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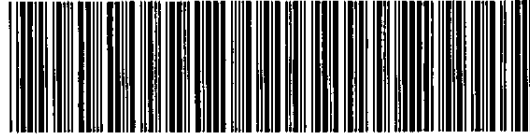
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Special Instructions to Filing Officer:

Crystal Hansen  
Advised to retitle  
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Articles

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FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATE AFFAIRS  
2015 JUN 24 PM 2:03

CC  
Amend/Restarted  
@ 7.2.15



# Clayton & McCulloh

ATTORNEYS AT LAW  
www.clayton-mcculloh.com

BRIAN S. HESS  
Attorney & Counselor at Law  
bhess@clayton-mcculloh.com

Clayton & McCulloh, P. A.  
Servicing 25 Counties  
Respond to: Orlando Office

June 18, 2015

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

*Amended & Restated Articles*  
Re: ~~Articles of Amendment~~ to Articles of Incorporation for Filing

Dear Sir or Madam:

*Amended & Restated Articles*  
Enclosed herewith please find the original "~~ARTICLES OF AMENDMENT~~ TO ARTICLES OF INCORPORATION OF TROPICANA VILLAGE HOMEOWNERS ASSOCIATION, INC.", to be filed with the Florida Secretary of State. Also enclosed is this firm's check no. 55841 in the amount of \$43.75 for cost of said filing and for the cost of a certified copy of same. Please mail the certified copy to my attention at our Orlando address, as provided below.

Should you have any questions or require additional information, please feel free to contact me at your earliest convenience.

Sincerely,

CLAYTON & McCULLOH

*Crystal Hansen*  
Crystal Hansen

Paralegal  
:clh

Enclosure

cc: Tropicana Village Homeowners Association, Inc. (without enclosure)

**Amended and Restated Articles**

**TO  
ARTICLES OF INCORPORATION  
OF**

**TROPICANA VILLAGE HOMEOWNERS ASSOCIATION, INC.**

THE UNDERSIGNED officers of the TROPICANA VILLAGE HOMEOWNERS ASSOCIATION, INC. ("Association"), the not-for-profit Florida corporation organized and existing to operate and maintain the TROPICANA VILLAGE subdivision, according to the Declaration of Covenants, Conditions and Restrictions thereof, as recorded in O.R. Book 1387, Page 0074 et. seq., Public Records of Marion County, Florida, hereby certify and confirm that the attached Amended and Restated Articles of Incorporation of TROPICANA VILLAGE HOMEOWNERS ASSOCIATION, INC., were approved by not less than fifty-one percent (51%) of all members eligible to vote, cast by those present, in person or by absentee ballot, at the annual membership meeting held January 15<sup>th</sup>, 2011, and additionally, were approved in accordance with the requirements of Florida Statute §720.306(1)(b)(2010). The undersigned certify that the Amended and Restated Articles were proposed and adopted in accordance with the subdivision documentation and applicable law. The number of votes was sufficient for adoption.

Executed this 10<sup>th</sup> day of June, 2015.

FILED  
9:52 AM  
DIVISION OF REVENUE  
2015 JUN 24 PM 2:03

[Signatures on following page.]

**TROPICANA VILLAGE HOMEOWNERS  
ASSOCIATION, INC.**

By:

Willie L. Waggoner  
(Sign)  
WILLIE L. WAGGONER  
(Print)

President, Tropicana Village Homeowners  
Association, Inc.

Attest:

Hilda B. Nenno  
(Sign)  
HILDA B. NENNO  
(Print)

Secretary, Tropicana Village Homeowners  
Association, Inc.

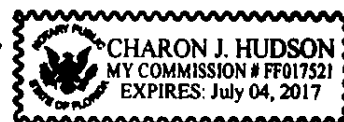
STATE OF FLORIDA  
COUNTY OF MARION

The foregoing was acknowledged before me this 10<sup>th</sup> day of June,  
2015, by Willie L. Waggoner as President, and  
Hilda B. Nenno as Secretary, of TROPICANA VILLAGE  
HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the  
corporation, who is personally known to me or who has produced  
Personally Known as identification.

NOTARY PUBLIC

Charon J. Hudson  
(Sign)  
Charon J. Hudson  
(Print)

State of Florida, At Large  
My Commission Expires: 7/4/17



Tropicana Vlg HOA  
4744-A SE 132nd Pl  
Bellevue FL 33440



DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY  
DATE: 03/28/2011 10:24:58 AM  
FILE #: 2011025675 OR BK 05495 PGS 1852-1860

REC 78.00

AMENDED AND RESTATED

ARTICLES OF INCORPORATION

OF

TROPICANA VILLAGE HOMEOWNERS ASSOCIATION, INC.

