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☐ PICK-UP

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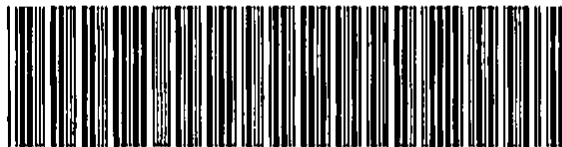
(Business Entity Name)

(Document Number)

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2020 MAY 26 AM 8:29  
CLERK OF COURT

cc  
Restated  
Art

JUN 13 2020

ALBRITTON

## COVER LETTER

Department of State  
Amendment Section  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

SUBJECT: Crescent Development Lot Owners Association, Inc  
CORPORATE NAME

Enclosed are an original and one (1) copy of the restated articles of incorporation and a check for:

☐ \$35.00 Filing Fee  
☐ \$43.75 Filing Fee  
& Certificate of Status

☒ \$43.75 Filing Fee  
& Certified Copy  
☐ \$52.50 Filing Fee,  
Certified Copy  
& Certificate of  
Status  
**ADDITIONAL COPY REQUIRED**

FROM: Taunya Fluegel  
Name (Printed or typed)

105 Sandra Ln  
Address

Crescent City FL 32112  
City, State & Zip

480-228-7569  
Daytime Telephone number

barb.edd@gmail.com  
E-mail address: (to be used for future annual report notification)

**NOTE: Please provide the original and one copy of the document.**

## RESTATED ARTICLES OF INCORPORATION

In compliance with Chapter 617, F.S. (Not for Profit)

### ARTICLE I NAME

The name of the corporation is: Crescent Development Lot Owners Association, Inc.

### ARTICLE II RESTATED ARTICLES

The text of the Restated Articles is as follows:

See attached

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2020 MAR 25 AM 8:29

### ARTICLE III OFFICERS AND/OR DIRECTORS (optional)

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:

X Change                      PT      John Doe  
X Remove                     V      Mike Jones  
X Add                          SV      Sally Smith

Type of Action (Check One)	Title	Name	Address
1) <u>X</u> Change ____ Add ____ Remove	<u>P</u>	<u>Tawnya Eluegel</u>	<u>105 Sandra Ln</u> <u>Crescent City, FL</u> <u>32112</u>
2) <u>X</u> Change ____ Add ____ Remove	<u>V</u>	<u>Barbara Gilbreath</u>	<u>110 Sandra Ln</u> <u>Crescent City, FL</u> <u>32112</u>
3) <u>X</u> Change ____ Add ____ Remove	<u>S</u>	<u>Kristin Radloff</u>	<u>107 Marshall Dr</u> <u>Crescent City, FL</u> <u>32112</u>
4) ____ Change ____ Add ____ Remove	<u>T</u>	<u>No change on</u> <u>Tresurer</u>	_____ _____ _____
5) ____ Change ____ Add ____ Remove	_____	_____	_____ _____ _____
6) ____ Change ____ Add ____ Remove	_____	_____	_____ _____ _____

The name and Florida street address (P.O. Box NOT acceptable) of the registered agent is:

Name: Shirley Thomas  
Address: 111 N. Janet Dr  
Crescent City, FL 32112

*Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity*

Shirley Thomas  
Required Signature/Registered Agent

5/21/2020  
Date

**ARTICLE VI ARTICLE CONSOLIDATION**

These adopted restated articles of incorporation supersede the original articles of incorporation and all amendments to them.

**ARTICLE VII REQUIRED ADOPTION INFORMATION**

**Adoption of Amendment(s) (CHECK ONE)**

☒ These restated articles of incorporation contain an amendment to the articles of incorporation which required member approval. The date of adoption of the amendments was 5/21/2020, and the votes cast were sufficient for approval

☐ These restated articles of incorporation were adopted by the board of directors.

**ARTICLE VIII EFFECTIVE DATE:**

Effective date, if other than the date of filing: \_\_\_\_\_ (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than 90 days after the filing.)

**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.

*I submit this document and affirm that the facts stated herein are true. I am aware that the false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.*

Dated: 5-21-2020

Signature: Taunaga Fluegel  
(By a director, president or other officer – if directors or officers have not been selected, by an incorporator – if in the hands of a receiver, trustee or other court appointed fiduciary by that fiduciary)

Taunaga Fluegel  
(Typed or printed name of person signing)

President  
(Title of person signing)

**ARTICLE I**  
**NAME**

This corporation shall be known at Crescent Development Lot Owners Association, Inc., a non-profit corporation.

