

N47429

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

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MAIL

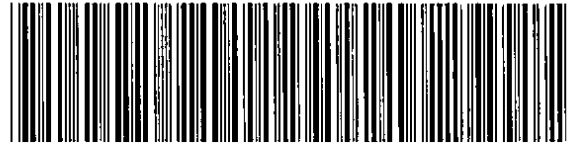
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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RECEIVED
2021 DEC 22 AM 8:13
ALLIANCE

FILED
2021 DEC 22 AM 10:19
CLERK OF STATE
TALLAHASSEE, FL

Y SULKER
DEC 27 2021

FLORIDA CAPITAL COURIER SERVICES, INC
2330 CLARE DRIVE
TALLAHASSEE, FL 32309
(850) 524-5437
(850) 524-6243

PLEASE USE FUNDS FROM ACCT : ~~120910000160~~ AMOUNT: CHECK ATTACHED
Marina Palm Homeowners Association, Inc.

Business name

Document #

☐ Certified copy

☐ Pick up time _____

☐ Certificate of Status

☐ Will wait

NEW FILINGS

☐ Profit

☐ Not for Profit

☐ Limited Liability

☐ Domestication

☐ Other

☐ CORP

AMMENDMENTS

☒ Amendment

☐ Resignation of R.A.
Officer/Director

☐ Change of Registered Agent

☐ Dissolution/Withdrawal

☐ Merger

☐ Correction

OTHER FILINGS

☐ Annual Report

☐ Fictitious Name

☐ APOSTIL ()

Country

REGISTRATION/QUALIFICATIONS

☐ Foreign filing

☐ Limited Partnership

☐ Reinstatement

☐ Other

EXAMINER'S INITIALS: _____

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: MARINA PALMS HOMEOWNERS ASSOCIATION, INC.

DOCUMENT NUMBER: N47429

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

Please return all correspondence concerning this matter to the following:

ANNE M. HATHORN, ESQ.

(Name of Contact Person)

ANNE HATHORN LEGAL SERVICES, LLC

(Firm/ Company)

150 2ND AVENUE NORTH, SUITE 120

(Address)

SAINT PETERSBURG FL 33701

(City/ State and Zip Code)

ANNE@ANNEHATHORN.COM

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

For further information concerning this matter, please call:

ANNE M. HATHORN

727

895-5060

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:

- | | | | |
|---|--|---|--|
| <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

**AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF MARINA PALMS HOMEOWNERS ASSOCIATION, INC.**

ARTICLE I

1.0 Corporate Name: The corporation's name is MARINA PALMS HOMEOWNERS ASSOCIATION, INC., and may be referred to herein as the "Association."

Turnover of control of the Association occurred many years ago, and the rights and obligations of Developer expired at that time. All rights and duties reserved or designated to the Developer have passed to the Board of Directors of the Association, as applicable. All references to rights or obligations of the Developer are hereby deleted in these Articles. All references to Articles and Sections affected by the deletions are hereby renumbered and adjusted accordingly.

ARTICLE 2

2.0 Principal Address: The corporation's principal address at its creation is c/o Robin A. Vaillancourt, P.A., 2530 West Bay Drive, Largo Florida 34640.

2.1 A majority of the Association's Directors may change the address of the principal place of business from time to time.

ARTICLE 3

3.0 Corporate Purpose: This Association is formed for the purpose of creating a legal entity to represent the homeowners purchasing homes in Marina Palms, a Planned Unit Development of record (f/k/a Indian Trace) in Port Richey, Pasco County, Florida. The owners of record, holding fee simple title to a lot or lots in Marina Palms, shall have one vote for each lot owned in all voting matters brought before the Association by its duly elected or appointed officers and/or representatives.

3.1 The Association shall be charged with the responsibility of upholding, enforcing and from time to time amending or expanding the covenants and restrictions of record of Marina Palms which are currently of record in the Official Records of Pasco County, Florida.

ARTICLE 4

4.1 Directors: The Directors of this corporation shall be selected in the manner and for terms of service as shall be provided for in the Bylaws

4.2 Initial Board of Directors: The initial Board of Directors of the Association shall be comprised of the following three (3) Directors:

<u>Name</u>	<u>Address</u>
Robin A. Vaillancourt	2342 Kings Pointe Drive Largo Florida 34644
Judith J. Vaillancourt	2342 Kings Pointe Drive Largo Florida 34644
Randall W. Laird	Laird Construction Co., Inc. Post Office Box 729 Ozona Florida 34660

ARTICLE 5

5.1 Community Properties: This corporation shall hold legal fee title to the P.U.D common properties. These common elements and properties shall include retention ponds, recreation facilities, signages, mitigation areas, other out-parcels and any improvements, fixtures or structures contained therein and thereon.

