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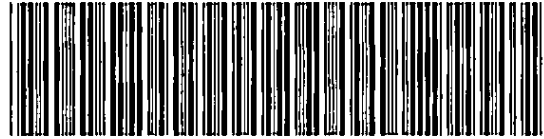
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2021 JUL 15 PM 2:42
SECRETARY OF STATE
TALLAHASSEE, FL

Amended + Retested

JUL 21 2021

D CUSHING

GELFAND & ARPE, P.A.

ATTORNEYS AT LAW

1555 PALM BEACH LAKES BLVD.

SUITE 1220

WEST PALM BEACH, FL 33401

Telephone (561) 655-6224

Facsimile (561) 655-1361

www.gelfandarpe.com

MICHAEL J. GELFAND*
MARY C. ARPE

*BOARD CERTIFIED IN REAL ESTATE LAW
& CONDOMINIUM AND PLANNED DEVELOPMENT LAW

HLISA L. CARLTON
TARIQUE G. LEE
TAMELA K. EADY*
OF COUNSEL

January 26, 2021

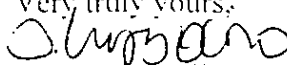
Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

**Re: Isles at Hunters Run Homeowners Association, Inc.
/Proposed Amendments**

To whom it may concern:

Enclosed is Gelfand & Arpe, P.A.'s check number 1178 in the amount of \$45.75 and the Articles of Amendment to the Articles of Incorporation of Isles of Hunters Run Homeowners Association, Inc.

Please record the document and send a certified copy back to us in the enclosed envelope. Should you need anything else, please contact me.

Very truly yours,

Tammy Luzzolino
For the Firm

MJG/ti
Enclosure

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TALLAHASSEE, FL

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ANNIE M. DELVA
TAMELA K. EADY*
OF COUNSEL

July 15, 2021

VIA EMAIL ONLY Summer.chatham@dos.myflorida.com

Summer Chatham
Division of Corporations

**Re: The Isles at Hunters Run Homeowners Association, Inc.
/Reference Number: N97000001372/ Letter Number: 721A00015297**

Dear Ms. Chatham:

Thank you for your time by telephone on Monday afternoon. Attached pursuant to our discussion are:

Statement of Change;

Ms. Diane Cushing's letter dated July 2, 2021; and.

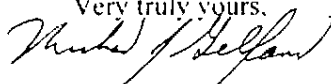
Returned to you the original Certificate of Articles of Amendment to the Articles of Incorporation of The Isles at Hunters Run Homeowners Association, Inc. with its attached Amended and Restated Articles of Incorporation.

The filing fee check was not returned with Ms. Cushing's letter, thus it is understood that your department retained the check.

As you and I discussed, the word "initial" is properly stated is Article II, paragraph 2 because the named individuals were the first board of directors of the corporation. The Statement of Change responds to Ms. Cushing's request for confirmation of my acceptance as Registered Agent as the corporation adopted in the filing.

Thank you also for your understanding of the desire to have these documents accepted and your promise to have these handled as soon as possible. Please advise if there are any issues and if none, then confirmation of filing. My email address is MJGelfand@gelfandarpe.com.

Very truly yours,



Michael J. Gelfand
For the Firm

MJG/ai

Attachment

cc: Diane Cushing via email: diane.cushing@dos.myflorida.com
Isles at Hunters Run Homeowners
Association, Inc. via email



FLORIDA DEPARTMENT OF STATE
Division of Corporations

RECEIVED

2021 APR 12 PM 12:00

SPECIAL SERVICES
TALLAHASSEE, FL

March 18, 2021

THE ISLES AT HUNTERS RUN HOMEOWNERS ASSOCIATION, INC.
GELFAND & ARPE, P.A.
1555 PALM BEACH LAKES BLVD SUITE 1220
WEST PALM BEACH, FL 33401

SUBJECT: THE ISLES AT HUNTERS RUN HOMEOWNERS ASSOCIATION,
INC.

Ref. Number: N97000001372

We have received your document and check(s) totaling \$43.75. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

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

If there are MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) the date of adoption of the amendment by the members and (2) a statement that the number of votes cast for the amendment was sufficient for approval.

