

N47008

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

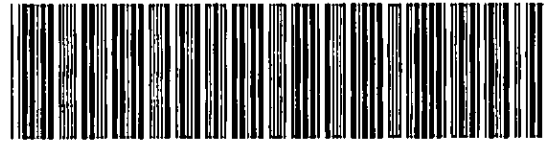
(Business Entity Name)

(Document Number)

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08/05/22--01014--020 **35.00

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COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Twelve Oaks Homeowners Association, Inc.

DOCUMENT NUMBER: 1747008

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

Please return all correspondence concerning this matter to the following:

Melanie R. Baker

(Name of Contact Person)

(Firm/ Company)

118 Heartwood Pl

(Address)

Florahome, FL 32140

(City/ State and Zip Code)

melstiggerboo@aol.com

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

For further information concerning this matter, please call:

Melanie R. Baker

(Name of Contact Person)

at (302) 542-1207

(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

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Articles of Amendment
to
Articles of Incorporation
of

Twelve Oaks Homeowners Association, Inc.
(Name of Corporation as currently filed with the Florida Dept. of State)

047008

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

N/A

The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company" or "Co." may not be used in the name.

B. Enter new principal office address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

C. Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent:

New Registered Office Address:

(Florida street address)

(City)

Florida

(Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

Signature of New Registered Agent, if changing

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If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:

(Attach additional sheets, if necessary)

Please note the officer/director title by the first letter of the office title:

P = President; V = Vice President; T = Treasurer; S = Secretary; D = Director; TR = Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

<u>X</u> Change	<u>PT</u>	<u>John Doe</u>
<u>X</u> Remove	<u>V</u>	<u>Mike Jones</u>
<u>X</u> Add	<u>SV</u>	<u>Sally Smith</u>

<u>Type of Action</u> (Check One)	<u>Title</u>	<u>Name</u>	<u>Address</u>
1) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	_____	_____	_____ _____ _____
2) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	_____	_____	_____ _____ _____
3) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	_____	_____	_____ _____ _____
4) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	_____	_____	_____ _____ _____
5) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	_____	_____	_____ _____ _____
6) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	_____	_____	_____ _____ _____

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E. If amending or adding additional Articles, enter change(s) here:
(attach additional sheets, if necessary). (Be specific)

Please see attached sheets:

Article II Section 2.1 adoption 12/6/21

article IV Section 4.3 adoption 8/1/22

article IV Section 4.12 adoption 8/1/22

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Article II Section 2.1 12/6/21
Article IV Section 4.3 8/1/22

The date of each amendment(s) adoption: Article IV Section 4.12 8/1/22, if other than the date this document was signed.

Effective date if applicable: _____
(no more than 90 days after amendment file date)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Adoption of Amendment(s) (CHECK ONE)

☒ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.

- ☐ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated 8/1/22

Signature Melanie R. Baker
(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator - if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

Melanie R. Baker
(Typed or printed name of person signing)

Secretary / Treasurer
(Title of person signing)

SEED

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Twelve Oaks Homeowners Association, LLC
Document Number N47008
Contact Person: Melanie R. Baker
118 Heartwood Place
Florahome, FL 32140
melstiggerboo@aol.com
Melanie R. Baker (302) 542-1207

Articles of Amendment
To
Articles of Incorporation of
Twelve Oaks Homeowners Association, Inc.
N47008

E. Amending Articles:

Article II

Property Restrictions

Section 2.1

No tract shall be used for any purpose except residential. Specifically, no home occupation shall be allowed even though permitted by appropriate zoning ordinance. No building shall be erected, altered, placed or permitted to remain on any tract other than **one single-family residence** (which shall not exceed two stories in height), subject to Section 2.2. New homes shall be **site built/stick built on permanent foundation** with all construction / assembly taking place entirely on the owned property. No residence shall contain less than **1,500 square feet** of enclosed living area under heat and air, nor shall any residence contain less than **2,200 square feet** of total area covered by roof (including carports, garages, porches.) No modular or pre-manufactured structures, mobile / moveable homes, travel trailers (as a permanent residence), tiny homes, "shipping" containers, pods, metal buildings, etc. will be allowed or permitted. There shall be permitted without prior Board approval and not for longer than 3 weeks the use of a travel trailer on any residences' property. For any period longer than 3 weeks there must be written prior Board approval. Texting or emailing is a permitted form of written communication. There shall be permitted accessory structures such as storage buildings, garages, etc. which comply with County Zoning. Each tract on the approved development plan in Exhibit "B" may not be further divided without approval of the Putnam County Board of County Commissioners. Each of these tracts is limited to development of one primary residence, unless further division of a tract is approved by the Putnam County Board of County Commissioners.

- (A) One Travel Trailer will be permitted to be parked on a member's property for storage purposes only. Any other number of travel trailers or use must be approved by the Board of Directors on a case by case basis. Please see Section 2.1 for further amendment modifications.

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JULIA H. BOYD

Twelve Oaks Homeowners Association, LLC
Document Number N47008
Contact Person: Melanie R. Baker
118 Heartwood Place
Florahome, FL 32140
melstiggerboo@aol.com
Melanie R. Baker (302) 542-1207

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N47008

E. Amending Articles:

Article IV

Covenants for Maintenance Assessments

Section 4.3

Revision:

The initial regular monthly assessments is hereby set at the rate of \$10 per family for a total of \$120 per year. Any mention of per tract herein this section will now be referred to as per family not by tract.

Added:

- (A) New homeowners are not responsible for paying for payments of past homeowner's yearly dues if there are balances for that tract. The new homeowner will not be responsible for dues until the new/next dues year. Twelve Oaks Homeowners Association, Inc. will not prorate dues for the outgoing homeowner or the new incoming homeowner. Once the dues are paid they are paid for the full year.

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Melanie R. Baker (302) 542-1207

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N47008

E. Amending Articles:

Article IV

Covenants for Maintenance Assessments

Section 4.12

Added:

The Association shall assess penalties to those members that do not follow the covenants and restrictions set forth in these Declarations of Covenants, Restrictions and Provisions of the Twelve Oaks Homeowners Association, Inc.

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