A Corporation Not For Profit

ARTICLE I

NAME

The name of this corporation is TROPICANA VILLAGE HOMEOWNERS ASSOCIATION, INC., called the "Association" in these Articles.

ARTICLE II

OFFICE & REGISTERED AGENT

This Association's registered office is located at 4744A SE 132<sup>nd</sup> Place, Bellevue, Florida, and its registered agent is the individual so stated on this Association's Corporate Annual Report. Both this Association's registered office and registered agent may be changed from time to time by the Board of Directors in the manner provided by law.

ARTICLE III

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to its members. It is formed specifically to promote the health, safety and general welfare of the residents within all or any portion of the tracts of land situated in Marion County, Florida and more fully described on Exhibits A, A-2 and A-3 attached and any additions as may be brought within this Association's jurisdiction. This Association's purposes include, without limitation, provision for the maintenance; preservation, and control of the residence Lots, Common Area and Water Distribution System, now or hereafter created in the lands described on attached Exhibits A-1, A-2 and A-3 and that certain declaration of Covenants, Conditions and restrictions for TROPICANA VILLAGE (the "Declaration") and all Supplemental Declarations and any additions to such lands as may be brought within this Association's jurisdiction in the manner provided in the Declaration. Without limitation, this Association is empowered to:

(a) Exercise all rights, powers and privileges, and perform all duties of this Association as from time to time set forth in the Declaration and all Supplemental Declarations, the terms and provisions of which are incorporated by reference.

(b) In any lawful manner, acquire, own, hold, improve, manage, operate, maintain, convey, sell, lease, transfer, assign, and otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible, or intangible, in connection with this Association's affairs.

(c) Fix, levy, collect, and enforce by any lawful means all charges or assessments established by, or pursuant to, the Declaration and all Supplemental Declarations.

(d) Pay all costs, expenses, and obligations lawfully incurred in connection with this Association's affairs, including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against this Association's property.

(e) Borrow money, mortgage, pledge, deed in trust, hypothecate, assign, grant security interest in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred, or any of its other obligations.

(f) Dedicate, sell, or transfer all or any part of its property to any public agency, authority, or utility, for such purposes and subject to such conditions as are agreed to by the members.

(g) Participate in mergers and consolidations with other non-profit corporations organized for similar purposes.

(h) From time to time adopt, alter, amend, rescind and enforce reasonable rules and regulations governing the use of the Lots and the common Area consistent with the rights and duties established by the Declaration, any applicable Supplemental Declaration, and these Articles.

(i) Have and exercise all rights, powers, and privileges that a corporation not for profit may have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration, any Supplemental Declaration, or by the Articles, as reasonably necessary to effectuate the exercise of any right, power or privilege so granted.

(j) Enforce all provisions of the Declaration, or any Supplemental Declaration in its own name.

## ARTICLE IV

### MEMBERSHIP

Every person who from time to time holds the record fee simple title, or any undivided fee simple interest, to any Lot that is subject by the provisions of any Declaration to assessment by this Association is a member of this Association, including contract sellers, but excluding all other persons who hold any interest in any Lot merely as security for the performance of any obligation. An Owner of more than one (1) Lot is entitled to one (1) membership for each Lot owned. Membership is appurtenant to, and may not be separate from ownership of a Lot nor may membership be transferred other than by transfer of title to such Lot.

## Article V

### VOTING RIGHTS

Members shall have one (1) vote per Lot owned. If more than one person owns an interest in any Lot, all such persons are members; but there may be only one (1) vote cast for such Lot. Such vote may be exercised as the Owners determine among themselves; but no split vote is permitted; should a dispute arise between the Co-Owners, the vote on that particular issue for that particular Lot will be forfeited.

## ARTICLE VI

### BOARD OF DIRECTORS

This Association's affairs are managed by a Board of Directors composed of five (5) Directors, who must be Association members. The number of Directors from time to time may be changed by amendment to this Association's Bylaws, but at all times must be an odd number of three (3) or more. All Directors are elected by secret written ballot at the annual meeting. Each member may cast as many votes for each vacancy as such member has under the provisions of Article V of these Articles; and the persons receiving the largest number of votes cast for each vacancy is elected. Cumulative voting is not permitted. For the purpose of continuity of management, terms in office will be staggered beginning with the Year 2000 election as follows: Five (5) members will be elected to the Board in the year 2000; the two directors receiving the largest number of votes will serve for a term of two (2) years; the other three directors will serve for a term of one (1) year. Thereafter, only three (3) new directors will be elected each year with the two receiving the largest number of votes serving for a term of two (2) years and the remaining new director serving for one (1) year. Any Director may succeed himself in office.

