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(Requestor's Name)

(Address)

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(City/State/Zip/Phone #)

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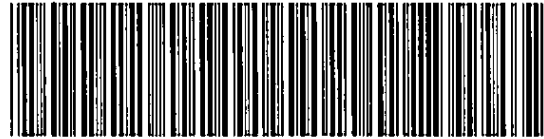
(Business Entity Name)

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2020 APR 3 PM 3:07  
OFFICE OF THE CLERK  
STATE OF ALABAMA

Amend

APR 03 2020  
I ALBRITTON

COVER LETTER

TO: Amendment Section  
Division of Corporations

NAME OF CORPORATION: The Shores of Long Bayou Homeowners' Association, Inc.

DOCUMENT NUMBER: 59-3360036

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

Please return all correspondence concerning this matter to the following:

Steven H. Mezer, Esq.

(Name of Contact Person)

Becker & Poliakoff, P.A.

(Firm/ Company)

1511 N. Westshore Blvd., Suite 1000

(Address)

Tampa, FL 33607

(City/ State and Zip Code)

smezer@beckerlawyers.com

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

For further information concerning this matter, please call:

Steven H. Mezer, Esq.

813

527-3900

(Name of Contact Person)

at

(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



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

March 24, 2020

STEVEN J. MEZER, ESQ.  
1511 N. WESTSHORE BLVD  
STE. 1000  
TAMPA, FL 33607

SUBJECT: THE SHORES OF LONG BAYOU HOMEOWNERS' ASSOCIATION,  
INC.  
Ref. Number: N96000000501

We have received your document for THE SHORES OF LONG BAYOU HOMEOWNERS' ASSOCIATION, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

You failed to make the correction(s) requested in our previous letter.

Please file the document as either Articles of Amendment or Restated Articles of Incorporation pursuant to applicable Florida Statutes.

You can file the Restated Articles with the officer/director information contained in the document along with the date of adoption and the manner of adoption for a non profit corporation.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Irene Albritton  
Regulatory Specialist II

Letter Number: 020A00006414



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

2020 MAR 23 PM 11:31

March 14, 2020

STEVEN H. MEZER, ESQ.  
1511 N. WESTSHORE BLVD  
STE. 1000  
TAMPA, FL 33607

SUBJECT: THE SHORES OF LONG BAYOU HOMEOWNERS' ASSOCIATION,  
INC.  
Ref. Number: N96000000501

We have received your document for THE SHORES OF LONG BAYOU HOMEOWNERS' ASSOCIATION, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please file the document as either Articles of Amendment or Restated Articles of Incorporation pursuant to applicable Florida Statutes.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Irene Albritton  
Regulatory Specialist II

Letter Number: 420A00005693

Articles of Amendment  
to  
Articles of Incorporation  
of

FILED  
2020 APR -3 PM 3:07  
CLERK OF CIRCUIT COURT  
IN AND FOR THE COUNTY OF  
DADE, FLORIDA

The Shores of Long Bayou Homeowners' Association, Inc.

(Name of Corporation as currently filed with the Florida Dept. of State)

59-3360036

(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:

*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

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:

<input checked="" type="checkbox"/> Change	PT	John Doe
<input checked="" type="checkbox"/> Remove	V	Mike Jones
<input checked="" type="checkbox"/> Add	SV	Sally Smith

Type of Action (Check One)	Title	Name	Address
1) <input type="checkbox"/> Change <input type="checkbox"/> Add	<u>D</u>	<u>Robert Tegarden</u>	<u>7300 Park Street</u> <u>Seminole, FL 33777</u>
<input checked="" type="checkbox"/> Remove			
2) <input type="checkbox"/> Change <input type="checkbox"/> Add	<u>D</u>	<u>Earnest Franke</u>	<u>7300 Park Street</u> <u>Seminole, FL 33777</u>
<input checked="" type="checkbox"/> Remove			
3) <input type="checkbox"/> Change <input type="checkbox"/> Add <input checked="" type="checkbox"/> Remove	<u>S</u>	<u>Richard Gathro</u>	<u>7300 Park Street</u> <u>Seminole, FL 33777</u>
4) <input type="checkbox"/> Change <input checked="" type="checkbox"/> Add	<u>D</u>	<u>Sudonna O'Malley</u>	<u>7300 Park Street</u> <u>Seminole, FL 33777</u>
<input type="checkbox"/> Remove			
5) <input checked="" type="checkbox"/> Change <input type="checkbox"/> Add	<u>S</u>	<u>Jerry Neuner</u>	<u>7300 Park Street</u> <u>Seminole, FL 33777</u>
<input type="checkbox"/> Remove			
6) <input type="checkbox"/> Change <input type="checkbox"/> Add			
<input type="checkbox"/> Remove			

Page 2 of 4

E. If amending or adding additional Articles, enter change(s) here:

(attach additional sheets, if necessary). (Be specific)

See attached.

