

N33230

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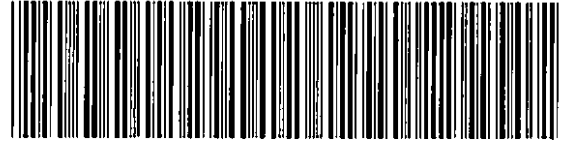
(Business Entity Name)

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Amend

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FILED
2024 APR 30 PM 12 28
CLERK OF SUPERIOR COURT
HONOLULU, HAWAII

A. RAMSEY

MAY 17 2024

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FULL-SERVICE COMMUNITY ASSOCIATION AND CONSTRUCTION LAW FIRM
Serving Southwest Florida, Tampa Bay and Central Florida
www.tlhlegal.com

April 17, 2024

Via: U.S. Mail

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

**Re: Southwood, Block 3 Homeowners Association, Inc. / Amendment to the Amended
and Restated Articles of Incorporation**

Dear Secretary of State:

Enclosed please find the Amendment to the Amended and Restated Articles of Incorporation of Southwood, Block 3 Homeowners Association, Inc. Also, enclosed is a check in the amount of \$35.00 for the filing fee for the documents.

Please record the document in the Records of the State of Florida and return the original filed documents in the enclosed self-addressed stamped envelope.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

/s/ Kimberly Peers
Kimberly Peers, Esq.
For the Firm

Encl

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Southwood, Block 3 Homeowners Association, Inc.

DOCUMENT NUMBER: _____

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

Please return all correspondence concerning this matter to the following:

Cindy A. Hill, Esq.
(Name of Contact Person)

Tannenbaum Lemole and Hill
(Firm/ Company)

614 S Tamiami Trl
(Address)

Osprey, FL 34229
(City/ State and Zip Code)

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

For further information concerning this matter, please call:

_____ at 941 316.0111
(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

Prepared by and return to:
Destinee Small, Esq.
Tannenbaum Lemole & Hill
614 S. Tamiami Trail
Osprey, FL 34229



**CERTIFICATE OF AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR SOUTHWOOD, BLOCK 3
AND
AMENDED AND RESTATED ARTICLES OF INCORPORATION OF
SOUTHWOOD, BLOCK 3 HOMEOWNERS ASSOCIATION, INC.**

FILED
2024 APR 30 PM 12:28
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

THIS CERTIFICATE OF AMENDMENT is executed this 27 day of March, 2024, by Southwood, Block 3 Homeowners Association, Inc., a Florida not-for-profit corporation (hereinafter the "Association").

RECITALS

WHEREAS, the Association has been established for the operation of Southwood, Block 3 Homeowners Association, Inc., in accordance with the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Southwood, Block 3, that was recorded on June 3rd, 2021 at Instrument #2021103916 of the Public Records of Sarasota County, Florida ("the Declaration"); and the Amended and Restated Articles of Incorporation of Southwood, Block 3 Homeowners Association, Inc. that were recorded as Exhibit "B" to the Declaration ("the Articles of Incorporation"); and,

WHEREAS, the amendments to the Declaration and the Articles of Incorporation were submitted to the Members of the Association at the meeting of the Members held on January 18th, 2024 which Meeting was duly noticed in accordance with the Florida Statutes; and,

WHEREAS, the amendments to the Declaration and the Articles of Incorporation were approved by not less than two-thirds (2/3rds) of all Voting Members; and,

NOW THEREFORE, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. All present and future Members of the Association shall be bound by the amendments to the Declaration and the Articles of Incorporation.

New language is indicated by underlined type. Deleted language is indicated by ~~strikethrough~~ type.

I. Amendments to the Declaration:

Section 5.1 of Article V of the Declaration is amended as follows:

Section 5.1 Common Expenses. The Common Expenses of the Association shall mean the following:

...

j. Any cost or expense related to bulk communication services for the Association, including but not limited to cable television, telecommunication services and internet services.

j-k. Any cost or expense as is reasonably or necessarily incurred by the Association in connection with its duties under the Homeowners' Association Act and/or the Association's governing documents.

II. Amendments to the Articles of Incorporation:

Section 3.1 of Article III of the Articles is amended as follows:

Section 3.1 Association Powers. The Association, by and through its Board of Directors ("Board"), shall have all of the statutory powers of a corporation not for profit and all of the powers and duties set forth in Florida law and the Declaration and Bylaws, including but not limited to the following:

...

(k) To agree to bulk communication services for the Association, including but not limited to cable television, telecommunication services and internet services.

All other Sections remain unchanged.

[SEE NEXT PAGE FOR SIGNATURES]

IN WITNESS WHEREOF, we have affixed our hands this 27 day of March 2024.
in Sarasota County, Florida.
(County) (State)

[Signature]
Witness Signature

Kimberly Peers
Printed Name

578 Oak Bay Dr
Address

Osprey FL 34229
City, State, Zip

[Signature]
Witness Signature

Destinee Smith
Printed Name

614 S Tamiami Trl
Address

Osprey, FL 34229
City, State, Zip

SOUTHWOOD, BLOCK 3 HOMEOWNERS
ASSOCIATION, INC.

By: [Signature]
Carolyn Owens, President

STATE OF Florida)

COUNTY OF Sarasota)

The foregoing instrument was acknowledged before me this 27 day of March 2024, by Carolyn Owens, as President of Southwood, Block 3 Homeowners Association, Inc., a Florida corporation, on behalf of the corporation, ☐ who are personally known to me or ☐ have produced FL DL as identification.

[Signature]
Notary Public



KIMBERLY PEERS
Notary Public
State of Florida
Comm# HH432098
Expires 8/10/2027

IN WITNESS WHEREOF, we have affixed our hands this 27 day of March 2024,
in Sarasota County, Florida.
(County) (State)

[Signature]
Witness Signature

Kimberly Peers
Printed Name

578 Oak Bay Dr
Address

Osprey, FL 34229
City, State, Zip

[Signature]
Witness Signature

Destinee Small
Printed Name

614 S Tamiami Trl
Address

Osprey, FL 34229
City, State, Zip

SOUTHWOOD, BLOCK 3 HOMEOWNERS
ASSOCIATION, INC.

Attest: [Signature]
Lester Roush, Secretary

STATE OF Florida)

COUNTY OF Sarasota)

The foregoing instrument was acknowledged before me this 27 day of March 2024, by Lester Roush, as Secretary of Southwood, Block 3 Homeowners Association, Inc., a Florida corporation, on behalf of the corporation, ☐ who are personally known to me or ☐ have produced FL DL as identification.



KIMBERLY PEERS
Notary Public
State of Florida
Comm# HH432098
Expires 8/10/2027

[Signature]
Notary Public