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TALLAHASSEE, FL

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Valencia Lakes Homeowners Associa Inc.

DOCUMENT NUMBER: 196000005653

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

Please return all correspondence concerning this matter to the following:

Charles Hoffman
(Name of Contact Person)

Secretary, Valencia Lakes Homeowners Associa Inc.
(Firm/ Company)

11600 Valencia Lakes Blvd.
(Address)

Boynton Beach, FL 33437
(City/ State and Zip Code)

For further information concerning this matter, please call:

Charles Hoffman at (561) 734-1239
(Name of Contact Person) (Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

- \$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

Articles of Amendment
to
Articles of Incorporation
of

Valencia Lakes Homeowners Association, Inc

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

096000005653

(Document number of corporation (if known))

2018 APR 16 PM 10:12

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:

NEW CORPORATE NAME (if changing):

(must contain the word "corporation," "incorporated," or the abbreviation "corp." or "inc." or words of like import in language; "Company" or "Co." may not be used in the name of a not for profit corporation)

AMENDMENTS ADOPTED- (OTHER THAN NAME CHANGE) Indicate Article Number(s) and/or Article Title(s) being amended, added or deleted: **(BE SPECIFIC)**

See attached

Article IV - Powers, Page 4 of the Articles,
Words added

Article IX - Board of Directors, Page 7,
Words deleted

(Attach additional pages if necessary)
(continued)

The date of adoption of the amendment(s) was: March 4, 2019 as adjourned to April 4, 2019.

Effective date if applicable: _____
(no more than 90 days after amendment file date)

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

- The amendment(s) was (were) adopted by the members and the number of votes cast for the amendment was sufficient for approval.
- There are no members or members entitled to vote on the amendment. The amendment(s) was (were) adopted by the board of directors.

as well as by the Director

Signature Charles Hoffman
(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.)

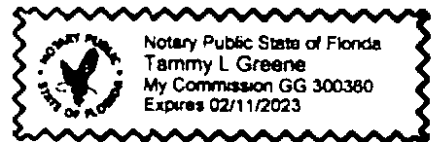
Charles Hoffman

(Typed or printed name of person signing)

Secretary

(Title of person signing)

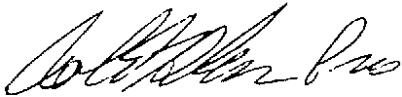
Tammy Greene
Tammy Greene



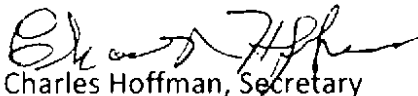
FILING FEE: \$35

**CERTIFICATE OF AMENDMENTS
TO ARTICLES OF INCORPORATION
FOR VALENCIA LAKES HOMEOWNERS ASSOCIATION, INC.**

We, Robert Sklar and Charles Hoffman, being the President and Secretary, respectively, of Valencia Lakes Homeowners Association, Inc., do hereby certify that the attached amendments to the Articles of Incorporation of Valencia Lakes Homeowners Association, Inc., recorded in Official Records Book 9804, at Page 1633 et seq., Public Records of Palm Beach County, Florida as an attachment to the Declaration of Covenants, Restrictions, and Easements for Valencia Lakes, as recorded in Official Records Book 9804 at Page 1574 of the Public Records of Palm Beach County, have been duly adopted by the members of the Community and members of the Board of Directors of Valencia Lakes Homeowners Association, Inc., at a duly called and noticed Members Meeting held on March 4, 2019, which was adjourned once to April 4, 2019, and the number of votes cast for the amendments were sufficient for the approval in accordance with Article XII of the Articles of Incorporation. Further, in accordance with that Article, attached is a notarized copy of the amendments that were filed with the State of Florida Department of State.



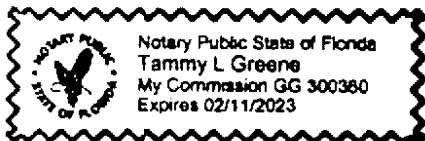
Robert Sklar, President




Charles Hoffman, Secretary

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 10th day of April, 2019, by Robert Sklar and Charles Hoffman as President and Secretary, respectively, of **Valencia Lakes Homeowners Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced _____ as identification and did take an oath.