## ARTICLE VII

### OFFICERS

The names and addresses of the initial officers of the Association are:

LUCY J. DiCANDIA, President., 4800 S.E. Highway 484, Belleview, Florida 32620

CONSTANCE DiCANDIA, Vice Pres., 4800 S.E. Highway 484, Belleview, Florida 32620

LISA ANN DiCANDIA, Treas., 4800 S.E. Highway 484, Belleview, Florida 32620

CONSTANCE DiCANDIA, Sec., 4800 S.E. Highway 484, Belleview, Florida 32620

The initial officers of the Association shall serve until the first election held under the Articles of Incorporation. Thereafter, the newly elected Board of Directors will assemble immediately following each annual election to determine from among themselves which of them will hold the offices of President, Vice President, Secretary, Treasurer, and Member at Large.

## ARTICLE VIII

### SUBSCRIBERS

The name and address of the initial Subscriber of the Association is:

LUCY J. DiCANDIA

4800 S.E. Highway 484, Belleview, Florida 32620

## ARTICLE IX

### DISSOLUTION

This Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and must have the approval of two-thirds (2/3) of the total Association membership eligible to vote. Upon dissolution of this Association in any manner other than incident to a merger or consolidation, all of this Association's assets must be dedicated to an appropriate public agency to be used for the purposes similar to those for which this Association was created. If such dedication is refused, such assets must be granted, conveyed, and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes, but in no event may any assets inure to the benefit of any member or other private individual.



## ARTICLE X

### DURATION

This Association shall have perpetual existence.

## ARTICLE XI

### BYLAWS

This Association's Bylaws initially will be adopted by the first Board of Directors. Thereafter, the Bylaws may be altered, amended or rescinded by a majority vote of a quorum of members voting in person or by absentee ballot at any regular or special meeting duly called and convened.

## ARTICLE XII

### AMENDMENTS

The Board of Directors must adopt a resolution setting forth any proposed amendment and submit it to a vote at either an annual or special meeting of members entitled to vote. Written notice setting forth the proposed amendment, or a summary of the changes to be effected by the proposed amendment shall then be adopted upon receiving a majority of votes of a quorum of members voting in person or by absentee ballot at such meeting.

## ARTICLE XIII

### VOTING REQUIREMENTS

Section 1. Percentage Requirement. Unless the context expressly requires only the approval of those members present and voting, any provision of these Articles, the Declaration, any Supplemental Declaration, or by the Bylaws that requires the approval of a specified percentage, requires the approval of 51% of the entire membership eligible to vote, in person or by absentee ballot.

Section 2. Certification. An instrument signed by any executive officer of this Association, and attested by this Association's Secretary under this Association's seal, is conclusive that any required approval has been obtained in the manner provided in these Articles as to persons without actual knowledge to the contrary.

**TROPICANA VILLAGE HOMEOWNERS ASSOCIATION, INC., is a homeowners' association created pursuant to Chapter 617 and Chapter 720, Florida Statutes.**

**EXHIBIT "A"**

**LEGAL DESCRIPTION - recorded Nov. 18, 1986**

Commencing at the Northwest Corner of Section 12, Township 17 South, Range 22 East, Marion County, Florida; Thence N. 89° 51' 23" E. along the North Boundary of the West ½ of the N.W. ¼ of said Section 12 a distance of 25.00 feet to the Point of Beginning, Thence continue N. 89° 51' 23" E. along said North Boundary a distance of 258.72 feet; Thence S. 00° 33' 12" W. a distance of 175.01 feet; Thence S. 89° 51' 23" W. a distance of 24.74 feet, Thence S. 00° 08' 37" E. distance of 60.00 feet; Thence N. 89° 51' 23" E. a distance of 114.31 feet; Thence S. 00° 33' 12" W. a distance of 260.02 feet; Thence S. 89° 51' 23" W. a distance of 113.71 feet; Thence S. 01° 08' 02" W. a distance of 60.01 feet; Thence N. 89° 51' 23" E. a distance of 105.31 feet; Thence S. 00° 33' 12" W. a distance of 610.05 feet; Thence S. 89° 51' 23" W. a distance of 104.70 feet; Thence S. 00° 08' 37" E. a distance of 60.00 feet; Thence S. 89° 51' 23" W. a distance of 196.35 feet to the Point-of-Curvature of a curve concave Southeasterly, having a central angle of 89° 18' 11" and a radius of 25.00 feet, Thence run Southwesterly along the arc of said curve and arc distance of 38.97 feet, through a chord bearing and distance of S. 45° 12' 17" W., 35.14 feet, Thence N. 89° 26' 48" W. a distance of 15.00 feet to a point on the East Right Of Way Line of S.E. 47<sup>th</sup> Avenue, Thence N. 00° 33' 12" E. along said East Right of Way Line a distance of 1249.60 feet to the Point of Beginning.

