these ARTICLES, the articles of amendment shall be executed and delivered to the Department of State as provided by law, and a copy certified by the Department of State shall be recorded in the public records of the county in which the SUBJECT PROPERTY is located.

ARTICLE XII - DISSOLUTION

In the event of dissolution or final liquidation of the ASSOCIATION, the assets, both real and personal, of the ASSOCIATION, shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the ASSOCIATION. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization, to be devoted to purposes as nearly as practicable to the same as those to which were required to be devoted by the ASSOCIATION. No such disposition of ASSOCIATION properties shall be effective to divest or diminish any right or title of any MEMBER vested in him under the recorded DECLARATION unless made in accordance with the provisions of such DECLARATION.

ARTICLE XIII

INITIAL REGISTERED OFFICE ADDRESS AND NAME OF REGISTERED AGENT

~~_____The initial registered office of the ASSOCIATION shall be at 2494 Bayshore Boulevard, Dunedin, FL 34296. The initial registered agent of the ASSOCIATION at that address is BEACON HOMES OF FLORIDA, LTD., a Florida limited partnership.~~

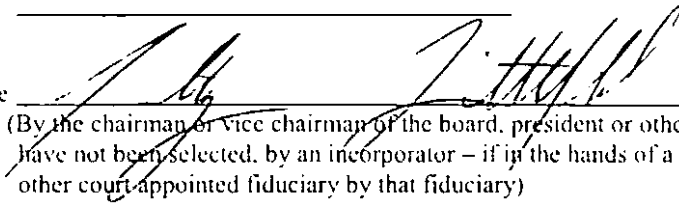
~~_____WHEREFORE, the incorporator, and the initial registered agent, have executed these ARTICLES on this November 2nd, 1987.~~

2003 SEP -6 PM 1:14
DATE

- ☐ 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 07/20/2023

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)

TIMOTHY LITTLEFIELD
(Typed or printed name of person signing)

PRESIDENT
(Title of person signing)

9/28/2023 4:14 PM
FILE