

N36177

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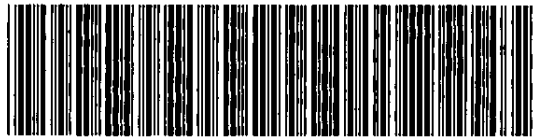
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

10 MAR 16 PM 12:10

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Amend & Rest
C.COULLIETTE

MAR 18 2010

EXAMINER



Park Place
311 Park Place Blvd, Suite 250
Clearwater, Florida 33759
Phone: (727) 712-4000 Fax: (727) 796-1484

ADMINISTRATIVE OFFICE
3111 STIRLING ROAD
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March 11, 2010

Reply To:
Tampa Bay
Anne M. Hathorn, Esq.
Direct dial: (727) 712-4000
AHathorn@becker-poliakoff.com

Florida Department of State
Amendment Section
P.O. Box 1500
Tallahassee, FL 32302-1500

Re: Amended and Restated Articles of Incorporation of Sunset Harbour
Townhomes Owners Association, Inc.

FLORIDA OFFICES

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U.S. & GLOBAL OFFICES

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New Jersey
New York City
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Prague
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Dear Sir/Madam:

Enclosed please find the original amended and restated Articles of Incorporation of Sunset Harbour Townhomes Owners Association, Inc. and a copy of same to be stamped and returned to this office in the enclosed envelope.

Also enclosed, please find check # 2540 in the amount of \$35.00 for the required recording fee.

If you should have any questions, please do not hesitate to contact this office.

Very truly yours,

Anne M. Hathorn
For the Firm

AMH/kjd
Enclosures

ACTIVE: S02407/084412:2902382_1

* by appointment only

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION OF
SUNSET HARBOUR TOWNHOMES OWNERS ASSOCIATION, INC.
Document No. N36177**

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following as their Amended and Restated Articles of Incorporation:

See attached.

The date of the adoption of the Amended and Restated Articles of Incorporation was: November 17, 2009.

_____ The amendment was adopted by the members and the number of votes cast for the amendment was sufficient for approval.

 X The Amended and Restated Articles of Incorporation was adopted by the board of directors.

(SEAL)

SUNSET HARBOUR TOWNHOMES
OWNERS ASSOCIATION, INC.

BY: _____

Bill Panouses, President

Name Printed: _____

Bill Panouses

DATED 2/4/, 2010

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally appeared Bill Panouses, to me known to be the President of Sunset Harbour Townhomes Owners Association, Inc., and he acknowledged before me that he freely and voluntarily executed the same as such authorized agent, under authority vested in him/her by said corporation. He is personally known to me or has produced Florida Directors License (type of identification) as identification and did (did not) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 4th day of February, 2010.

Jacqueline Horton
Notary Public

Printed Name: Jacqueline Horton

My commission expires:

7/17/2012

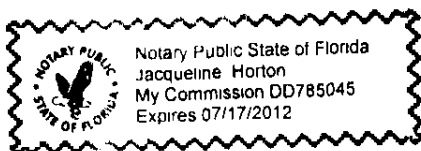


EXHIBIT "B"

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
SUNSET HARBOUR TOWNHOMES OWNERS ASSOCIATION, INC.**

The undersigned, hereby submits the following Amended and Restated Articles of Incorporation for Sunset Harbour Townhomes Owners Association, Inc., thereby amending and restating the Articles of Incorporation originally filed with the Florida Department of State on January 16, 1990.

ARTICLE I

The name of this corporation shall be:
Sunset Harbour Townhomes Owners Association, Inc.

ARTICLE II

The purpose of this not-for-profit corporation shall be to function as the "Association" for the operation of Sunset Harbour Townhomes to be created pursuant to the provisions of the Declaration of Restrictions, Limitations, Conditions and Agreements, and as such, to operate, administer and carry out the functions and duties of the said Association pursuant to said Declaration of Restrictions, Limitations, Conditions and Agreements.

The Corporation shall have all of the common law and statutory powers of a corporation not for profit and all of the powers granted to it by the Declaration of Restrictions, Limitations, Conditions and Agreements and any Exhibits annexed thereto.

ARTICLE III

All persons who are owners of Units within Sunset Harbour Townhomes shall automatically be members of this corporation, and membership shall automatically terminate when a person is no longer the owner of a Unit. Membership in this Corporation is exclusively limited to such Unit Owners.

