

N 27291

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

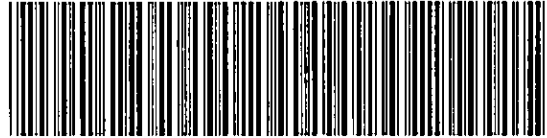
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FILED

2020 MAY -6 P 1:26

Amend
5/12/20
DC

Steven H. Mezer, Esq.
Shareholder
Board Certified in Real Estate and
Condominium/Planned Development Law
Phone: (813) 527-3906 Fax: (813) 286-7683
smezer@beckerlawyers.com

Becker

Becker & Poliakoff
Tower Place
1511 N. Westshore Blvd., Suite 1000
Tampa, Florida 33607

January 17, 2020

Secretary of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Re: Articles of Amendment to Articles of Incorporation - Pinchurst Village Property
Owners Association, Inc. / Document Number 59-2973915
Client/Matter No. P24836/384557

Dear Sir/Madam:

Enclosed please find the original and one copy of the Articles of Amendment to Articles of Incorporation for the above-referenced Association. A check for \$35.00 is also enclosed for the filing fee.

Please file and return a copy to my attention. A self-addressed stamped envelope is enclosed for your convenience.

Please feel free to call me should you have any questions regarding this matter.

Sincerely,



Steven H. Mezer

SHM/nsj

Enclosures



FLORIDA DEPARTMENT OF STATE
Division of Corporations

2020 APR 21 10:41

April 21, 2020

STEVEN H. MEZER, ESQUIRE
1511 N. WESTSHORE BOULEVARD
SUITE 1000
TAMPA, FL 33607

SUBJECT: PINEHURST VILLAGE PROPERTY OWNERS ASSOCIATION, INC.
Ref. Number: N27291

We have received your document and check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

PLEASE SUBMITTED EITHER RESTATED ARTICLES OF INCORPORATION OR AN AMENDMENT TO THE ARTICLES OF INCORPORATION. DO NOT SEND IN BOTH AND DO NOT MAKE ONE DOCUMENT AN ATTACHMENT TO THE OTHER.

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.

Darlene Connell
Regulatory Specialist II Supervisor

Letter Number: 020A00008267



FLORIDA DEPARTMENT OF STATE
Division of Corporations

2020.157 -2 11:17

March 19, 2020

STEVEN H. MEZER, ESQUIRE
1511 N. WESTSHORE BOULEVARD
SUITE 1000
TAMPA, FL 33607

SUBJECT: PINEHURST VILLAGE PROPERTY OWNERS ASSOCIATION, INC.
Ref. Number: N27291

We have received your document and check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

You failed to make the correction(s) requested in our previous letter.

Please file the document as either Articles of Amendment or Restated Articles of Incorporation pursuant to applicable Florida Statutes.

The incorporator(s) cannot be amended or changed. Please correct your document accordingly.

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.

Claretha Golden
Regulatory Specialist II

Letter Number: 320A00005979



FLORIDA DEPARTMENT OF STATE
Division of Corporations

March 3, 2020

STEVEN H. MEZER, ESQUIRE
1511 N. WESTSHORE BOULEVARD
SUITE 1000
TAMPA, FL 33607

SUBJECT: PINEHURST VILLAGE PROPERTY OWNERS ASSOCIATION, INC.
Ref. Number: N27291

We have received your document and check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

You failed to make the correction(s) requested in our previous letter.

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If you have any questions concerning the filing of your document, please call (850) 245-6050.

Claretha Golden
Regulatory Specialist II

Letter Number: 120A00004693

2020 MAR 12 PM 3:33



2020 MAR -2 PM 5:16

FLORIDA DEPARTMENT OF STATE
Division of Corporations

February 17, 2020

STEVEN H. MEZER, ESQUIRE
1511 N. WESTSHORE BOULEVARD
SUITE 1000
TAMPA, FL 33607

SUBJECT: PINEHURST VILLAGE PROPERTY OWNERS ASSOCIATION, INC.
Ref. Number: N27291

We have received your document and check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

Please file the document as either Articles of Amendment or Restated Articles of Incorporation pursuant to applicable Florida Statutes.

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.

Claretha Golden
Regulatory Specialist II

Letter Number: 820A00003510

Articles of Amendment
to
Articles of Incorporation
of

Pinchurst Village Property Owners Association, Inc.

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

59-2973915

N27291

(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:

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:

(Principal office address MUST BE A STREET ADDRESS)

C. Enter new mailing address, if applicable:

(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:

(Florida street address)

New Registered Office Address:

(City)

Florida

(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) <u> </u> Change <u> x </u> Add <u> </u> Remove	<u>P</u>	<u>Claire Newcombe</u>	<u>6204 W Weston Dr</u> <u>Crystal River, FL 34429</u>
2) <u> </u> Change <u> x </u> Add <u> </u> Remove	<u>D</u>	<u>Denise Bastanzi</u>	<u>6349 W Lexington Dr</u> <u>Crystal River, FL 34429</u>
3) <u> </u> Change <u> </u> Add <u> x </u> Remove	<u>P</u>	<u>Steve Pirera</u>	<u>6420 W Lexington Dr</u> <u>Crystal River, FL 34429</u>
4) <u> </u> Change <u> </u> Add <u> x </u> Remove	<u>D</u>	<u>Carol Neumaver</u>	<u>6292 W Lexington Dr</u> <u>Crystal River, FL 34429</u>
5) <u> </u> Change <u> </u> Add <u> </u> Remove	<u> </u>	<u> </u>	<u> </u>
6) <u> </u> Change <u> </u> Add <u> </u> Remove	<u> </u>	<u> </u>	<u> </u>

Page 2 of 4

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

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

See attached.

