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SECRETARY OF STATE
TALLAHASSEE, FL

A. BUTLER
JUN 05 2022

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: THE ESTATES OF BEACON WOODS GOLF & COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC.

DOCUMENT NUMBER: N30684

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

Please return all correspondence concerning this matter to the following:

Jack A. Brummett

(Name of Contact Person)

THE ESTATES OF BEACON WOODS GOLF & COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC.

(Firm/ Company)

8700 Pavilion Drive

(Address)

Hudson, FL 34667-6500

(City/ State and Zip Code)

bwer1@tampabay.rr.com

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

For further information concerning this matter, please call:

Jack A. Brummett

727

534-4269

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 type="checkbox"/> \$35 Filing Fee | <input checked="" 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

Articles of Amendment
to
Articles of Incorporation
of

FILED

2022 MAY -4 AM 10:30

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

THE ESTATES OF BEACON WOODS GOLF & COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, STATE

TALLAHASSEE, FL

(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 ESTATES AND RESERVE OF BEACON WOODS PROPERTY OWNERS ASSOCIATION, INC

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:

8700 Pavilion Drive

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

Hudson, FL 34667

C. Enter new mailing address, if applicable:

(Mailing address **MAY BE A POST OFFICE BOX**)

8700 Pavilion Drive

Hudson, FL 34667

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) <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 additional document, Amended and Restated Articles of Incorporation.

-
- This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

- ☐ 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 4/16/2022

Signature Jack A. Brummett
(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)

Jack A. Brummett

(Typed or printed name of person signing)

President

(Title of person signing)

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2022 MAY -4 AM 10:30

AMENDED AND RESTATED ARTICLES OF INCORPORATION OF THE ESTATES
OF BEACON WOODS GOLF AND COUNTRY CLUB PROPERTY OWNERS
ASSOCIATION, INC.
(A FLORIDA CORPORATION NOT-FOR-PROFIT)

These Articles of Amendment represent a complete restatement of the Articles of Incorporation of this Florida Not-For-Profit Corporation (the corporation may hereinafter be referred to as the "Association" or "HOA") and supersede all prior versions of the same. Pursuant to the provisions of section 617.1006, Florida Statutes, and in accordance with the provisions of the Articles of Incorporation, the following Articles of Amendment were duly adopted by a majority of the votes of the entire membership of the Association on April 14, 2022.

PREAMBLE

This Association was formed for the purpose of administering the Declaration of Covenants and Restrictions for The Estates of Beacon Woods Golf & Country Club, as amended and restated from time to time (the "Declaration"), and to perform the duties and exercise the powers set forth in the Declaration, Articles of Incorporation and Bylaws of the Association (collectively, the "Governing Documents").

The Governing Documents are recorded in the Public Records of Pasco County, Florida. The HOA was established as, and operates as, a "Corporation Not-For-Profit" under Florida Statutes Chapter 617, the Florida Not-For-Profit Corporation Act. The Articles of Incorporation establish the existence of the HOA as a Florida Not-For-Profit Corporation and may, amongst other things, state the corporation's purpose, identify the corporate directors and officers, and define how the assets of the corporation will be distributed in the event of dissolution. Unless the context clearly requires otherwise, all definitions contained in the Declaration shall apply to these Articles of Incorporation and the Bylaws of the Association.

ARTICLE I

Name of Corporation. The amended name of the corporation is **THE ESTATES AND RESERVE OF BEACON WOODS PROPERTY OWNERS ASSOCIATION, INC** (the "Association").

ARTICLE II

Principal Office. The principal office of the Association is 8700 Pavilion Drive Hudson, FL 34667, or such other location as may be designated by the Board of Directors.

