

N41153

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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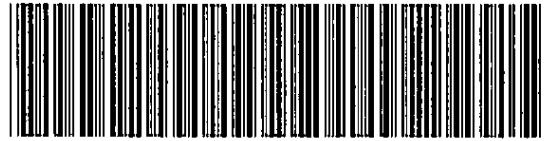
(Business Entity Name)

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STATE OF MISSISSIPPI

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A. RAMSEY
MAR 15 2022

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Villa Sereno Association, Inc.

DOCUMENT NUMBER: N41153

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

Please return all correspondence concerning this matter to the following:

Erin Glover-Frey, Esq.

(Name of Contact Person)

Kistemaker Business Law Group

(Firm/ Company)

120 East Granada Blvd.

(Address)

Ormond Beach, FL 32176

(City/ State and Zip Code)

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

For further information concerning this matter, please call:

Erin Glover-Frey

(Name of Contact Person)

at (386) 310-7997 X 701

(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 type="checkbox"/> \$43.75 Filing Fee &
Certificate of Status | <input checked="" 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

Instrument Prepared by:
Erin Glover-Frey, Esq.
Kistemaker Business Law Group
120 East Granada Blvd.
Ormond Beach, FL 32176

FILED

2022 MAR -7 PM 12:38

SE
CLERK
VILLA SERENO ASSOCIATION, INC.

**ARTICLES OF AMENDMENT
ARTICLES OF INCORPORATION
OF VILLA SERENO ASSOCIATION, INC.**

The undersigned directors of VILLA SERENO ASSOCIATION, INC., the corporation not-for-profit in charge of VILLA SERENO CONDOMINIUM, according to the Declaration of Condominium, Villa Sereno, as recorded in Official Records Book 1592, Page 1, of the Public Records of Volusia County, Florida (the "Declaration"), and as has been amended from time to time, hereby certify that the following amendments to the AMENDED ARTICLES OF INCORPORATION OF VILLAS SERENO ASSOCIATION, INC. (the "ARTICLES"), as recorded in Official Records Book 1592, Page 42, and has been amended from time to time, were approved by a vote of seventy-five percent (75%) of the entire membership of the board of directors and seventy-five percent (75%) of the membership of the Association at a duly-noticed special meeting of the membership on January 27, 2022. The undersigned further certify that the amendments to the ARTICLES were proposed and approved pursuant to the ARTICLES, Article 9, and applicable law.

(Additions indicated by underlining, deletions by ~~strike-through~~, omitted, unaffected language by . . . or ***)

**ARTICLE 3
POWERS**

3.2 The Association shall have all of the powers and duties set forth in the Condominium Act except as limited by these Articles and the Declaration of Condominium, all of the powers and duties reasonably necessary to operate the condominium pursuant to the Declaration and as it may be amended from time to time, including, but not limited to the following:

f. To make and amend reasonable regulations respecting the use of the property in the condominium; provided, however, that all such regulations and their amendments shall be approved by not less than 75% ~~51%~~ of the votes of the entire membership of the Association before such shall become effective.

3/11/22

3/11/22

Instrument Prepared by:
Erin Glover-Frey, Esq.
Kistemaker Business Law Group
120 East Granada Blvd.
Ormond Beach, FL 32176

IN WITNESS WHEREOF, VILLA SERENO ASSOCIATION, INC. on the respective date set forth below.

VILLA SERENO ASSOCIATION, INC., a
Florida corporation not for profit

WITNESSES:

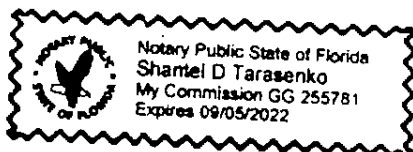
Courtney Puttick
Print Name: Courtney Puttick
Suzana S. Batuta
Print Name: Suzana S. Batuta

By: [Signature] 2/16/2022
Name: Richard Walker
Title: President

STATE OF FLORIDA)
) SS
COUNTY OF VOLUSIA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Richard Walker, the President of VILLA SERENO ASSOCIATION, INC., a Florida corporation not for profit, freely and voluntarily under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. Richard Walker is personally known to me or has produced drivers license as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of February, 2022.



My Commission Expires:
9/5/2022

Shantel Tarasenko
Notary Public, State of Florida at Large

Typed, Printed or Stamped Name of Notary Public