**EXHIBIT "A - 2"**

**LEGAL DESCRIPTION - recorded Jan. 18, 1990**

Commencing at the Northwest Corner of Section 12, Township 17 South, Range 22 East, Marion County, Florida; Thence N. 89° 51' 23" E. along the North boundary of said Section 12, a distance of 283.72 feet to the POINT OF BEGINNING. Thence continue N. 89° 51' 23" E. along said North boundary line a distance of 1050.22 feet, Thence S. 00° 24' 29" W. 621.27 feet Thence S. 89° 51' 23" W. 196.49 feet Thence S. 00° 33' 11" W. 219.99 feet, Thence S. 89° 51' 23" W. 230.00 feet Thence N. 00° 33' 12" E. 261.53 feet, Thence S. 89° 51' 23" W. 60.00 feet to a point of curvature, said curve concave southwesterly and having a radius of 25.00 feet and a central angle of 90° 41' 40", Thence along the arc of said curve a distance of 39.57 feet to the point of tangency, Thence S. 89° 51' 23" W. 104.69 feet, Thence S. 00° 33' 13" W. 258.48 feet, Thence S. 89° 16' 57" W. 354.06 feet, Thence N. 00° 33' 11" E. 262.02 feet, Thence S. 89° 51' 23" W. 105.31 feet, Thence N. 01° 08' 02" E. 60.01 feet, Thence N. 89° 51' 23" E. 113.71 feet, Thence N. 00° 33' 11" E. 260.02 feet, Thence S. 89° 51' 23" W. 114.31 feet, Thence N. 01° 08' 37" E. 60.00 feet, Thence N. 89° 51' 23" E. 24.74 feet, Thence N. 00° 33' 11" E. 175.01 feet to the POINT OF BEGINNING. Containing 16.88 acres more or less.

EXHIBIT "A - 3"

LEGAL DESCRIPTION - recorded March 29, 1994

COMMENCE AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA ; THENCE N.89° 51' 23" E. ALONG THE NORTH BOUNDARY OF SAID SECTION 12, A DISTANCE OF 1333.95 FEET TO THE NORTHEAST CORNER OF THE WEST ½ OF THE N.W. ¼ OF SAID SECTION 12; THENCE 9.00 24' 29" W. ALONG THE EAST BOUNDARY OF SAID WEST ½ OF N.W. ¼ A DISTANCE OF 621.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE 8.00 24' 29" W. ALONG SAID EAST BOUNDARY 551° 78 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 3389.83 AND A CENTRAL ANGLE OF 26° 54' 36"; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 1594.06 FEET, WITH A CHORD BEARING AND DISTANCE OF 9.56 42' 39" W. 1579.42 FEET TO THE EASTERLY RIGHT OF WAY LINE OF S.E.47<sup>th</sup> AVENUE ( 50 FOOT WIDE) THENCE N. 00° 33' 12" E. ALONG SAID RIGHT OF WAY LINE 787.71 FEET; THENCE THE FOLLOWING COURSES ALONG THE SOUTHERLY BOUNDARIES OF "TROPICANA VILLAGE", AS RECORDED IN PLAT BOOK "Y", PAGE 41 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND "TROPICANA VILLAGE II" AS RECORDED IN PLAT BOOK "I", PAGES 104 & 105 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; S.89° 26' 48" E. 15.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89° 18' 11"; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 38.97 FEET, WITH A CHORD BEARING AND DISTANCE OF N. 45° 12' 17" E. 35.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N. 89° 51' 23" E. 196.35 FEET; THENCE N. 00° 08' 37" W. 60.00 FEET; THENCE N. 89° 51' 23" E. 104.70 FEET; THENCE N. 00° 33' 12" E. 348.03 FEET; THENCE N. 89° 16' 57" E. 354.6 FEET; THENCE N. 00° 33' 13" E. 258.48 FEET; THENCE N. 89° 51' 23" E. 104.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90° 41' 49"; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N. 89° 51' 23" E. 60.00 FEET; THENCE 90° 33' 12" E. 261.53 FEET; THENCE N. 89° 51' 23" E. 230 FEET; THENCE N. 00° 33' 12" E. 219.99 FEET; THENCE N. 89° 51' 23" E. 196.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.82 ACRES, MORE OR LESS.