[illegible]

The date of each amendment(s) adoption: December 17, 2020

Effective date if applicable: \_\_\_\_\_

**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)

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

THE SHORES OF LONG BAYOU HOMEOWNERS' ASSOCIATION, INC.

ARTICLE I. NAME AND ADDRESS

The name of this Association is THE SHORES OF LONG BAYOU HOMEOWNERS' ASSOCIATION, INC., hereinafter referred to as the Association. The principal office and mailing address of this corporation shall be 6301 Shoreline Drive, St. Petersburg, Florida 33708.

ARTICLE II. PURPOSE

The general purpose of the Association shall be to serve as a master homeowners' association.

The specific purposes for which the Association is organized are:

(a) To promote the health, safety and general welfare of the residents and owners of condominium units within all or any part of the Shores of Long Bayou Area, said Shores of Long Bayou Area being:

(1) that portion of the real property described in Exhibit "A" attached hereto, which is now or may hereafter be brought within the jurisdiction of the Association pursuant to the Declaration of Covenants, Conditions, Easements and Restrictions As To The Shores of Long Bayou Area, as the same from time to time may be amended (which document, and all amendments thereto now or hereafter made, are hereafter collectively referred to as the "Declaration of Covenants") (said real property hereinafter referred to as the "Shores of Long Bayou Area").



(2) The real property comprising any condominium which may hereafter be brought within the jurisdiction of the Association pursuant to these Articles and the Bylaws of the Association (the "Additional Association Area"), and

(3) All real property owned by the Association; and

(b) To provide an entity responsible for the maintenance and preservation of The Shores of Long Bayou Area; and

(c) To operate and maintain the surface water management system as permitted by the Southwest Florida Water Management District, including, but not limited to, all lakes, retention areas, culverts, and related appurtenances.

The foregoing paragraph enumerates the specific purposes of the Association, but it is expressly provided hereby that such enumeration shall not be held to limit or restrict in any manner the purpose or powers of the Association otherwise permitted by law.

### ARTICLE III. POWERS AND DUTIES

Section 1. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the Declaration of Covenants and Chapter 718 of the Florida Statutes, hereinafter referred to as the Condominium Act.

Section 2. The Association shall have all of the powers and duties set forth in the Condominium Act, the Bylaws of the Association or the Declaration of Covenants.

### ARTICLE IV. LIMITATIONS ON ACTIVITIES

No part of the net earnings of the Association shall inure to the benefit of, or be distributable to, any member, director or officer of the Association; provided, however, the Association may pay compensation in a reasonable amount for services rendered, may confer benefits on its

members in conformity with its purposes, and may make rebates of excess membership dues, fees or assessments.

The amount of earnings, if any, is not to be taken into account in any manner for the purpose of determining whether there should be a rebate or the amount of any rebate.

#### ARTICLE V. TERM OF EXISTENCE

This Association is to exist perpetually, unless dissolved according to law. Provided, however, prior to the dissolution of the Association, the responsibility for the operation and maintenance of the surface water management system as permitted by the Southwest Florida Water Management District must be transferred to and accepted by an entity approved by said District.

#### ARTICLE VI. ADDITIONAL ASSOCIATION AREA

The real property comprising any condominium located outside the Association Area but within Pinellas County, Florida, shall become the Additional Association Area, or a portion thereof, upon the occurrence of the following:

(a) The Association, by the affirmative vote of not less than a two-thirds (2/3) of its Board of Directors and not less than two-thirds (2/3) of the voting representatives who cast their vote, agrees to permit not less than all of the owners of units in the condominium to become members; and

(b) The owners of units in the condominium agree to:

(1) grant easements in favor of the Association over and across the common elements for the limited purpose of adequate maintenance of such common elements, including but not limited to, the landscaping and plantings and the exterior of any improvements;

(2) execute recordable easements acceptable to the Association in its

sole discretion; and

(3) subject themselves, individually and through their condominium association, to the jurisdiction of the Association, subject to the same rights, privileges, obligations and duties as are granted or imposed upon the condominium associations and unit owners within the Shores of Long Bayou Area; and

(c) The easements approved by the Association are duly recorded in the Public Records of Pinellas County.