If there are NO MEMBERS OR MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) a statement that there are no members or members entitled to vote on the amendment and (2) the date of adoption of the amendment by the board of directors.

If the corporation is a NOT FOR PROFIT corporation it must be signed 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.

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.

Querida R Moore
Regulatory Specialist II

Letter Number: 721A00005773



FLORIDA DEPARTMENT OF STATE
Division of Corporations

July 2, 2021

TAMMY IUZZOLINO
GELFAND & ARPE, P.A.
1555 PALM BEACH LAKES BLVD., STE 1220
WEST PALM BEACH, FL 33401

SUBJECT: THE ISLES AT HUNTERS RUN HOMEOWNERS ASSOCIATION,
INC.
Ref. Number: N97000001372

We have received your document for THE ISLES AT HUNTERS RUN HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$43.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please accept our apology for failing to mention this in our previous letter.

The word "initial" or "first" should be removed from the article regarding directors, officers, and/or registered agent, unless these are the individuals originally designated at the time of incorporation.

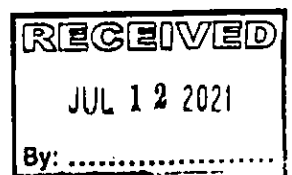
According to our records you are changing the registered agent within the Amended and Restated Articles so we will need a acceptance statement from Michael J. Gelfand, Esq. before we can process this amendment.

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.

Diane Cushing
Senior Section Administrator

Letter Number: 721A00015297



www.sunbiz.org

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

02556

FILED
2021 JUL 15 PM 2:42
SECRETARY OF STATE
TALLAHASSEE, FL

CERTIFICATE OF
ARTICLES OF AMENDMENT
TO THE
ARTICLES OF INCORPORATION
OF
ISLES OF HUNTERS RUN
HOMEOWNERS ASSOCIATION, INC.

FIRST, the name of the corporation is: **The Isles at Hunters Run Homeowners Association, Inc.**, a Florida non-profit corporation. The Corporation was assigned Division of Corporations document number N97000001372.

SECOND, the Corporation's Articles of Incorporation are amended and restated as set forth in the attached Amended and Restated Articles of Incorporation The Isles at Hunters Run Homeowners Association, Inc., a Florida corporation not-for-profit which supersedes the original Articles of Incorporation and any amendments.

THIRD, Corporation's members are entitled to vote on a proposed amendment and on December 8, 2020, the Amended and Restated Articles of Incorporation were adopted by the members, the number of members, the number of members votes cast was sufficient for approval, and the number of votes cast by directors was sufficient for approval.

Respectfully submitted

Dated this ✓ 30 day of March, 2021.

Witnesseth:

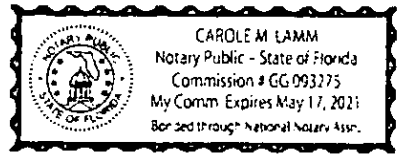
Signature here [Signature]
Print name here Kathleen Wheeler

By: [Signature]
Larry Zimmerman, President

Signature here [Signature]
Print name here Wendy Runnaga

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of March, 2021 by Larry Zimmerman, President and who did take an oath that the matters contained therein were true and correct.



Signature here: [Signature]
Print name here: Carole M. Lamm

Notary Public, State of Florida
Serial Number: GG 093275
My commission expires: 5/17/2021

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced: _____

Witnesseth:

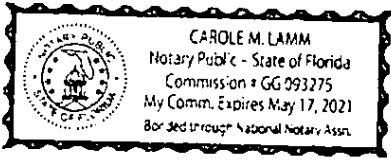
Signature here [Signature]
Print name here Wendy Rummage

By: [Signature]
David Lang, Secretary

Signature here [Signature]
Print name here Kathleen Wheeler

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of March, 2021 by David Lang, Secretary and who did take an oath that the matters contained therein were true and correct.



Signature here: [Signature]
Print name here: Carole M. Lamm
Notary Public, State of Florida
Serial Number: GG093275
My commission expires: 5/17/2021

Personally Known OR Produced Identification _____
Type of Identification Produced: _____

**AMENDED AND RESTATED ARTICLES OF INCORPORATION
THE ISLES AT HUNTERS RUN HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR -PROFIT**

In order to form a corporation not-for-profit under and in accordance with the provisions of Chapter 617 of the Florida Statutes, the undersigned hereby incorporated, by the Articles of Incorporation of THE ISLES AT HUNTERS RUN HOMEOWNERS ASSOCIATION, INC. (hereinafter the "Articles"), this corporation not-for-profit for the purposes and with the powers set forth herein. The undersigned, for the above-stated purposes, certify as follows:

**ARTICLE I.
DEFINITIONS**

1. All terms which are defined in the Amended and Restated Declaration of Covenants and Restrictions for The Isles at Hunters Run (hereinafter the "Declaration") shall be used herein with the same meanings as defined in said Declaration.

2. "Corporation" as used herein shall mean THE ISLES AT HUNTERS RUN HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, the corporation formed by these Articles, its successors or assigns. The Corporation is not a condominium association.

**ARTICLE II.
NAME AND INITIAL PRINCIPAL OFFICE**

The name of this Corporation shall be THE ISLES AT HUNTERS RUN HOMEOWNERS ASSOCIATION, INC., hereinafter sometimes referred to as the "Association."

The principal office of the Association is located at 3700 Clubhouse Lane, Boynton Beach, Florida 33436, or at such other location from time to time as the Board may deem advisable.

**ARTICLE III.
PURPOSE**

The Association does not contemplate pecuniary gain or profit from the Members thereof, and the general nature, objects and purposes of the Association for which it is formed are as follows:

1. To promote the health, safety, and social welfare of the Owners of Property within that area referred to as THE ISLES AT HUNTERS RUN in the Original Declaration and the Declaration as amended from time to time.

2. To improve, maintain and/or repair landscaping, structures, and other improvements in the Common Area.

3. To control the specifications, architecture, design, appearance, elevation and location of and landscaping around all buildings and improvements of any type, including walls, fences, swimming pools, screened enclosures, antenna, sewers, drains, disposal systems, or other structures constructed, placed or permitted to remain in THE ISLES AT HUNTERS RUN, as well as any alteration, improvement, addition and/or change thereto, whether the same is owned by a Member or is considered to be a portion of the Common Area.

4. To regulate gate access into the Property, and to the extent accepted by the Association the duties required to be performed by "Owner(s) of the Isles" specified in the Property Inclusion Agreement recorded July 3, 1997 in Official Records Book 9873, at Page 31 of the Public Records of Palm Beach County, such other services, and the capital improvements and equipment related thereto. This provision does not abrogate or in any fashion reduce or limit the Master Association's duties and obligations to provide adequate security for the Property, including, but not limited to, the maintenance of guards and guardhouses and the use of roving patrols, which function shall include the obligation to maintain, repair and replace and to bear the costs of operating any guardhouses, gates, vehicles or other facilities or items employed in connection with performing such function

5. To provide, purchase, acquire, replace, improve, maintain and/or repair such buildings, structures, street lights and other structures, landscaping, paving and equipment, both real and personal, related to the health, safety and social welfare of the Members of the Association, as the Board in its discretion determines necessary, appropriate and/or convenient.

6. To operate without profit for the sole and exclusive benefit of the Association's Members. No part of the Association's net earnings, if any, shall inure to the benefit of any Member of the Association or any individual person, firm, or corporation.

7. To administer and enforce all of the terms and conditions of the Declaration affecting the real property therein described or thereafter made subject to the Declaration.

8. To perform all of the functions contemplated for the Association and undertaken by the Board, in the Declaration.

ARTICLE IV. POWERS

The Association shall have the following powers reasonably necessary to implement the purposes of the Association, including but not limited to, the following:

A. To hold funds solely and exclusively for the benefit of its Members for purposes set forth in these Articles of Incorporation.

B. To promulgate, adopt and enforce rules, regulations, By-Laws, and agreements to effectuate the purposes for which the Association is organized.

- C. To delegate power or powers where such is deemed in the interest of the Association.
- D. To purchase, lease, hold, sell, mortgage or otherwise acquire or dispose of, real or personal property, except to the extent restricted hereby, to enter into, make, perform or carry out contracts of every kind with any person, firm, corporation, association, or other entity; to do any and all acts necessary or expedient for carrying on any and all of the activities and pursuing any and all of the objects and purposes set forth in these Articles and not prohibited by the laws of the State of Florida now in existence or hereafter amended.
- E. To operate and maintain the Common Areas which may include, but is not limited to, surface water management systems.
- F. To fix, collect and enforce Assessments to be levied against the individual Lots within THE ISLES AT HUNTERS RUN to defray expenses and the cost of effectuating the objects and purposes of the Association, and to create reasonable reserves for such expenditures, and to authorize its Board, in its discretion, to enter into agreements with management companies and other organizations for the collection of such Assessments.
- G. To sue and be sued.
- H. To charge recipients for services rendered by the Association and any user for any use of Association property when such is deemed appropriate by the Board.
- I. To pay taxes, utility, maintenance, and other charges, if any, on or against property owned or accepted by the Association.
- J. To borrow money.
- K. To contract for the management of the Association and to delegate to the party with whom such contract has been entered the powers and duties of the Association except those which require specific approval of the Board.
- L. To make, establish and enforce By-Laws and reasonable rules and regulations governing the use of the Properties, including, but not limited to, the Common Areas or any portions thereof, as well as the conduct of Members, their family, visitors, guests, occupants, tenants, invitees, licensees, employees, and lessees, and to provide for the operation and formal administration of the Association.
- M. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association and to enforce all the terms and conditions as set forth in the Declaration, and as the same may be amended from time to time.
- N. In general, to have all powers conferred upon a corporation by the laws of the State of Florida, not in conflict with the terms of these Articles and the Declaration.

ARTICLE V.
MEMBERS AND VOTING

1. The Members of the Association shall consist of the fee simple owners of Lots in THE ISLES AT HUNTERS RUN, the Property, provided that any such person or entity who holds such interest only as a security for the performance of an obligation shall not be a Member.

2. Owners of such Lots shall automatically become Class A Members upon acquisition of fee simple title to a Lot at THE ISLES AT HUNTERS RUN and shall terminate upon divestment of title to said Lot.

A. Membership shall be appurtenant to, and may not be separated from, ownership of any Lot.

B. Change in membership will be established by recording in the Public Records of Palm Beach County, Florida, a deed or other instrument establishing record fee title to a Lot.

C. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance to a Lot; however, this shall not prohibit a loan to the Association being secured by funds not otherwise reserve or special Assessment funds collected for another purpose.

3. Subject to the restrictions and limitations set forth in these Articles, the By-Laws, the Declaration and by law, each Member shall be entitled to one vote for each Lot in which such Member holds the interest required for membership; however, no more than one vote be cast with respect to any Lot.

A. Except where otherwise required under the provisions of the Governing Documents or by law, the affirmative vote of the Owners of a majority of Lots represented at any meeting of the Members duly called and at which a quorum is present, shall be binding upon the Members.

B. The manner in which a vote may be exercised is set forth in the By-Laws.

ARTICLE VI.
ASSESSMENTS

The Association shall obtain funds with which to operate by Assessment of its Members in accordance with the provisions of these Articles, the By-Laws, and the Declaration relating thereto.

ARTICLE VII.
BOARD OF DIRECTORS

1. The property, business, and affairs of the Association shall be managed by a Board of Directors. The first Board shall have three (3) members. The number, term qualification and manner of election, removal and replacement of a director shall be set forth in the By-Laws.

2. The names and addresses of the initial members of the first Board of Directors are as follows:

- a. ANDREW STEINBERG
101 Westlake Drive
Boynton Beach, Florida 33436
- b. RICHARD Swartz
101 Westlake Drive
Boynton Beach, Florida 33436
- c. JOSEPH GALLI
101 West Lake Drive
Boynton Beach, FL 33436

The By-Laws shall provide for meetings of Directors.

ARTICLE VIII.
AMENDMENT TO ARTICLES OF INCORPORATION

1. Amendments to these Articles of Incorporation shall require the affirmative vote of a majority of the entire Board of Directors and those holding a majority of the voting interests of the Members: provided, however, that (1) no amendment shall make any change in the qualifications for Membership nor the voting rights of the Members without the written approval or affirmative vote of all Members of the Association, and (2) these Articles shall not be amended in any manner which shall reduce, amend, affect, modify, or conflict with the terms, covenants, provisions, rights and obligations set forth in the Declaration.

2. The Board shall adopt a resolution setting forth the proposed amendment and directing that the amendment be submitted to the Members for approval at a meeting at which the notice includes the text of the amendment, by written consent or other method permitted by law.

3. A copy of each amendment adopted shall be filed with the Secretary of State, pursuant to the provisions of applicable Florida Statutes and the same shall be recorded among the Public Records of Palm Beach County, Florida in the same manner as a certificate to amend the Declaration.

ARTICLE IX.
TRANSACTION IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

1. No contract or transaction between the Association and one or more of its Directors or Officers, or between the Association and any other corporation, partnership, association, or other organization in which one or more of its Directors or Officers are Directors or Officers, or have a financial interest, shall be invalid, void or voidable solely for this reason or solely because the Director or Officer is present at or participates in the meeting of the Board or committee thereof which authorized the contracts or transaction, or solely because his or her or their votes are counted for such purposes, if:

(a) The fact of such relationship or interest is disclosed or known to the Board or committee which authorizes, approves, or ratifies the contract or transaction by a vote or consent of a majority of the Board for the purpose without counting the votes or consents of such interested Directors;

(b) The fact of such relationship or interest is disclosed or known to the Members entitled to vote on such contract or transaction, if any, and they authorize, approve, or ratify it by majority vote or written consent; or,

(c) The contract or transaction is fair and reasonable as to the corporation at the time it is authorized by the Board, a committee, or the Members.

2. Notwithstanding above, if the Association enters into a contract or other transaction with any of its Directors or Officers, a corporation, firm, association that is not an affiliated homeowners' association, or other entity in which an Association Director or Officer is also a director or officer or is financially interested, then the Board of Directors must:

(a) Comply with the requirements of Florida Statutes § 617.0832, including, but not limited to, disclosing the fact of such relationship or interest to the Board, or committee, or Members, which authorizes, approves, or ratifies the contract or transaction;

(b) Enter the disclosures required by Florida Statutes § 617.0832 into the written minutes of the meeting;

(c) Approve the contract or other transaction by an affirmative vote of two-thirds of the Directors present of which a majority of those affirmative votes may not include the vote of an interested Director and,

(d) At the next regular or special meeting of the Members, disclose the existence of the contract or other transaction to the Members. Upon motion of any Member, the contract or transaction shall be brought up for a vote and may be canceled by a majority vote of the Members present.

No Director or Officer of the Association shall incur liability by reason of the fact that they are or may be interested in any such contract or transaction.

3. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorizes the contract or transaction.

ARTICLE X
DISSOLUTION OF THE ASSOCIATION

1. The Association may be dissolved upon a resolution to that effect being recommended by four-fifths (4/5) of the Board, and approved by two-thirds of the voting rights of the Association's Members.

2. Upon dissolution of the Association, other than incident to a merger or consolidation, all of its assets remaining after provision for creditors and payment of all costs and expenses of such dissolution shall be distributed in the following manner:

A. By dedication to any applicable municipal or other governmental authority of any property determined by the Board to be appropriate for such dedication and which the applicable authority is willing to accept and shall be used for purposes similar to those for which the Association was formed. If same is not accepted, then to a similar non-profit corporation which may include the Master Association.

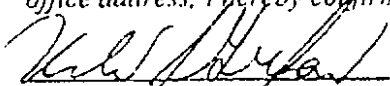
B. Remaining assets, if any, shall be distributed among the Members, subject to the limitations set forth above or in these Articles, as tenants in common, each Member's share of the assets to be determined in accordance with its voting rights.

ARTICLE XI.
REGISTERED AGENT

That Michael J. Gelfand, Esq., Gelfand & Arpe, P.A., 1555 Palm Beach Lakes Blvd., Suite 1220, West Palm Beach, Florida 33401, is named Registered Agent for this corporation to be its agent and to accept service of process within the State of Florida.

WP102556\201222A1 clean.docx

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent. Or, if this document is being filed merely to reflect a change in the registered office address, I hereby confirm that the corporation has been notified in writing of this change.



Signature of Registered Agent

7/14/2021

Date