1. To perform all duties and obligations of the Association set forth in the Declaration, these Articles of Incorporation and its Bylaws.
2. The Association shall have the right to contract for professional management or services on such terms and conditions as the Board deems desirable in its sole discretion, provided, however, that any such contract must not exceed three (3) years. Such contract shall be terminable by either party without cause and without payment of a termination or penalty fee on ninety (90) days or less written notice.
3. To enforce, by legal action or otherwise, the provisions of the Declaration, these Articles of Incorporation, its Bylaws, Rules and Regulations, Community Standards, covenants and restrictions and/or other agreements governing or binding the Association and/or the Estates and Reserve of Beacon Woods.
4. To fix, levy, collect and enforce payment by any lawful means of all Assessments and/or other monetary obligations payable to the Association pursuant to the terms of the Declaration, these Articles of Incorporation and its Bylaws.
5. To pay all Operating Costs, including but not limited to, all licenses, taxes and/or governmental charges levied or imposed against the Common Areas or other property of the Association and establish reserves for deferred maintenance or, capital expenditures, and to pay all Community Service Costs for services provided pursuant to the terms of the Declaration, these Article of Incorporation and its Bylaws.
6. To acquire (by gift, purchase, or otherwise), annex, own, hold, improve, build upon, operate, maintain, convey, grant rights and easements to, sell, dedicate, lease, transfer or otherwise dispose of real or personal property, including but not limited to the Common Areas, in connection with the functions of the Association except as limited by the Declaration, these Article of Incorporation and its Bylaws.
7. To borrow money, mortgage, pledge or hypothecate any or all of its real or personal property as security for money or debts incurred.
8. To dedicate, grant, license, lease, concession, create easements upon, sell or transfer all or any part of the Common Areas to any public agency, entity, authority, utility, or other person or entity for such purposes subject to such conditions as it determines and subject only to the requirements in the Declaration, these Article of Incorporation and its Bylaws.
9. To adopt, publish, promulgate, or enforce rules, regulations, covenants, restrictions or agreements governing the Association, Common Areas, and Lots as provided in the Declaration and to effectuate all of the purposes for which the Association is organized.

ARTICLE X

Board of Directors: The property, business and affairs of the Association shall be managed by a Board which shall consist at not less than three (3) or more than nine (9) directors and which shall always be an odd number. The method for determining the number of directors, term of office, election, removal and filling of vacancies on the Board of Directors shall be as set forth in the Association Declaration and Bylaws. The names and addresses of the members of the Board at the time of these Amendments who shall hold office until their successors are appointed or elected, or until removed, are as follows:

NAME	ADDRESS
<u>Ronnie Armstrong</u>	<u>8231 MORNING VIEW DR</u>
<u>Jack Brummett</u>	<u>8542 CORAL CREEK LOOP</u>
<u>James Fasnacht</u>	<u>8217 MORNING VIEW DR</u>
<u>Beatrice Salerno</u>	<u>8834 THOREAU PL</u>
<u>Janet Sears</u>	<u>8225 MORNING VIEW DR</u>

ARTICLE XI

Officers: The Board shall elect a President, Vice President, Secretary and Treasurer in accordance with the provisions of the Association Bylaws. Officers shall be elected for a term of one year in accordance with the procedure set forth in the Bylaws. The names of the Officers at the time of these Amendments who shall serve until their successors are elected by the Board are as follows:

President:	<u>Jack Brummett</u>
Vice President:	<u>Ronnie Armstrong</u>
Secretary:	<u>James Fasnacht</u>
Treasurer:	<u>Janet Sears</u>

ARTICLE XII

Indemnification of Officers and Directors: The Association shall and does hereby indemnify and hold harmless every Director, Officer, Committee Chairman and Committee member, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which such Director, Officer, Committee Chairman or Committee Member may be made a party to by reason of being or having been a Director, Officer, Committee Chairman or Committee Member of the Association, including reasonable counsel fees and paraprofessional fees at all levels of any proceedings. This indemnification shall not apply to matters wherein the Director, Officer, Committee Chairman or Committee Member shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all rights to which such Director Officer, Committee Chairman or Committee Member may be entitled.

ARTICLE XV

Dissolution. The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of its members. In the event of the dissolution of the Association other than incident to a merger or consolidation, any Member may petition the Circuit Court having jurisdiction within the State of Florida for the appointment of a receiver to manage its affairs of the dissolved Association and to manage the Common Areas, in the place and stead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and its properties.

ARTICLE XVI

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

1. A resolution for the adoption of a proposed amendment may be proposed and approved by either the Board of Directors or by the Members of the Association.
2. Notice of the subject matter of a proposed amendment shall be included in the notice of a meeting of either the Board or the Membership at which a proposed amendment is considered. The amendment shall be approved by a simple majority of the voting interests of the entire membership (in person, electronically or by proxy) at a duly called meeting of the Members at which a quorum is present.
3. No amendment shall change the qualifications for membership, or the voting rights of Members, without approval in writing by all Members and the joinder of all owners of mortgages on parcels within the Estates and Reserve of Beacon Woods.
4. No amendment may be made to these Articles which shall in any manner reduce, amend, affect or modify the terms, conditions, provisions, right and obligations set forth in the Declaration, nor shall any amendment be made that conflicts with the Declaration.
5. A copy of the amendment shall be effective once recorded in the Official Records Pasco County, Florida and filed with the Secretary of State of Florida. A hard or electronic copy of the recorded Amendment shall be provided to each Member within thirty (30) calendar days of its recording showing its date of recording.