

N29084

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

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WAIT

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MAIL

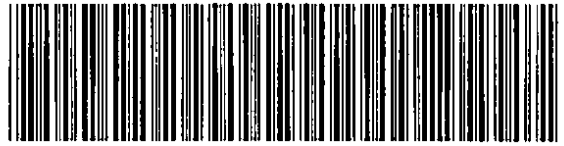
(Business Entity Name)

(Document Number)

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2020 APR -2 PM 1:02

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Amend

APR 02 2020
1 ALBANY

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Wedgewood Owners Association, Inc.

DOCUMENT NUMBER: N29084

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

Please return all correspondence concerning this matter to the following:

Kenneth L. buckel
(Name of Contact Person)

Secretary, Wedgewood Owners Association, Inc.
(Firm/ Company)

2048 Berry roberts Drive
(Address)

Sun City Center, FL 33573
(City/ State and Zip Code)

wedgewood1seckenb@gmail.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Kenneth L. buckel at 425 876-9339
(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 &
Certificate of Status | <input type="checkbox"/> \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed) | <input type="checkbox"/> \$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



FLORIDA DEPARTMENT OF STATE
Division of Corporations

2020/03/17 11:15

March 17, 2020

KENNETH L. BUCKEL
2048 BERRY ROBERTS DRIVE
SUN CITY CENTER, FL 33573

SUBJECT: WEDGEWOOD OWNERS' ASSOCIATION, INC.
Ref. Number: N29084

We have received your document for WEDGEWOOD OWNERS' 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):

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

You can file the attached as the Amendment along with the date of adoption and the manner of adoption for a non-profit corporation.

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.

Irene Albritton
Regulatory Specialist II

Letter Number: 820A00005846

THANK YOU FOR THE GUIDANCE & HELP,

HOPE THIS WORKS NOW.

Ken Buckel



2020 FEB 16 PM 11:26

FLORIDA DEPARTMENT OF STATE
Division of Corporations

February 17, 2020

KENNETH L. BUCKEL
2048 BERRY ROBERTS DRIVE
SUN CITY CENTER, FL 33573

SUBJECT: WEDGEWOOD OWNERS' ASSOCIATION, INC.
Ref. Number: N29084

We have received your document for WEDGEWOOD OWNERS' 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 document you submitted has been prepared pursuant to profit statutes (chapter 607, Florida Statutes). As the entity was originally filed as a nonprofit corporation, this document should be filed pursuant to chapter 617, Florida Statutes.

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.

Irene Albritton
Regulatory Specialist II

Letter Number: 220A00003450

Articles of Amendment
to
Articles of Incorporation
of

FILED
2020 APR -2 PM 1:02
SECRETARY
TALLAHASSEE

Wedgewood Owners Association, Inc.

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

N29084

(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:

<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 <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)

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

WEDGEWOOD OWNERS ASSOCIATION, INC.
(A Corporation Not for Profit)

THE UNDERSIGNED subscriber to these Amended Articles of Incorporation hereby proposes the incorporation under Chapter 617, Florida Statutes, of a corporation not for profit, and hereby makes, subscribes, acknowledges and files with the Secretary of State of the State of Florida, Amended Articles of Incorporation and hereby certify as follows:

ARTICLE I
Name

The name of this corporation shall be WEDGEWOOD OWNERS' ASSOCIATION, INC. (hereinafter referred to as the "Association"), and its office for the transaction of its affairs shall be 2008 New Bedford, Sun City Center, Florida, 33571-5738 and the Registered Agent is Eric N. Appleton, Esq., Appleton-Reiss PLLC, 501 E. Kennedy Blvd., Suite 802, Tampa, Florida 33602.

ARTICLE II
Purposes

This Association does not contemplate pecuniary gain or profit to the Members thereof, and no distribution of income to its Members, directors or officers shall be made, except that other herein shall prevent the Association from compensating persons who may be Member, directors or officers in exchange for services actually rendered to, or costs actually incurred for the benefit of the Association in furtherance of one or more of its purposes. The general purpose of this Association is to promote the common interests of the property owners in Wedgewood (hereinafter referred to as the "Subdivision"), and the specific purpose is to perform the functions of the property owners' association contemplated in the Amended and Restated Declaration of Covenants and Restrictions for Wedgewood Owner's Association, Inc. for the Subdivision recorded in the Public Records of Hillsborough County, Florida (hereinafter referred to as the "Declaration"), as the same may in the future be amended, which purposes shall include but not be limited to:

- (a) Exercise of all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration;
- (b) 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 incident to the conduct of the business of the Association;
- (c) Maintain, repair and replace Common Properties as contemplated by the Declaration;
- (d) Have and exercise any and all other powers, rights and privileges of a not-for-profit corporation organized under the law of the State of Florida.