**ARTICLE II**  
**TERM OF EXISTANCE**

The term for which this corporation shall exist is to be perpetual.

**ARTICLE III**  
**MEMBERSHIP**

Membership in the Association shall be on a voluntary basis. Eligibility for membership shall be limited to any person or entity who is a lot owner in the subdivision, unofficially known as Crescent Development or as permitted by a majority vote of the members currently in good standing.

**ARTICLE IV**  
**VOTING AND ASSESSMENT**

All members shall have one vote per household regardless of the number of lots owned. Only property owners in good standing shall be entitled to vote.

Members in good standing shall have the right to elect the Officers in accordance with the provision of the Bylaws.

The Association shall obtain funds with which to operate primarily through annual dues, donations and/or fundraisers. Said funds are to be used for maintaining and improving the properties owned by the Association. Funds will be used to host its annual meeting as well as other meetings/gatherings as agreed upon by its members.

**ARTICLE V**  
**PURPOSE AND POWERS**

The purpose for which this corporation shall exist is to take title to, operate, maintain and improve such property as is conveyed in accordance with the

terms and purposes set forth herein and to do all things necessary or convenient to carry out its business and affairs, including without limitation to:

1. The corporation shall have all the powers of a non-profit corporation;
2. The corporation shall have all the powers necessary to develop and carry out the following:
  - a. To establish and enforce reasonable rules and regulation governing the use and maintenance of its properties: Marshall Drive, the boat ramp, the dock and the lot located on the south western corner of Marshall Drive at Sandra Lane.
  - b. To enact, levy and collect annual dues for the purpose of raising funds from its members to defray the operational costs of the corporation's properties.
  - c. To enforce, by legal means, the obligations of the members of the corporation to comply with the terms and provisions of a conveyance of property to the corporation relating to the use and maintenance thereof.
  - d. To purchase, receive, lease or otherwise acquire, own, hold, improve, use or otherwise deal with real or personal property or any legal or equitable interest in property incident to the use and enjoyment of Crescent Development Lot Owners Association and its membership.
  - e. To engage, employ or otherwise retain and compensate legal counsel and professional help in carrying out the corporation's purposes and powers.

## **ARTICLE VI**

### **OFFICERS**

The election of the officers of the Association shall be by the majority vote of the voting members in good standing and shall serve for a one-year term as they are elected or until their successors are elected and qualified. Any adult who qualifies as a lot owner in good standing is qualified to be an officer of the Association.

The affairs of the Association are to be managed by the following officers: a President, a Vice-President, a Secretary and a Treasurer, and such other officers as may be provided by the Bylaws.



**ARTICLE VII**  
**REGISTERED OFFICER AND AGENT**

The name and address of the current registered agent of this corporation is Shirley Thomas, 111 N. Janet Dr., Crescent City, FL. 32112

Accepted: Shirley Thomas

**ARTICLE VIII**  
**STOCKS AD DIVIDENDS PROHIBITED**

This Association shall have no capital stock, pay no dividends, or distribute any part of its income, if any to its members, officers or directors, and the private property of its members shall not be liable for any obligation of the Association.

**ARTICLE IX**  
**BYLAWS**

The Bylaws of the Association shall be made by a majority vote of the voting membership in good standing present and voting will take place at an annual meeting or special meeting called for the purpose, provided at least ten (10) days written notice is given to each voting member of any proposal to alter, amend, repeal, or adopt new or additional Bylaws at such meeting. The Association reserves the right to amend the Bylaws as deemed necessary for the good of the Association.

**ARTICLE X**  
**ARTICLES OF INCORPORATION**

The Association reserves the right to amend these Articles of Incorporation as proposed and adopted by a majority vote of voting members in good standing and voting will take place at an annual meeting or special meeting called for this purpose, provided at least ten (10) days written notice is given to each voting member (in good standing) of any proposal to alter, amend, or repeal, of adopt new or additional Articles at such meeting. Special meetings may be called by voting members in good standing for this purpose and to ensure the Association maintains its corporate responsibilities with the State of Florida.

**ARTICLE VIII EFFECTIVE DATE:**

Effective date, if other than the date of filing: \_\_\_\_\_ (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than 90 days after the filing.)

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*I submit this document and affirm that the facts stated herein are true. I am aware that the false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.*

Dated: 5-21-2020

Signature: Taunga Fluegel  
(By a director, president or other officer – if directors or officers have not been selected, by an incorporator – if in the hands of a receiver, trustee or other court appointed fiduciary by that fiduciary)

Taunga Fluegel  
(Typed or printed name of person signing)

President  
(Title of person signing)