

N24000009186

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

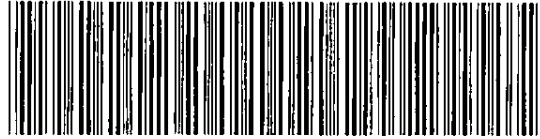
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer.

Office Use Only



800433962508

Amended &
Restated
Articles

06/23/24--01002--012 *+110.00

FILED

2024 AUG 22 AM 11:14

RECEIVED

2024 AUG 22 AM 11:50

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

A. RAMSEY
AUG 23 2024

**CORPORATE
ACCESS,
INC.***When you need ACCESS to the world*

236 East 6th Avenue, Tallahassee, Florida 32303
P.O. Box 37066 (32315-7066) (850) 222-2666 or (800) 969-1666. Fax (850) 222-1666

WALK IN**PICK UP:** BROOK 8/22

CERTIFIED COPY _____

XX PHOTOCOPY _____

GS _____

XX FILING

INC AMEND1. WGV OFFICE PARK CONDOMINIUM ASSOCIATION, INC.

(CORPORATE NAME AND DOCUMENT #)

2. _____
(CORPORATE NAME AND DOCUMENT #)3. _____
(CORPORATE NAME AND DOCUMENT #)4. _____
(CORPORATE NAME AND DOCUMENT #)5. _____
(CORPORATE NAME AND DOCUMENT #)6. _____
(CORPORATE NAME AND DOCUMENT #)**SPECIAL INSTRUCTIONS:** _____

**AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF
WGV OFFICE PARK CONDOMINIUM ASSOCIATION, INC.**
(A corporation not for profit)

FILED
2024 AUG 22 AM 11:14
CLERK OF COURT
ST. JOHNS COUNTY, FLORIDA

The undersigned hereby files the Amended and Restated Articles of Incorporation of WGV Office Park Condominium Association, Inc., a Florida not-for-profit corporation, pursuant to Chapter 617, Florida Statutes.

ARTICLE I

The name of the Corporation shall be WGV Office Park Condominium Association, Inc. (the Corporation may be referred to herein as the "Association").

ARTICLE II

The purpose for which the Corporation is organized is to establish, maintain and operate a condominium to be known as the WGV Office Park Condominium, a Commercial Condominium, which will be created in accordance with the provisions of Chapter 718, Florida Statutes upon certain property located in St. Johns County, Florida, including master common areas and/or recreational facilities of the condominium property (collectively, the "Property"), not for profit but solely for the mutual advantages of the members, to present a unified effort to the members in protecting the value of the property of the members of the Corporation, and to engage in such other activities with respect to Corporation, and to engage in such other activities with respect to the Property as the Corporation deems appropriate. Without limiting the generality of the foregoing, the Corporation may:

1. Exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in that certain Declaration of Condominium of WGV Office Park Condominium, a Commercial Condominium (the "Declaration"), applicable to the Property and recorded or to be recorded in the Office of the Clerk of the Court, St. Johns County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;
2. Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration, to pay all expenses in connection therewith and all office and other expenses in connection therewith and all office and other expenses incident to the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the property of the Association;
3. Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
4. Borrow money, and with the assent of at least seventy-five percent (75%) of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for borrowed money or debts incurred;
5. Dedicate, sell or transfer all or any part of the master common area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by at least seventy-five percent (75%) of each class of members, agreeing to such dedication, sale or transfer.

6. Participate in mergers and consolidations with other non-profit organizations organized for the same purposes, provided that such merger, consolidation or annexation shall have the assent of at least seventy-five percent (75%) of each class of members as set forth in the Declaration.

7. Have and exercise any and all powers, rights, and privileges which a corporation organized under the Not-for-profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE III

The members of the Corporation shall be limited to owners of "Units" (as defined in the Declaration) of the Property. Every person or entity who is a record owner of a fee or undivided fee interest in any Unit or portion thereof which is subject to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Unit which is subject to assessment by the Association.

ARTICLE IV

This corporation shall have perpetual existence.

ARTICLE V

The name of the initial registered agent and the street address of the initial registered office are: Anthony Kostantinidis, 6705 Fairway Cove Drive, Orlando, FL 32835.

ARTICLE VI

The name and address of the incorporator hereto is: Anthony N. Kostantinidis, 6705 Fairway Cove Drive, Orlando, FL 32835.

ARTICLE VII

The initial principal office of the Corporation is located at 6705 Fairway Cove Drive, Orlando, FL 32835. The initial mailing address of the Corporation is 6705 Fairway Cove Drive, Orlando, FL 32835.

ARTICLE VIII

The affairs of the Corporation shall be managed by a Board of Directors of not less than three (3) nor more than seven (7) persons. The Board of Directors shall be elected by the members of the Corporation and shall be elected annually. The Board of Directors shall elect or appoint a President, Vice President, Secretary, Treasurer, and such other officers as the Board may from time to time by resolution create at the first meeting of the Board of Directors following each annual meeting of the members. The duties of the officers shall be prescribed by the Bylaws of the Corporation.

ARTICLE IX

The officers of the Association shall be a President, a Vice-President, a Secretary and a Treasurer and such other officers as the Board may from time to time by resolution create. Any two (2) or more offices may be held by the same person except the offices of President and Secretary shall not be held by the same individual. Officers shall be elected by the Board of Directors of the Association for one (1) year terms in accordance with the terms and procedures set forth in the Bylaws. The name of the Initial officers

who are to manage the affairs of the Association until the next annual meeting of the Board of Directors and until their successors are duly elected and qualified are:

President: Anthony N. Kostantinidis

Vice President: Matthew W. Harkins

Treasurer and Secretary: James Nemethy

ARTICLE X

The initial Bylaws of the Association shall be adopted by the Board of Directors. Thereafter, the Bylaws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy.

ARTICLE XI

The names and addresses of the persons constituting the first Board of Directors and who will serve until the first election are:

- | | |
|-----------------------------|--|
| 1. Matthew W. Harkins | 1856 Lake Grove Lane
Orlando, FL 32806 |
| 2. Anthony N. Kostantinidis | 6705 Fairway Cove Drive
Orlando, FL 32806 |
| 3. James Nemethy | 3641 Spirit Bluff Ct
Reno, NV 89511 |

ARTICLE XII

Amendments to the Articles of Incorporation may be proposed by any member and adopted by a seventy-five percent (75%) or greater vote thereof.

ARTICLE XIII

The Association may be dissolved with the assent given in writing and signed by not less than seventy-five percent (75%) of each class of members. 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 non-profit corporation, association, trust, or other organization to be devoted to such similar purposes.

ARTICLE XIV

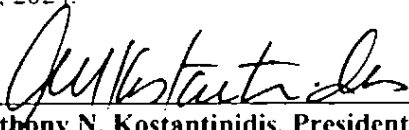
These Amended and Restated Articles of Incorporation supersede the original Articles of Incorporation and all amendments to them.

ARTICLE XV

These Amended and Restated Articles of Incorporation do not contain an amendment which required member approval and were adopted by the Board of Directors as of the date hereof.

I submit this document and affirm that the facts stated herein are true. I am aware that the false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Dated this 21 day of AUGUST, 2024.



Anthony N. Kostantinidis, President