ARTICLE III
Membership and Voting Rights

Section 1. Membership. All Lots shall be subject to assessments under Article VIII of the Declaration. Every Owner of a Lot shall become a Member of the Association upon the recording of the instrument of conveyance of a Lot to Them. If title to a Lot is held by more than one person, each such person is a Member. A Lot Owner of more than one Lot is entitled to one Membership for each Lot

owned. Membership is appurtenant to the Lot upon which it is based and is transferred automatically by conveyance of title to that Lot whether or not mention thereof is made in such conveyance of title. No person other than a Lot Owner may be a Member of the Association, and a Membership in the Association may not be transferred except by the transfer of title to a Lot provided, however, the foregoing does not prohibit the assignment of Membership and voting rights by a Lot Owner who is a contract seller to such Lot Owner's vendee in possession if such assignment complies with Florida law.

Section 2. Voting. The Association shall have a single class of voting Membership.

Section 3. Co-Ownership. If more than one person owns an interest in any Lot, all such persons are Members; but there may be only one vote cast with respect to such Lot. Such vote may be exercised as the co-owners determine among themselves, but no split vote is permitted. Co-owners shall file a voting certificate designating the individual who is entitled to vote at future meetings on behalf of the co-owners. Notwithstanding the foregoing, if title to any Lot is held in a tenancy by the entireties, either tenant is entitled to cast the vote for such Lot unless and until the Association is notified otherwise in writing.

Section 4. Amplification. The provisions of this Declaration are amplified by the Association's Articles and By-Laws; but no such amplification will alter or amend substantially any of the rights or obligations of the Lot Owners set forth in this Declaration. The Declaration shall be interpreted, construed, applied, and enforced in a manner to avoid inconsistencies or conflicts with the Articles and By-Laws. If such conflict necessarily results, however, the provisions of this Declaration control over conflicting provisions of the Articles or By-Laws.

ARTICLE IV Term of Existence

The Corporation shall have perpetual existence.

ARTICLE V Incorporator

The name and residence of the Incorporator to these Articles of Incorporation is

NAME
Victoria H. Carter

ADDRESS
353 Highland Avenue North
Tarpon Springs, Florida 33589

ARTICLE VI Management

The affairs of the Corporation shall be managed by its Board of Directors, which shall consist of not less than three (3) nor more than seven (7) individuals, the precise number to be fixed in the By-Laws or by the Board of Directors of the Association from time to time. Directors shall be elected for two (2) year terms by the Members at the annual Members' meeting to be held as scheduled by the Board of Directors in the last quarter of each fiscal year, or such other time as provided in the By-Laws, in the manner prescribed in the By-Laws of the Corporation. The Board shall elect a President, Vice President, a Secretary, and a Treasurer of the Corporation and such other officers as may, in the opinion of the Board, from time to time be necessary to adequately administer the affairs of the Association. Officers must be Directors. Officers and Directors must be Members of the Association. Any individual may hold two (2)

or more corporate offices, except that the offices of President and Secretary may not be held by the same person and the office of President and Treasurer may not be held by the same person. The officers shall have such duties as may be specified by the Board or the By-Laws of the Corporation. Vacancies occurring on the Board and among the officers shall be filled in the manner prescribed by the By-Laws of the Association.

ARTICLE VII

By-Laws

The Bylaws of the Corporation may be amended with the approval of seventy five percent (75%) of the Members who are present and voting, either in person or by proxy, at a duly noticed Membership meeting where a quorum is present. For purposes of this section only, a quorum shall be thirty percent (30%) of the total Membership.

ARTICLE VIII

Amendments

Amendments to these Articles of Incorporation shall be made in the following manner:

(a) The Board of Directors shall adopt a resolution setting forth a proposed amendment and, if Members have been admitted, directing that it be submitted to a vote at a meeting of Members, which may be either the annual or a special meeting. If no Members have been admitted, the amendment shall be a vote of the majority of directors and the provisions for adoption by Members shall not apply.

(b) Written notice setting forth the proposed amendment or a summary of the changes to be affected thereby shall be given to each Member of record entitled to vote thereon within the time and in the manner provided by Florida Statutes as amended from time to time for the giving of notice of meetings of Members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

(c) 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 an affirmative vote of seventy-five percent (75%) of those Members who are voting in person or by proxy at a duly noticed meeting of the Membership where a quorum is present. For purposes of this section only, a quorum shall be thirty percent (30%) of the total Membership.

Any number of amendments may be submitted to the Members and voted upon by them at one meeting.

ARTICLE IX

Registered Office and Agent

Pursuant to Section 48.091 and Section 607.034, Florida Statutes, the name and address of the Registered Agent for the service of process upon the Association is:

Eric N. Appleton, Esq.,
Appleton-Reiss, PLLC
501 E. Kennedy Blvd., Suite 802
Tampa, Florida 33602.

Signed, sealed and delivered in the presence of:

James M. Lee

Print Name:

James M. Lee

Print Name:

Signed, sealed and delivered in the presence of:

DALLAN L. WILSON

Print Name:

Dallen L. Wilson

Print Name:

WEDGEWOOD OWNERS' ASSOCIATION,
INC.

By

Rebecca Scaringe
Rebecca Scaringe, President


ATTEST:

By

Kenneth L. Buckel
Kenneth L. Buckel, Secretary

- ☐ 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 13, 2020

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)

Kenneth L. Buckel
(Typed or printed name of person signing)

Secretary/Director
(Title of person signing)