#### ARTICLE VII. MEMBERS

Section 1. The Association shall have members. The sole qualification for membership is the ownership of a recorded vested present fee simple interest in a condominium unit within the Shores of Long Bayou Area; provided, however, after termination of any condominium, members shall also be those persons and other legal entities who are members at the time of such termination, their successors and assigns. Each owner designated in a deed or other instrument establishing title to such condominium unit duly recorded in the public Records of Pinellas County, Florida, shall automatically become a member upon delivery to the Association of a copy of such instrument and receipt of acknowledgement of said delivery signed by the President or Secretary. Membership in the Association shall be terminated automatically when title to the condominium unit supporting said membership vests in another legal entity; provided, however, any party who owns more than one (1) unit shall remain a member of the Association so long as he shall retain title to any unit.

#### ARTICLE VIII. VOTING RIGHTS

Section 1. This Association shall have one (1) class of voting membership:

CLASS A. Every member shall be a Class A member. Such member, or

members collectively if a unit is owned by more than one member, shall be entitled to one vote for each condominium unit owned.

#### ARTICLE IX. BOARD OF DIRECTORS

Section 1. The business affairs of this Association shall be managed by the Board of Directors, hereinafter referred to as the Board.

Section 2. The Board shall consist of seven (7) members.

Section 3. At each annual meeting thereafter, the membership of this Association shall elect Directors at Large to serve on the Board from among any qualified candidates who are members of the Association. Elections shall be held in accordance with the provisions of the Bylaws and Chapter 718, Florida Statutes.

Section 4. Each director shall hold office as provided in these Articles of Incorporation and the Bylaws.

#### ARTICLE X. OFFICERS

Section 1. The officers of the Association shall be a President, one or more Vice Presidents (as determined to be necessary by the Board), a Secretary and a Treasurer. Such other officers, assistant officers and agents as may be deemed necessary may be elected or appointed by the Board of Directors from time to time.

Section 2. The officers shall be elected at each annual meeting of the Board or as provided in the Bylaws, and each shall serve until his or her successor is chosen and qualified, or until his or her earlier resignation, disqualification, removal from office or death.

Section 3. The officers shall have such duties, responsibilities, and powers as provided in the Bylaws and the Florida Statutes.

#### ARTICLE XI. BYLAWS

The initial Board shall adopt Bylaws for the Association at the organizational meeting of the Association after the approval of these Articles of Incorporation by the Secretary of State. The conduct of the affairs of the Association shall be limited by the various provisions of the Bylaws, including but not limited to, provisions creating, dividing; limiting and regulating the powers of the Association, the directors and the members. The power to adopt, amend or repeal Bylaws of the Association shall be vested in the Board or the membership as provided in the Bylaws.

#### ARTICLE XII. AMENDMENTS

These Articles of Incorporation may be amended at any regular or special meeting at which a quorum is present by approval of not less than a majority of the Board and two-thirds (2/3) of the Members of the Association who cast their vote. No amendment to these Articles of Incorporation shall be valid unless certified by the Secretary of State of the State of Florida.

#### ARTICLE XIII. REGISTERED OFFICE AND AGENT

The registered office of the Association shall be located in the State of Florida at such place as may be fixed from time to time by the Board upon filing of such notices as may be required by law, and the registered agent shall have a business office identical with such registered office.

#### ARTICLE XIV. SUBSCRIBERS

The subscriber to these Articles of Incorporation was :

Melinda Hall  
6301 Shoreline Drive  
St. Petersburg, Florida 33708

## EXHIBIT A

### PARCEL A:

A portion of those submerged lands in Long Bayou in Section 35, Township 30 South, Range 15 East, lying Northerly and Easterly of the mean high water mark boundary, Southerly and Westerly of the Pinellas County Bulkhead line, adjacent and bay-ward of Government Lot 2, along with a portion of said Government Lot 2 lying in said Section 35, and being more particularly described as follows:

Commence at the West 1/4 corner of Section 35, Township 30 South, Range 15 East; thence North 1 deg. 26'40" West along the West boundary line of said Government Lot 2, for 1307.48 feet, to the Point of Beginning; thence continue along said West boundary line North 1 deg. 26'40" West for 188.75 feet; thence North 89 deg. 39'42" East for 589.54 feet, to a point on the Pinellas County Bulkhead line on Long Bayou, as recorded in Plat Book 1, pages 79 and 84, of the Public Records of Pinellas County, Florida; thence along said Bulkhead line, for the following six courses: (1) thence Southeasterly and Northeasterly along the arc of a curve concave to the North having a radius of 600.00 feet, an arc length of 736.57 feet, a central angle of 70 deg. 20'14" a chord length of 691.18 feet, and a chord bearing of North 87 deg. 12'27" East to the point of reverse curvature of a curve concave to the Southeast (2) thence Northeasterly along the arc of said curve having a radius of 750.00 feet, an arc length of 496.91 feet, a central angle of 37 deg. 57'40", a chord length of 487.87 feet, and a chord bearing of North 71 deg. 01'10" East, to the point of tangency; (3) thence East 341.32 feet, to the point of curvature of a curve concave to the Southwest; (4) thence Southeasterly along the arc of said curve having a radius of 500.00 feet, an arc length of 608.19 feet, a central angle of 69 deg. 41'36", a chord length of 571.39 feet, and a chord bearing of South 55 deg. 09'11" East, to the point of tangency; (5) thence South 20 deg. 18'22" East, for 1278.22 feet; (6) thence South 6 deg. 06'02" West for 221.63 feet, to a point on the Easterly extension of the North boundary line of Bay Pines Subdivision, as recorded in Plat Book 21, page 6, of the Public Records of Pinellas County, Florida, said North boundary line also being the South line of said Government Lot 2; thence North 88 deg. 55'55" West along said line, for 1486.45 feet; thence North 01 deg. 01'32" East for 295.58 feet, to a point on the South line of a 50.00 foot ingress-egress easement, as shown on the Plat of LONG BAYOU, A CONDOMINIUM, in Condominium Plat Book 24, pages 63 and 64, of the Public Records of Pinellas County, Florida; thence along said South line, South 88 deg. 58'28" East for 27.14 feet; thence leaving said South line, North 01°01'32" East for 275.00 feet; thence North

88 deg. 58'28" West for 499.00 feet; thence South 01 deg. 01'32" West for 225.00 feet, to the North line of said ingress-egress easement; thence along said line for the following twelve (12) courses: (1) thence North 88 deg. 58'28" West for 32.38 feet, to the point of curvature of a curve concave to the South; (2) thence Westerly along the arc of said curve having a radius of 2651.49 feet, an arc length of 78.67 feet, a central angle of 1 deg. 42'00", a chord length of 78.67 feet and a chord bearing of North 89 deg. 49'28" West to the point of tangency; (3) thence South 89 deg. 19'32" West, for 338.37 feet, to the point of curvature of a curve concave to the Northeast; (4) thence Northwesterly along the arc of said curve having a radius of 150.00 feet, an arc length of 233.60 feet, a central angle of 89 deg. 13'48" a chord length of 210.70 feet, and a chord bearing of North 46 deg. 03'34" West, to the point of tangency; (5) thence North 1 deg. 26'40" West for 615.97 feet, to the point of curvature of curve concave to the Southwest; (6) thence Northwesterly along the arc of said curve having a radius of 197.80 feet, an arc length of 238.21 feet, a central angle of 69 deg. 00'00", a chord length of 224.07 feet, and a chord bearing of North 35 deg. 56'40" West, to the point of compound curvature of a curve concave to the Southwest; (7) thence Northwesterly along the arc of said curve having a radius of 691.37 feet, an arc length of 129.55 feet, a central angle of 10 deg. 44'10", a chord length of 129.36 feet, and a chord bearing of North 75 deg. 48'45" West; (8) thence North 7 deg. 09'43" East, for 15.62 feet; (9) thence North 82 deg. 50'17" West for 40.00 feet; (10) thence South 7 deg. 09'43" West, for 15.62 feet, to a point on the arc of a curve concave to the South; (11) thence Westerly along the arc of said curve having a radius of 691.37 feet, an arc length of 83.85 feet, a central angle of 6 deg. 56'55", a chord length of 83.80 feet, and a chord bearing of North 87 deg. 58'13" West to the point of tangency; (12) thence South 88 deg. 33'20" West for 17.99 feet, to the Point of Beginning.

**PARCEL B:**

A non-exclusive ingress-egress easement over a portion of Government Lot 2 in the Northwest 1/4 of Section 35, Township 30 South, Range 15 East, Pinellas County, Florida being more particularly described as follows:

Commence at the West 1/4 corner of said Section 35; thence North 1 deg. 26'40" West, along the West line of said Government Lot 2, for 1257.48 feet to the Point of Beginning; thence North 1 deg. 26'40" West for 50.00 feet; thence North 88 deg. 33'20" East for 17.99 feet to the point of curvature of a curve concave to the Southwest; thence Southeasterly along the arc of said curve having a radius of 691.37 feet and central angle of 6 deg. 56'55", for 83.85 feet; thence North 7 deg. 09'43" East, for 15.62 feet; thence South

82 deg. 50'17" East for 40.00 feet; thence South 7 deg. 09'43" West, for 15.62 feet to the intersection with the arc of a curve concave to the Southwest, said intersection having a radial bearing of North 8 deg. 49'10" East; thence Easterly along the arc of said curve having a radius of 691.37 feet, and central angle of 10 deg. 44'10" for 129.55 feet to the point of compound curvature of a curve concave to the Southwest; thence Southeasterly along the arc of said curve having a radius of 197.80 feet, and a central angle of 69 deg. 00'00" for 238.21 feet to a point of tangency; thence South 1 deg. 26'40" East, for 615.97 feet to the point of curvature of a curve concave to the Northeast; thence Southeasterly along the arc of said curve having a radius of 150.00 feet and a central angle of 89 deg. 13'48", for 233.60 feet to a point of tangency; thence North 89 deg. 19'32" East, for 338.37 feet to the point of curvature of a curve concave to the South; thence Easterly along the arc of said curve having a radius of 2651.49 feet; and a central angle of 1 deg. 42'00" for 78.67 feet to a point of tangency; thence South 88 deg. 58'28" East, for 531.38 feet; thence South 1 deg. 01'32" West for 50.00 feet; thence North 88 deg. 58'28" West, for 531.38 feet to the point of curvature of a curve concave to the South; thence Westerly along the arc of said curve having a radius of 2601.49 feet and a central angle of 1 deg. 31'19", for 69.10 feet to a point on a Northerly and Easterly line of LONG BAYOU A CONDOMINIUM, as recorded in Condominium Plat Book 24, page 63, of the Public Records of Pinellas County, Florida; thence along same the following 12 (twelve) courses: 1) thence continue Westerly along the arc of the aforesaid curve having a radius of 2601.49 feet; and a central angle of 0 deg. 10'41" for 8.08 feet to a point tangency; 2) thence South 89 deg. 19'32" West, for 338.37 feet; 3) thence North 89 deg. 05'54" West, for 124.41 feet; 4) thence North 88 deg. 58'28" West, for 73.07 feet; 5) thence North 1 deg. 26'40" West, for 807.71 feet to the point of curvature of a curve concave to the Southwest; 6) thence Northwesterly along the arc of said curve having a radius of 147.80 feet, and a central angle 69 deg. 00'00", for 177.99 feet to the point of compound curvature of a curve concave to the Southwest; 7) thence Northwesterly along the arc of said curve having a radius of 641.37 feet, and a central angle of 10 deg. 36'24", for 118.73 feet; 8) thence South 7 deg. 09'43" West, for 15.02 feet; 9) thence North 82 deg. 50'17" West, for 40.00 feet; 10) thence North 7 deg. 09'43" East, for 15.02 feet to the intersection with the arc of a curve concave to the South said intersection having a radial bearing of North 5 deg. 22'30" East; 11) thence Westerly along the arc of said curve having a radius of 641.37 feet, and a central angle of 6 deg. 49'10", for 76.29 feet to a point of tangency; 12) thence South 88 deg. 33'20" West for 17.99 feet to the Point of Beginning.

ACTIVE: 12909723\_1

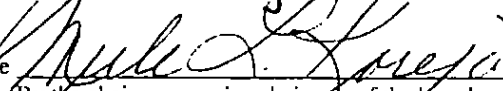


There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated

January 22, 2020

Signature



(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)

Merle L. Korejwo

(Typed or printed name of person signing)

President

(Title of person signing)