**CERTIFICATE OF AMENDMENT AND RESTATEMENT  
TO THE ARTICLES OF INCORPORATION AND BYLAWS  
OF  
TROPICANA VILLAGE HOMEOWNERS ASSOCIATION, INC.**

THE UNDERSIGNED officers of the TROPICANA VILLAGE HOMEOWNERS ASSOCIATION, INC., the not-for-profit Florida corporation organized and existing to operate and maintain the TROPICANA VILLAGE subdivision, according to the Declaration of Covenants, Conditions and Restrictions thereof, as recorded in O.R. Book 1387, page 0074 et. Seq., Public Records of Marion County, Florida, hereby certify and confirm that the following amendment and restatement to The ARTICLES OF INCORPORATION AND BYLAWS OF TROPICANA VILLAGE HOMEOWNERS ASSOCIATION, INC., was approved by not less than fifty-one percent (51%) of all members eligible to vote, cast by those present, in person or by absentee ballot, at the annual membership meeting held January 15<sup>th</sup>, 2011. The undersigned certify that this Certificate of Amendment and Restatement to THE ARTICLES OF INCORPORATION AND BYLAWS FOR TROPICANA VILLAGE HOMEOWNERS ASSOCIATION, INC., was proposed and adopted in accordance with the subdivision documentation and applicable law.

Executed this 24TH day of March, 2011.

Signed, sealed and delivered  
In the presence of witnesses:

Charon J. Hudson  
Print: Charon J. Hudson

Print: Charon Hudson

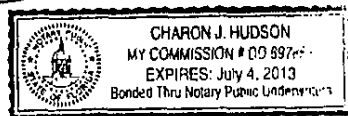
Charon J. Hudson  
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Print: Charon J. Hudson

Print: Charon Hudson

Charon J. Hudson  
STATE OF FLORIDA )  
COUNTY OF MARION )



TROPICANA VILLAGE HOMEOWNERS  
ASSOCIATION, INC.

by: Hubert A. Schofell  
Print: Hubert A. Schofell, President  
Address: 13078 SE 47<sup>th</sup> Court  
Bellevue, FL 34420

ATTEST:  
by: Francis Barr  
Print: Francis Barr, Vice-President  
Address: 13350 SE 49<sup>th</sup> Court  
Bellevue, FL 34420

by: Shirley Eck  
Print: Shirley Eck, Secretary  
Address: 13063 SE 49<sup>th</sup> Court  
Bellevue, FL 34420

(CORPORATE SEAL)

BEFORE ME, the undersigned authority, personally appeared, Hubert A. Schofell, Francis Barr and Shirley Eck, to me personally known to be the President, Vice-President, and Secretary respectively, of TROPICANA VILLAGE HOMEOWNERS ASSOCIATION, INC., or having produced Florida drivers licenses as identification and did/did not take an oath, and they severally acknowledged before me that freely and voluntarily executed the same as such officers, under authority vested in them by said corporation. WITNESS my hand and official seal in the state and county last aforesaid, this 24th day of March, 2011.

( Final Tally Sheet )

Tropicana Village Homeowners Association, Inc  
January 15<sup>th</sup>, 2011 Annual Meeting Work Sheet  
For  
Election of Board of Directors for 2011  
and Budget for 2011  
and By-Laws & Articles

<u>Candidate</u>	<u>Ballot Totals</u>
Bill Barr-----	<u>67</u>
Robert Hayn-----	<u>66</u>
Hilda Nenno-----	<u>81</u>
-----	-----
-----	-----
Total # of Ballots <u>214</u>	

<u>Budget</u>	<u>Budget Totals</u>
For-----	<u>456</u> 78
Against-----	<u>2</u> 1
Total # of Ballots <u>458</u> 79	

<u>By-Laws &amp; Articles Changes</u>	<u>Totals</u>
Yes-----	<u>78</u>
No-----	<u>1</u>
79	

INSPECTORS ON THIS DATE:

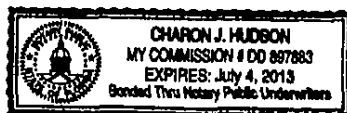
Donna Childs ( print ) Debbie Durant ( print )  
Donna Childs ( sign ) Debbie Durant ( sign )

Lois Evans ( print ) Rich DeRose ( print )  
Lois Evans ( sign ) Richard DeRose ( sign )

Carol Crowley ( print ) Jean Santos ( print )  
Carol Crowley ( sign ) Jean Santos ( sign )

State of Florida )  
County of Marion )

( Corporate seal )



WHITNESS my hand and official seal in the State and County last aforesaid, this 15<sup>th</sup> day of January, 2011.

Sharon J. Hudson