 (Signature)
Tammy Greene (Print Name)
Notary Public, State of Florida at Large

ARTICLE IV – POWERS

The Association shall have the following powers and shall be governed by the following provisions:

- A. The Association shall have all of the common law and statutory powers of a corporation not for profit.
- B. The Association shall have all of the powers granted to the Association in the Valencia Lakes Documents. All of the provisions of the Declaration and Bylaws that grant powers to the Association are incorporated into the Articles.
- C. The Association shall have all of the powers reasonable necessary to implement the purposes of the Association, including but not limited to the following:
 - 1. To perform any act required or contemplated under the Valencia Lakes Documents.
 - 2. To make, establish, amend and enforce reasonable rules and regulations governing the use of Association Property. This includes the power to make rules governing the common areas as well as the exterior of the lots and homes.
 - 3. To make, levy and collect "Assessments" (as defined in the Declaration) for the purpose of obtaining funds from its Members to pay Operating Expenses and other costs defined in the Declaration and costs of collection, and to use and expend the proceeds of Assessments in the exercise of the powers and duties of the Association.
 - 4. To maintain, repair, replace and operate the Association Property in accordance with the Valencia Lakes Documents.
 - 5. To enforce, by legal means, the obligations of the Members and the provisions of the Valencia Lakes Documents.
 - 6. To employ personnel, retain independent contractors and professional personnel, and enter into service contracts to provide for the maintenance, operation, administration and management of the Association Property, and to enter into any other agreements consistent with the purposes of the Association, including but not limited to agreements with respect to professional management of the Association Property, and to delegate to such professional management certain powers and duties of the Association.
 - 7. To enter into the Declaration and any amendments thereto and instruments referred to therein.

to such professional management certain powers and duties of the Association.

7. To enter into the Declaration and any amendments thereto and instruments referred to therein.
8. To provide, to the extent deemed necessary by the Board, any and all services and do any and all things which are incidental to or in furtherance of things listed above, or to carry out the Association mandate to keep and maintain Valencia Lakes in a properly and aesthetically pleasing condition, and to provide the Owners with services, amenities, controls and enforcement which will enhance the quality of life at Valencia Lakes.
9. Notwithstanding anything contained herein to the contrary, the Association shall be required to obtain the approval of three-fourths (3/4) of the voting interests present (at a duly called meeting of the Members at which a quorum is present) prior to the engagement of legal counsel by the Association for the purpose of suing or making, preparing or investigating any lawsuit, or commencing any lawsuit other than for the following:
 - a) the collection of Assessments;
 - b) the collection of other charges which Owners are obligated to pay pursuant to the Valencia Lakes Documents;
 - c) the enforcement of any applicable use and occupancy restrictions contained in the Valencia Lakes Documents;
 - d) in an emergency where waiting to obtain the approval of the Members creates a substantial risk of irreparable injury to the Association Property or to Member(s) (the imminent expiration of the statute of limitations shall be deemed an emergency obviating the need for the requisite vote of three-fourths (3/4) of the voting interest); ~~or~~
 - e) filing a compulsory counterclaim; **or**
 - f) **filing a claim in the Small Claims Court.**

ARTICLE V – MEMBERS AND VOTING

The qualification of Members of the Association, the manner of their admission to membership, the manner of the termination of such membership, and the manner of voting by Members shall be as follows:

ARTICLE IX – BOARD OF DIRECTORS

- A. The Board of Directors consists of seven (7) members. A Director must be an Owner. ~~or the spouse of an Owner.~~ In the event the Lot is owned by a Corporation, partnership or other entity, the person designated on the Voting Certificate as the authorized voter for the entity is the only person eligible to be a candidate for, or serve on the Board. In the event a Lot is owned by a Trust, only the settlor/grantor of the Trust, a Trustee who is a natural person, or a beneficiary of the Trust who actually resides in the home are eligible to serve on the Board. If a Lot is owned by more than one person or by a Trust, multiple persons for that Lot are eligible to serve on the Board but only one of those eligible persons can be a candidate for, or serve on the Board at the same time. Should there already be one eligible person from a Lot serving on the Board whose term does not expire at the election meeting, then all other eligible persons from that Lot are prohibited from being candidates until the term of the currently serving Director expires. Should more than one eligible person from a Lot be nominated to serve on the Board at the same time, they must decide among themselves which one will be the candidate. If they cannot decide within 24 hours before absentee ballots are mailed to the Owners (if the nomination is made in advance of the election meeting), or immediately after a second eligible person is nominated from the floor at the election meeting, then all such nominees/persons are prohibited from being candidates.
- B. The terms for all Directors expire at the 2013 annual meeting. At that election, there will be seven (7) seats on the Board to be filled. The three (3) candidates receiving the highest number of votes will serve a two-year term. The four (4) candidates receiving the next highest number of votes will serve a one-year term. At each annual meeting thereafter, four (4) Directors will be elected. The three (3) candidates receiving the highest number of votes will serve a two-year term, and the candidate receiving the fourth highest number of votes will serve a one-year term. If, at any time, there are less than seven (7) members on the Board, a majority of the remaining Directors can fill the vacancy, or the Board can hold a Special Election to fill the vacancy. The person so appointed or elected will serve the entire unexpired term of the Director whose vacancy was filled.
- C. A Director may be removed from office upon the affirmative vote of a majority of the voting interests for any reason deemed to be in the best interests of the Members. A meeting of the Members to so remove a Director shall be held upon the written request of ten percent (10%) of the voting interests. A Director may also be removed by written agreement per FS 720.303(10).