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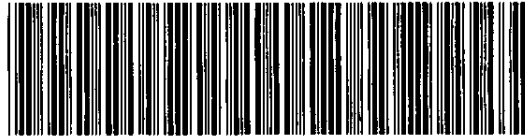
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TALLAHASSEE, FLORIDA

JUL 28 2014
C. CARROTHERS

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Pristine Place Homeowners Association, Inc.

DOCUMENT NUMBER: N35785

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

Please return all correspondence concerning this matter to the following:

Jonathan J. Ellis, Esquire

(Name of Contact Person)

Shumaker, Loop & Kendrick, LLP

(Firm/ Company)

101 E. Kennedy Blvd., Suite 2800

(Address)

Tampa, FL 33602

(City/ State and Zip Code)

jellis@slk-law.com

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

For further information concerning this matter, please call:

Jonathan J. Ellis, Esquire

(813)

229-7600

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:

- ☒ \$35 Filing Fee ☐ \$43.75 Filing Fee & Certificate of Status ☐ \$43.75 Filing Fee & Certified Copy (Additional copy is enclosed) ☐ \$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
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

FILED

2015 JUL 27 AM 11:01

Prepared by and
when recorded return to:
Jonathan J. Ellis, Esq.

SHUMAKER

Shumaker, Loop & Kendrick, LLP

101 East Kennedy Boulevard

Suite 2800

Tampa, Florida 33602

Phone: (813) 229-7600

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION FOR
PRISTINE PLACE HOMEOWNERS' ASSOCIATION, INC.**

This Certificate of Amendment to the Articles of Incorporation for Pristine Place Homeowners' Association, Inc. is made as of the 8th day of July, 2015, by the Pristine Place Homeowners' Association, Inc., a Florida nonprofit corporation (the "Association").

WITNESSETH:

WHEREAS, Article XII of the Articles of Incorporation of Pristine Place Homeowners' Association, Inc. as recorded at Officials Records Book 765, Page 0812 of the Public Records of Hernando County, Florida (the "Articles"), provides the Board of Directors of the Association (the "Board") with the authority to amend the Articles of Incorporation by a majority vote of the Board;

WHEREAS, at a duly noticed meeting of the Board of the Association (the "Meeting"), at which a quorum of Directors was present, held on the 16th day of June, 2015, in the manner required by the Association's governing documents, the Board did cast their votes, in favor of or against those certain proposed amendments to the Articles attached to this certificate as **Exhibit A** (the "Amendments"); and

WHEREAS, the attached Amendments to the Articles were approved by a majority of the Board, in accordance with the Association's governing documents;

NOW, THEREFORE, the Association hereby declares and certifies as follows:

1. The foregoing recitals are true and correct.
2. The Amendments attached hereto as Exhibit A is a true and accurate copy of each and every amendment as approved by the Board of Directors at the Meeting.
3. All initially capitalized terms not defined herein or in the Amendments shall have the meaning set forth in the Declaration or Bylaws.

4. With respect to the Amendments, text to be deleted is indicated by strikethrough (~~strikethrough~~) and text to be added is indicated by double underline (underline). Ellipses (. . .) indicate that the language omitted by the ellipsis shall remain unchanged.

5. In the event that there is a conflict between the Amendments and the Articles, the Amendments shall control.

6. All provisions of the Articles are hereby ratified and shall be of full force and affect, except as specifically modified and amended by the Amendments.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this 8th day of July, 2015.

PRISTINE PLACE HOMEOWNERS'
ASSOCIATION, INC.,
a Florida nonprofit corporation

Witnesses:

[Signature]
Print Name: Anthony J. Rizzo

[Signature]
Print Name: Michael Spall

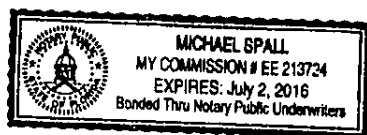
By: [Signature]
Ted Westervelt, President

By: [Signature]
Denis Riley, Secretary

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this 8 day of July, 2015 by Ted Westervelt, as President, and Denis Riley, as Secretary, of the Pristine Place Homeowners' Association, Inc., a Florida nonprofit corporation, on behalf of the corporation, who are personally known to me or have produced _____ as identification.



[Signature]
NOTARY PUBLIC
Print Name: Michael Spall
My Commission Expires: 7/2/2016

EXHIBIT A
AMENDMENT TO THE ARTICLES OF INCORPORATION

The Articles of Incorporation are hereby modified and amended as follows:

ARTICLES OF INCORPORATION

OF

PRISTINE PLACE HOMEOWNERS' ASSOCIATION, INC.

~~RESIDENT AGENT CORPORATION OF PINELLAS COUNTY, INC., the incorporator,~~
~~hereby forms a corporation not for profit.~~

ARTICLE I
Name

The name of the corporation shall be PRISTINE PLACE HOMEOWNERS' ASSOCIATION, INC.

ARTICLE II
Term

The corporation shall exist perpetually. Corporate existence shall commence on December 15, 1989, the date of subscription and acknowledgment of these articles of incorporation, provided that these articles of incorporation are filed by the State of Florida Department of State within five days, exclusive of legal holidays, after such date. Otherwise, corporate existence shall commence on the filing of these articles of incorporation by the State of Florida Department of State.