Subject to the foregoing admission to and termination of membership shall be governed by the Declaration of Covenants, Conditions and Restrictions that were filed for said real property among the Public Records of Pinellas County, Florida, on June 10, 1991, at Official Records Book 7592, Page 253.

ARTICLE IV

This Corporation shall have perpetual existence.

ARTICLE V

The names and addresses of the Subscribers to these Articles of Incorporation are:

Name	Address	City, State, Zip
Diane Intini	443 Pinellas Bayway, Unit 109	Tierra Verde, FL 33715
Connie Nowell	443 Pinellas Bayway, Unit 114	Terra Verde, FL 33715
Marie DiCenso	443 Pinellas Bayway, Unit 103	Terra Verde, FL 33715
James Malandro	443 Pinellas Bayway, Unit 112	Terra Verde, FL 33715
Barbara Water	12929 98 th Ave N.	Largo, FL 33776

ARTICLE VI

The Corporation shall be managed and governed by a Board of Directors composed of the number of persons specified in the By-Laws which shall not be less than three (3). The directors shall be elected at the annual meeting of the membership as set forth in the By-Laws. The Directors are required to be members of this Corporation. The persons who are to serve as the Board of Directors pursuant to the Declaration of Covenants, Conditions and Restrictions and the By-Laws are:

Name	Address	City, State, Zip
Diane Intini	443 Pinellas Bayway, Unit 109	Tierra Verde, FL 33715
Connie Nowell	443 Pinellas Bayway, Unit 114	Terra Verde, FL 33715
Marie DiCenso	443 Pinellas Bayway, Unit 103	Terra Verde, FL 33715
James Malandro	443 Pinellas Bayway, Unit 112	Terra Verde, FL 33715
Barbara Water	12929 98 th Ave N.	Largo, FL 33776

ARTICLE VII

The principle officers of the Corporation shall be a President, Vice President and a Secretary/Treasurer who shall be elected in the manner set forth in the By-Laws. Other officers may be provided for in the By-Laws. Officers are required to be members of this Corporation. The officers who are to serve

pursuant to the Declaration of Restrictions, Limitations, Conditions and Agreements and the By-Laws are:

Name	Address	City, State, Zip
Diane Intini President	443 Pinellas Bayway, Unit 109	Tierra Verde, FL 33715
Connie Nowell Secretary	443 Pinellas Bayway, Unit 114	Terra Verde, FL 33715
Marie DiCenso Treasurer	443 Pinellas Bayway, Unit 103	Terra Verde, FL 33715

ARTICLE VIII

The By-Laws shall initially be adopted by the first Board of Directors. They may thereafter be amended in the manner by which the By-Laws provide for amendments.

ARTICLE IX

Amendments to these Articles of Incorporation may be proposed by a majority vote of the Board of Directors or by members of the corporation owning a majority of the Units administered hereby. Proposed amendments shall be transmitted to the President or some other officer in his absence, who shall call a special meeting of the members of the Corporation to be held from fourteen (14) to thirty (30) days after receipt of the proposed amendments unless a later date is specified in the proposed amendments. The Secretary shall give written notice of the meeting to each member stating the time and place of the meeting and the nature of the proposed amendments. Written waiver of notice may be given by any member either before or after the holding of the meeting, which waiver shall be equivalent to the giving of notice to the member. Proposed amendments shall become effective when approved by a majority of the entire membership of the Board of Directors and not less than two-thirds (2/3) of the votes of the entire membership of the Corporation. Amendments which are approved shall then be transcribed and certified in the form necessary to file them with the Department of State. Upon approval by the Department a certified copy of the amendments shall be recorded in the Public Records of Pinellas County, Florida.

ARTICLE X

No dividends shall be paid to the directors, officers or members of the Corporation, but compensation for services rendered may be paid to employees, agents, members, directors or officers. Any excess of receipts over disbursements shall be retained for application to future expenses and expenditures.

The Corporation shall issue no shares of stock of any kind or nature.

ARTICLE XI

The Registered Agent and office of this Corporation are:

443 Pinellas Way, #103
Tierra Verde, FL. 33715

IN WITNESS WHEREOF the undersigned executes these Amended and Restated Articles of Incorporation as President of the corporation this 17th day of March, 2001.

_____/s/
DIANE INTINI, PRESIDENT