5.2 All common elements shall be maintained and supported by the Association and its members through the means provided in the Bylaws.

ARTICLE 6

6.1 Principal Place of Business: The initial principal place of business of the Association shall be 2530 West Bay Drive, Largo, Florida 34640, c/o Robin A. Vaillancourt, P.A., Attorneys-at-Law.

6.2 Registered Agent: The initial registered agent of this corporation is: The initial registered agent of this corporation is: Robin A. Vaillancourt, Esq., 2530 West Bay Drive, Largo, Florida 34640; Telephone: 813-585-2050; Fax: 813-586-3252.

ARTICLE 7

7.1 Incorporator: The incorporator is: Raven Development, Inc., a Florida corporation, 2530 West Bay Drive, Largo, Florida 34640.

ARTICLE 8

8.1 Membership: Membership in the Association shall automatically start with the granting of title to a person purchasing one or more lots in Marina Palms. Membership shall immediately terminate upon a member's sale of his fee title interest.

8.2 All rights accrued and vested to the Association against a member and his property interests in Marina Palms shall survive a member's termination.

8.3 Membership shall be transferrable only through sale of a member's real property interest in Marina Palms to a new owner who has been approved by the Association as provided in the Bylaws.

ARTICLE 9

9.1 Indemnification: The Association shall indemnify any officer or director or any former officer or director, to the full extent permitted by law.

ARTICLE 10

10.1 Amendment: This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto; and any right conferred upon the shareholder is subject to this reservation.

ARTICLE 11

11.1 Bylaws: The power to adopt, alter, amend, or repeal Bylaws shall be vested in the Board of Directors and the Association.


Prepared By and Return to:
Anne M. Hathorn, Esquire
Anne Hathorn Legal Services, LLC
150 2nd Ave. N., Suite 1270
St. Petersburg, FL 33701

**CERTIFICATE OF RECORDING THE AMENDED AND RESTATED ARTICLES OF
INCORPORATION OF MARINA PALMS HOMEOWNERS ASSOCIATION, INC.**

THIS IS TO CERTIFY THAT the attached is a true and correct copy of the Amended and Restated Articles of Incorporation of Marina Palms Homeowners Association, Inc. (the "Association"), wherein all previous amendments were duly adopted with unanimous Board of Directors approval in accordance with the requirements of the applicable Florida Statutes and the documents governing the Association, and then integrated in the foregoing document. There are no members entitled to vote on the Amended and Restated Articles of Incorporation.

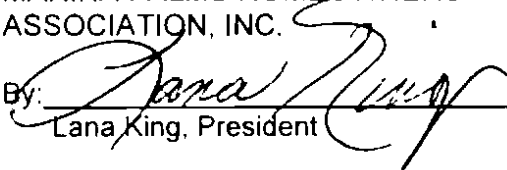
IN WITNESS WHEREOF, Marina Palms Homeowners Association, Inc. has caused this instrument to be signed by its duly authorized officer on the 8 day of Dec, 2021, in Pasco County, Florida.

WITNESSES:


Printed Name: Danielle Jackson


Printed Name: David Foster

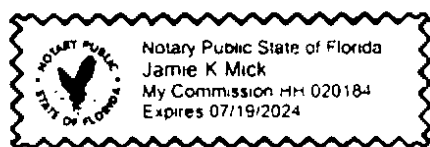
MARINA PALMS HOMEOWNERS
ASSOCIATION, INC.

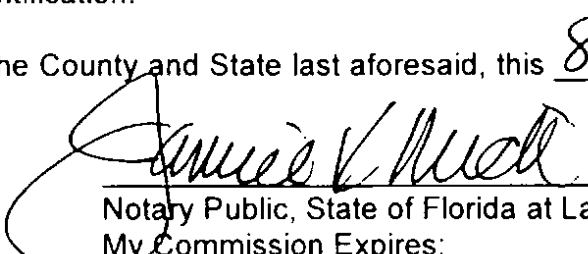
By: 
Lana King, President

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ online notarization by Lana King, as President on behalf of Marina Palms Homeowners Association, Inc., a Florida not-for-profit corporation. She is personally known to me ☒ or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid, this 8 day of Dec, 2021.




Notary Public, State of Florida at Large
My Commission Expires: _____