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 DECEMBER 19, 2019

Signature Claire A. Newcombe

(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)

CLAIRE A. NEWCOMBE
(Typed or printed name of person signing)

President
(Title of person signing)

Additions indicated by double-underlining,
Deletions indicated by ~~strikeout~~.

Amendment No. 1: Amendment to first paragraph of the Articles as set forth below is hereby amended as set forth below and shall provide as follows:

~~The I, the undersigned, acting as~~ incorporator of the non-profit corporation under Chapter 617 of the Florida Statutes, ~~do hereby adopted~~ the following Articles of Incorporation for such corporation:

Amendment No. 2: Amendment to Article III of the Articles as set forth below is hereby amended as set forth below and shall provide as follows:

ARTICLE III

This ~~a~~Association is organized for the purpose of the operation and management of the ~~residential l~~ots and ~~Comon~~ aAreas within a certain tract of real property as described on the plat thereof recorded in Plat Book 13, Pages 148-150, of the ~~p~~Public ~~r~~Records of Citrus County, Florida, as defined in and pursuant to the Declaration of Covenants, Conditions and Restrictions for Pinhurst Village, recorded or to be recorded in the public records of Citrus County, Florida, specifically including maintenance, preservation and architectural control of said property.

In furtherance of such purposes, the ~~a~~Association shall have the power to:

(a) Perform all of the duties and obligations of the association as set forth in that certain Declaration of Covenants, Conditions and Restrictions (the Declaration) for Pinhurst Village, as amended from time to time.

(b) Affix, levy, collect and enforce payment by any lawful means of all charges and assessments needed by it in order to carry out its duties under the terms of the Declaration.

(c) Acquire (by gift, purchase or otherwise), own, hold, and improve, build upon, 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 ~~a~~Association;

(d) Borrow money, and subject to the consent by vote or written statement of two-thirds (2/3) of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members. No such dedication or transfer shall be effective unless an instrument has been signed by seventy-five percent (75%) of ~~each class of members~~ the Members, agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes, or annex additional commercial property or common areas, provided that any merger, consolidation, or annexation shall have, the assent by vote or written instrument of seventy-five percent (75%) of ~~each class of members~~ the Members;

(g) Have and exercise any and all powers, rights and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may or hereafter have or exercise.

The ~~a~~Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the association will be financed by assessments against the Members as provided in the Declaration, and no part of any net earnings of the ~~a~~Association will inure to the benefit of any Member.

Amendment No. 3: Amendment to Article IV of the Articles as set forth below is hereby amended as set forth below and shall provide as follows:

ARTICLE IV

The qualifications of ~~m~~Members and the manner of their admission shall be as regulated by the ~~b~~Bylaws.

Amendment No. 4: Amendment to Article V of the Articles as set forth below is hereby amended as set forth below and shall provide as follows:

ARTICLE V

The street address of the initial registered office of this corporation is ~~6140 West Corporate Oaks Drive, Crystal River, Florida 32629~~, and the initial registered agent of this corporation at that address is ~~Robert Hodgins~~ c/o Steven H. Mezer, Becker & Poliakoff, P.A., 1511 N Westshore Blvd., Suite 1000, Tampa, FL 33607.

Amendment No. 5: Amendment to Article VI of the Articles as set forth below is hereby amended as set forth below and shall provide as follows:

ARTICLE VI

The number of persons constituting the ~~first~~ Board of Directors shall be three (3), ~~and their names and addresses are as follows:~~

_____	GEOFFREY N. D. GREENE	_____	6140 West Corporate Oaks Drive
_____	_____	_____	Crystal River, Florida 32629
_____	ROBERT HODGENS	_____	..
_____	STANLEY C. OLSENT	_____	..

Amendment No. 6: Amendment to Article VII of the Articles as set forth below is hereby amended as set forth below and shall provide as follows:

ARTICLE VII

The name and address of the incorporator of these articles is was:

ROBERT HODGENS
6140 West Corporate Oaks Drive
Crystal River, Florida 32629

~~IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on the 27th day of June, 1988.~~

_____ ROBERT HODGENS

STATE OF FLORIDA

~~COUNTY OF CITRUS~~

The foregoing instrument was acknowledged before me this 27th day of June, 1988.

Notary Public

My Commission Expires: _____

ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent to accept service of process for PINEHURST VILLAGE PROPERTY OWNERS ASSOCIATION, INC., at the place designated in these articles, I agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

DATED this 27th day of June, 1988.

ROBERT HODGENS