ARTICLE III
Purpose

The corporation shall be organized and incorporated not for pecuniary profit and shall be organized and operated as a "homeowners association", as that term is defined by Section 528(c)(1) of the Internal Revenue Code of 1986, to provide for the acquisition, construction, management, maintenance, and care of "association property", as that term is defined by Section 528(c)(4) of the Internal Revenue Code of 1986, with respect to a subdivision, development, or similar area substantially all the lots or buildings of which may only be used by individuals for residences, to-wit:

PRISTINE PLACE, according to the plat recorded in Plat Book 24, at page 12, of the public records of Hernando County, Florida, together with so much of the real property described in Exhibit "A", which is attached hereto and, by this reference, made a part hereof, as PARK AVENUE COMMUNITIES, INC., subject to that certain

DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PRISTINE PLACE, recorded in the public records of Hernando County, Florida, all in accordance with the provisions of the said declaration, as amended from time to time, (the "Declaration").

ARTICLE IV
Members

Every Owner of a fee simple interest in any Lot (as that term is defined in the Declaration) shall be a member of the corporation. The foregoing is not intended to include persons or entities whose interest is merely security for the performance of an obligation. Membership shall be appurtenant to, and may not be separated from, the title to each Lot.

Transfers of membership in the corporation shall be made on the books of the corporation and shall be established by recording in the public records of Hernando County, Florida, deed or other instrument establishing or transferring a fee simple interest in a Lot. Thereupon, the transferor's membership in the corporation shall terminate.

ARTICLE V
Registered Office and Registered Agent

The street address of the initial registered office of the corporation shall be 980 Tyrone Boulevard, St. Petersburg, FL 33710. The initial registered agent at that address shall be RESIDENT AGENT CORPORATION OF PINELLAS COUNTY, INC.

ARTICLE VI
Directors

The affairs and property of this corporation shall be managed and governed by a board of directors composed of not less than three (3) nor more than five (5) persons, who shall be members of the corporation, except as provided below. The initial board of directors shall have three (3) members. Thereafter, the number shall be determined in accordance with the bylaws of the corporation.

The name and street address of each member of the initial board of directors are:

Bruce Baynard
6539 Central Avenue
St. Petersburg, FL 33710

George F. Steigner
6539 Central Avenue
St. Petersburg, FL 33710

Nicholas W. Nicholson

123 North Main Street
Brooksville, FL 34601

The members of the initial board of directors need not be members of the corporation. They shall serve in that capacity until the transfer of control more particularly described in Article X. Thereafter, the members shall elect members of the board of directors in accordance with the bylaws of the corporation.

ARTICLE VII
Incorporator

The name and address of the incorporator is:

RESIDENT AGENT CORPORATION OF PINELLAS COUNTY, INC., 980 Tyrone
Boulevard, St. Petersburg, FL 33710

ARTICLE VIII
Liability

No officer, director, or member of the corporation shall be or become personally liable for any debt or other obligation of the corporation, except as expressly provided in the Declaration, these articles of incorporation, and the bylaws of the corporation.

ARTICLE IX
Indemnification

Every director and officer of the corporation, and every member of the corporation serving the corporation at its request, shall be indemnified by the corporation against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the corporation or by reason of his serving or having served the corporation at its request, whether or not he is a director or officer or is serving at the time the expenses or liabilities are incurred; provided that in the event of a settlement before entry of judgment, and also when the person concerned is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties, the indemnification shall apply only when the board of directors approves the settlement and reimbursement as being for the best interests of the corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which that person may be entitled.

ARTICLE X
Voting Rights; Transfer of Control

SECTION 1. Voting Classes. ~~The corporation shall have two (2) classes of voting members.~~ When more than one person holds an interest in any Lot, all such persons shall be members, and shall enjoy full membership rights, privileges, and obligations. The vote for each such Lot shall be exercised as they, among themselves, determine, but in no event shall more than one (1) vote be cast with respect to any one (1) Lot, and the vote may not be divided among the owners of any Lot.

~~CLASS A: Class A Members shall be all owners of Lots, except Park Avenue Communities, Inc., and its successors and assigns (the "Developer"), and shall be entitled to one (1) vote for each Lot owned.~~

~~CLASS B: Class B Members shall be the Developer and shall be entitled to one (1) vote for each Lot owned. The Class B membership shall cease when the Developer has conveyed all of the Lots to the Class A Members.~~

~~SECTION 2. Transfer of Control. Within ninety (90) days after all of the Lots have been conveyed by the Developer to the Class A Members, the Developer shall transfer control of the corporation to the Class A Members. At that time, the members of the initial board of directors of the corporation, who shall until such time be appointed by the Developer, shall resign and the Class A Members shall be entitled to elect all of the directors.~~

ARTICLE XI Termination

The corporation may be dissolved in accordance with Section ~~720.307~~617.05 of the Florida Statutes. Upon dissolution of the corporation, other than incident to a merger or consolidation, the assets of the corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this corporation was created. In the event such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization devoted to similar purposes, or distributed to the members as appurtenances (if real property or any interest therein) to the members' Lots, subject to any and all applicable assessments, whether general or special, mortgages, liens, restrictions, and other matters of record.

ARTICLE XII Amendment

~~Until the transfer of control described in Article I, Amendments to these articles of incorporation may be made in accordance with Section 617.017 of the Florida Statutes. Thereafter, amendments to the Articles of Incorporation shall be made by a majority vote of the initial board of directors at a duly noticed meeting of the board of directors, at which a quorum is present.~~

~~Notwithstanding the foregoing provision of this Article XII, there shall be no amendment to these articles of incorporation which shall abridge, amend, or alter the rights of the Developer, including, but not limited to, the right to designate and select the members of the initial board of directors as provided in Article VII hereof, without the prior written consent of the Developer, nor shall there be any amendment to these articles of incorporation which shall abridge, alter, or modify the rights of any institutional mortgagee.~~