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Account Name : MICHAEL A. PYLE, P.A.
Account Number : I20000000053
Phone : (386) 615-9007
Fax Number : (386) 676-2615

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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BASIC AMENDMENT

RIVERSIDE PAVILION CONDOMINIUM ASSOCIATION, INC.

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DIVISION OF CORPORATIONS

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**ARTICLES OF AMENDMENT
OF
ARTICLES OF INCORPORATION
OF**

RIVERSIDE PAVILION CONDOMINIUM ASSOCIATION, INC.

a Florida Not for Profit Corporation

FILED
03 JUL -1 PM 12:38
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Section 617.1006, *Florida Statutes*, this Florida Not for Profit corporation, at a duly called meeting of the Members and Directors of the corporation on the 25 day of MARCH, 2003, adopted the following articles of amendment to its Articles of Incorporation, originally filed on July 2, 1993.

RECITALS

Although the Members had originally planned to create a condominium under Florida Law to hold title to real property, the Parties have determined not to proceed with the condominium, although they intend to continue to operate under the not-for-profit corporation. The Amendment to these Articles is intended to make the Articles of Incorporation consistent with the fact that the Association does not govern a condominium.

All references to the word *condominium* or *condominium property* shall be amended to read "*the Property*" throughout the Articles.

All references to the Declaration of Condominium shall be deleted throughout.

FIRST: Article I of the Articles of Incorporation are revoked and replaced with the following:

**ARTICLE I
Name**

The name of the corporation shall be **Riverside Pavilion Association, Inc.**, the principal street address is **3431 Ridgewood Avenue, Port Orange, Florida 32129**.

SECOND: Article II of the Articles of Incorporation are revoked and replaced with the following:

**ARTICLE II
Purpose**

A. General

This Association is organized for the purpose of providing an entity for the operation of a building located at 3431 Ridgewood Avenue, Port Orange, Florida 32129, in Volusia County, Florida (the "Property"). To accomplish the foregoing the corporation shall have all corporate powers permitted under Florida law.

THIRD: Article III of the Articles of Incorporation are revoked and replaced with the following:

**ARTICLE III
Powers**

The powers of the corporation shall include and be governed by the following provisions:

1. The corporation shall have all common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles.
2. The corporation shall have all of the powers reasonably necessary to implement the powers of the corporation, including no limit to the following:
 - a. To operate and manage the property.
 - b. To make and collect assessments against members to defray the costs of the property and to refund common surplus to members.
 - c. To use the proceeds of assessments in the exercise of its powers and duties.
 - d. To maintain, repair, replace and operate the property.
 - e. To reconstruct improvements upon the property after casualty and to further improve the property.
 - f. To make and amend regulations respecting the use of the property.
 - g. To enforce by legal means the provisions of these Articles and Bylaws of the corporation and the regulations for the use of the property.
 - h. To contract for the management of the property and to authorize its manager to perform functions and duties for or on behalf of the Association except where such authorization is prohibited by applicable law or the Bylaws.
3. All funds and title to all properties acquired by the corporation and the proceeds there shall be held only for the benefit of the members in accordance with the provisions.
4. The powers of the corporation shall be subject to and be exercised in accordance with the provisions of the governing documents.

IN WITNESS WHEREOF the undersigned incorporator has executed this Amendment to the Articles of Incorporation on the 25th day of MARCH, 2003.

RIVERSIDE PAVILION ASSOCIATION, INC.

By:

William Zirkelbach
WILLIAM ZIRKELBACH, President

Attest:

Ann C. Smith
_____, Secretary

**STATE OF FLORIDA
COUNTY OF VOLUSIA**

The foregoing instrument was acknowledged before me this 25th day of MARCH, 2003, by **WILLIAM ZIRKELBACH**, President of Riverside Pavilion Association, Inc., who ☒ is personally known to me, or ☐ who presented a Florida drivers license or ☐ a _____ drivers license or ☐ _____, as Identification.

Jill Geddy
Notary Public

(Printed Name)

My Commission Expires:

