

N96000005626

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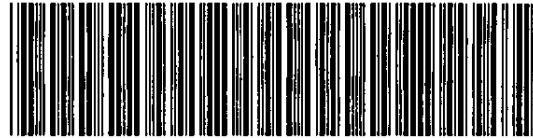
(Business Entity Name)

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FILED
2018 APR 26 PM 1:27
CLERK OF COURT
ALABAMA

Amended
Restated

APR 27 2018

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: CASA DE MEADOWS PROPERTY OWNERS' ASSOCIATION, INC.

DOCUMENT NUMBER: N96000005626

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

Please return all correspondence concerning this matter to the following:

Jennifer L. Hicks, Esq.

(Name of Contact Person)

Hill Law Firm, P.A.

(Firm/ Company)

614 S. Tamiami Trail

(Address)

Osprey, Florida 34229

(City/ State and Zip Code)

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

For further information concerning this matter, please call:

Jennifer Hicks, Esq.

941-244-0098

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:

☒ \$35 Filing Fee

☐ \$43.75 Filing Fee &
Certificate of Status

☐ \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed)

☐ \$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
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

This instrument prepared by:
Hill Law Firm, P.A.
458 S. Tamiami Trail
Osprey, FL 34229

FILED
2018 APR 26 PM 1:27
CLERK OF DISTRICT COURT
TALLAHASSEE, FLORIDA

**AMENDED AND RESTATED ARTICLES OF INCORPORATION OF
CASA DE MEADOWS PROPERTY OWNERS' ASSOCIATION, INC.**

KNOW ALL MEN BY THESE PRESENTS:

That heretofore, the subdivision of CASA DE MEADOWS was formed by the recording of the Declaration of Restrictions of The Casa De Meadows Property Owners' Association, Inc. (the "Original Declaration"), in Official Records Book 805, Page 2179, et seq. in the Public Records of Charlotte County, Florida.

These are the Amended and Restated Articles of Incorporation of Casa De Meadows Property Owners' Association, Inc. The original Articles of Incorporation were submitted to the Secretary of State of the State of Florida on October 31, 1996. Casa De Meadows Property Owners' Association, Inc. has been organized pursuant to Chapter 720, Florida Statutes, for the maintenance, operation, and management of Casa De Meadows subdivision, located in Charlotte County, Florida.

Pursuant to Section 720.306, Florida Statutes, the Articles of Incorporation of Casa De Meadows Property Owners' Association, Inc. are hereby amended and restated in their entirety by the recording of this Amended and Restated Articles of Incorporation of Casa De Meadows Property Owners' Association, Inc. ("Articles of Incorporation").

This is a substantial rewording of the Articles of Incorporation. See original Articles of Incorporation text and prior amendments for text that is amended by this document.

Article I
Name

The name of this corporation shall be CASA DE MEADOWS PROPERTY OWNERS' ASSOCIATION, INC. hereinafter referred to as "the Association."

Article II
General Nature of Business

The general nature of the business to be conducted by the Association shall be the operation and management of the affairs and property of the subdivision known as Casa de Meadows, located in Charlotte County, Florida, and to perform all acts provided in the Original Declaration of said Subdivision, originally recorded in Official Records Book 805, Page 2179, et seq. of the Public Records of Charlotte County, and all amendments thereto, and pursuant to Chapter 720, Florida Statutes as amended.



Article III **Powers**

The Association by and through its Board of Directors ("Board") shall have all of the statutory powers of a corporation not for profit and all of the powers and duties set forth in the Florida law and the Declaration and Bylaws, including, but not limited to the following:

1. To make, amend and collect annual and special assessments against Members to defray the cost, expenses and losses of the Association.
2. To use the proceeds of assessments in the exercise of its powers and duties.
3. To make and amend reasonable rules and regulations regulating the use of the property.
4. To enforce by legal means the provisions of the Florida law, the Declaration, these Articles of Incorporation, the Bylaws and the rules and regulation for the use of the property.
5. To levy fines for violation of approved rules and regulations, or violations of the provisions of the Declaration, these Articles of Incorporation, or the Bylaws, all as set forth in the Bylaws.
6. To contract for the management, operation and administration of the Association and to delegate to such contractor all powers and duties of the Association, except as specifically required by the Declaration to be performed by or have the approval of the Board or the Membership of the Association.
7. To employ personnel for reasonable compensation to perform the services as required for the proper administration of the purposes of the Association, including, but not limited to management, legal, and accounting services.

Article IV **Members**

The Members of the Association shall consist of all persons owning a Lot in CASA DE MEADOWS as evidenced by a duly recorded deed or other appropriate instrument of conveyance, in the Public Records of Charlotte County, Florida. Membership in the Association shall terminate automatically and immediately as a Member's interest in the title terminates.

Each change of Membership in the Association shall be established by delivery to the Association's Secretary of a copy of the recorded deed or other instrument of conveyance.

Article V **Voting Rights**

Each Lot shall be entitled to one vote at Association meetings, as provided in the Bylaws or Declaration, notwithstanding that the same Lot Owner may own more than one Lot. The manner of exercising voting rights shall be determined by the Bylaws.

Article VI
Existence

The Association shall exist perpetually unless dissolved according to law.

Article VII
Registered Office and Registered Agent

The office of the Association is care of Peter L. Borowski, 7110 San Casa Dr., Englewood Florida 34224. The Association's Registered Agent is currently Peter L. Borowski, 7110 San Casa Dr., Englewood Florida 34224. The President of the Board of Directors may change the Association's registered agent and office in the manner provided by Florida law.

Article VIII
Board of Directors

The affairs of the Association shall be managed by a Board of Directors consisting of three (3) Directors. Directors of the Association shall be elected at the annual meeting of the members, in the manner determined by the Bylaws and by Florida law. Vacancies on the Board shall be filled in the manner provided by the Bylaws and by the Florida law.

Article IX
Officers

The affairs of the Association will be managed by the Officers whose positions and duties are set forth in the Bylaws. The Officers shall be elected by the Board at its first meeting following the annual meeting of the Association, and shall serve at the pleasure of the Board.

Article X
Indemnification

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses, liabilities, and settlements, including attorney's fees reasonably incurred by or imposed upon him in connection with any legal or administrative proceeding to which he may become involved by reason of him being or having been a Director or Officer of the Association, whether or not he is a Director or Officer at the time of the expenses, unless the Director or Officer is adjudged by a Florida court of competent jurisdiction to have committed gross negligence, fraud, willful misfeasance and/or malfeasance in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of all right of indemnification to which such Director or Officer may be entitled whether by statute, by common law, or otherwise.

The Association may also elect to indemnify any committee member or other appointee or volunteer if it believes such indemnification shall be in the best interests of the Association and the Membership. The indemnification provided by this Article shall inure to the benefit of the heirs and personal representatives of such person.

The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, Officer, employee or agent of the Association against any

liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.

Anything to the contrary herein notwithstanding, the provisions of this Article X may not be amended without the prior written consent of all persons whose interest would be adversely affected by such amendment.

Article XI

Bylaws

The Bylaws of the Association may be amended, altered or rescinded by the Board in the manner provided by for in the Bylaws.

Article XII

Subscribers

The names of the original subscribers to these Articles of Incorporation are Sandra Olsen, Alan Carpenter, and C.G. Vassilaros.

Article XIII

Amendments

These Articles of Incorporation may be amended at any time by the affirmative vote of the majority of the total membership of the Lot Owners. Vote must be taken at a duly noticed membership meeting, at which a quorum is obtained; members may be present in person or by proxy. Provided however, that no amendment shall make any changes in the qualification for Membership or voting rights of the Members without the written approval of all Members and the joinder of all record owners of the mortgages upon the Lots. No amendment shall be made which is in conflict with Florida law or the Declaration.

[SEE CERTIFICATE FOR SIGNATURE PAGE]



614 S TAMiami TrL
OSPREY, FL 34229

This instrument prepared by:
Hill Law Firm, P.A.
458 S. Tamiami Trail
Osprey, FL 34229

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK: 4299 PAGE 1038 PAGE: 1 OF 33
INSTR # 2600156 Doc Type: RES
Recorded: 4/3/2018 at 11:24 AM
Rec. Fee: RECORDING \$282.00
Cashier By: JOANIC

**CERTIFICATE OF RECORDATION FOR
SECOND AMENDED AND RESTATED DECLARATION OF RESTRICTIONS OF THE
CASA DE MEADOWS PROPERTY OWNERS' ASSOCIATION, INC.
AND
AMENDED AND RESTATED ARTICLES OF INCORPORATION OF
CASA DE MEADOWS PROPERTY OWNERS' ASSOCIATION, INC.
AND
AMENDED AND RESTATED BYLAWS OF THE
CASA DE MEADOWS PROPERTY OWNERS' ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached Second Amended and Restated Declaration of Restrictions of the Casa De Meadows Property Owners' Association, Inc. was duly adopted in the manner provided in the Association documents at the membership meeting held February 15, 2018.

Second Amended and Restated Declaration of Restrictions of the Casa De Meadows Property Owners' Association, Inc., Amended and Restated Articles of Incorporation of Casa De Meadows Property Owners' Association, Inc., and Amended and Restated Bylaws of Casa De Meadows Property Owners' Association, Inc. are attached hereto. All previous site plans of record are incorporated by reference.

IN WITNESS WHEREOF, we have affixed our hands this 21st day of March, 2018, in Charlotte County, Florida.

Rosemarie Dugdale

Witness Signature

CASA DE MEADOWS PROPERTY OWNERS
ASSOCIATION, INC.

Rose marie Dugdale

Printed Name

R.W. Dugdale

Witness Signature

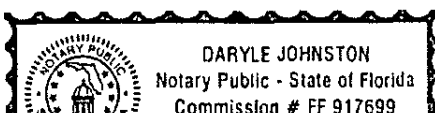
R.W. DUGDALE

Printed Name

By: Peter J Borowski
Peter Borowski, President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 21st day of March, 2018, by Peter Borowski, as President Casa De Meadows Property Owners' Association, Inc., a Florida corporation, on behalf of the corporation, who ☒ is personally known to me or ☐ has produced _____ as identification.



[Signature]
Notary Public, State of Florida

Leslee J. Butler
Witness Signature

Leslee J. Butler
Printed Name

John E. Butler
Witness Signature

JOHNE BUTLER
Printed Name

CASA DE MEADOWS PROPERTY OWNERS
ASSOCIATION, INC.

By: Jeanette Czachur
Attest: Jeanette Czachur, Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 28 day of March 2018, by Jeanette Czachur, as Secretary of Casa De Meadows Property Owners' Association, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced FL Drivers License as identification.
C260-420-58-629-0

J. L. Daly
Notary Public, State of Florida

