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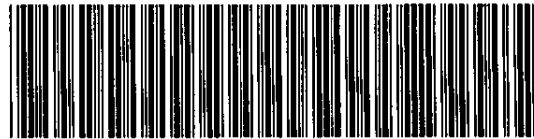
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Amended/Restated

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Michael J. McCabe
Mary Scheps Scott
Michelle P. Haines
Alexandra M. Amador
Geoffrey Dobson, Of Counsel

T 904.396.0090
F 904.396.0088
www.jaxlandlaw.com



McCabeLawGroup

PONTE VEDRA | main office
111 Solana Road, Suite B
Ponte Vedra Beach, Florida 32082
Reply to main office

JACKSONVILLE
1600 Prudential Drive
Jacksonville, Florida 32207

ST. AUGUSTINE
4730 Casa Cola Way, Suite 207
St. Augustine, Florida 32095
(By Appointment Only)

December 22, 2016

Florida Department of State
Amendment Section
Division of Corporation
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

Re: Articles of Amendment

To Whom It May Concern:

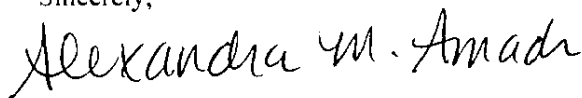
The enclosed Articles of Amendment and fee are submitted for filing. Please return all correspondence concerning this matter to the following:

McCabe Law Group, P.A.
Alexandra M. Amador, Esq.
111 Solana Road, Suite B
Ponte Vedra Beach, Florida 32082

If you have any questions, please contact me at 904-396-0090 xt. 226.

Enclosed is a check in the amount of \$43.75 for the filing fee and certified copy (additional copy is enclosed).

Sincerely,


Alexandra M. Amador, Esq.

2016-02-27
FILED

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION OF**

**CEDAR RIDGE HOMEOWNERS ASSOCIATION, INC.
(A Not-for-Profit Florida Corporation)**

The undersigned, desiring to form a not-for-profit corporation under the laws of the State of Florida, in accordance with the provisions of the Statutes of Florida providing for the formation, liabilities, rights, privileges, and immunities of corporations that are not for profit, do hereby make and subscribe to the following Articles of Incorporation.

**ARTICLE I.
NAME AND ADDRESS**

The name and address of this corporation is: CEDAR RIDGE HOMEOWNERS ASSOCIATION, 160 Cedar Ridge Circle, St. Augustine, FL 32080.

**ARTICLE II.
PURPOSE**

The general nature of the business to be transacted is as follows:

a) To enforce the Restrictive Covenants, terms, conditions and restrictions pertaining to CEDAR RIDGE SUBDIVISION, a plat of said subdivision is recorded in the Public Records of St. Johns County, Florida, in Map Book 31, Pages 31 through 36 inclusive, and any future units of CEDAR RIDGE SUBDIVISION, recorded in the Public Records of St. Johns County, Florida, originally by HAIRSTREAK DEVELOPMENT CORPORATION and any amendments to same Restrictive Covenants.

b) To establish and collect assessments from the lot owners for the purpose of operating, maintaining, repairing, improving, and administering said property and to collect and enforce liens for such assessments, by suit if necessary.

**ARTICLE III.
QUALIFICATIONS OF MEMBERS AND MANNERS OF THEIR ADMISSION**

Any person, firm, corporation or other business entity coming within the following categories shall automatically become members of the Association:

a) The record title holder of a present vested fee simple interest in any lot or dwelling unit of CEDAR RIDGE SUBDIVISION, filed in the Public Records of St. Johns County, Florida.

b) When a corporation or partnership is an owner of a dwelling, only the president of the corporation or its designate or the senior partner shall be entitled to exercise membership privileges.

**ARTICLE IV.
TERM OF EXISTENCE**

This corporation shall exist perpetually.

**ARTICLE V.
SUBSCRIBERS/INCORPORATORS**

The name and address of the original subscriber to these Articles is:

GEORGE KAPLER
2507 U.S. Highway 1, Suite 7045
St. Augustine, Florida 32086

**ARTICLE VI.
MANAGEMENT AND TIME OF ELECTION**

a) The affairs and property of this corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than five (5) members. Directors shall be elected by the voting membership, for a two-year term, at the annual meeting held the first Thursday in November, or at any such time as may be designated by the Board.

b) Directors shall be elected by the voting membership at the regular annual meeting of the membership of the corporation to be held on any day in the month of November of each year, at such place as designated by the Board.

c) All officers shall be elected by the Board of Directors in accordance with the Bylaws at the Organizational Meeting of the Board of Directors to be held immediately following the Annual Meeting of the membership. The Board of Directors shall elect a President, Vice President, Secretary, Treasurer, Assistant Secretary or Assistant Treasurer or such other officers as it may deem desirable.

**ARTICLE VII.
NAMES OF OFFICERS**

CHARLES PAYNE, PRESIDENT
c/o 3942 A1A SOUTH
ST. AUGUSTINE, FL 32080

MARY LOU PIERSON, VICE PRESIDENT/ SECRETARY
c/o 3942 A1A SOUTH
ST. AUGUSTINE, FL 32080

CALVIN KELLEY, TREASURER
c/o 3942 A1A SOUTH
ST. AUGUSTINE, FL 32080

GEORGIA McMEEKIN, DIRECTOR
c/o 3942 A1A SOUTH
ST AUGUSTINE, FL 32080

**ARTICLE VIII.
REGISTERED AGENT AND REGISTERED OFFICE OF THE CORPORATION**

The street address of the registered office of the corporation and the name of the registered agent at such address is:

COASTAL REALTY & PROPERTY MANAGEMENT, INC.
3942 A1A SOUTH
ST. AUGUSTINE, FL 32080

**ARTICLE IX.
BYLAWS**

The Bylaws of this corporation may be made, altered, amended, or rescinded by such modification signed by a vote of two-thirds (2/3) of the members of the Board of Directors and the Association.

**ARTICLE X.
AMENDMENT OF ARTICLES OF INCORPORATION**

An affirmative vote of two-thirds (2/3) of the qualified voting members of the corporation shall be necessary to amend these Articles of Incorporation.

**ARTICLE XI.
PAYMENT FOR SERVICES**

No dividend shall be paid and no part of the income shall be distributed to its members, directors or officers. The corporation may, however, reimburse a reasonable amount to its members, directors and officers for services or goods purchased which are approved by the Board, and may confer benefits upon its members in conformity with the purposes set forth in Article II, and upon dissolution or final liquidation, may make distribution to its members, as permitted by the court having jurisdiction thereof, and no such payment, benefit or distribution shall be determined to be a dividend or a disbursement of income.

**ARTICLE XII.
PROVISION FOR DISSOLUTION OF CORPORATION**


In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system and the stormwater retention areas designated as Tract F situated and located on the property so designated upon the plat of that certain subdivision known as Cedar Ridge and recorded in Map Book 31, Pages 31-36 of the public records of St. Johns County, Florida, must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.


The foregoing amended and restated Articles of Incorporation was recommended by the Board of Directors and adopted by an affirmative vote of not less than seventy-five percent (75%) of the qualified voting members of the corporation at the Meeting of the Members held on November 3, 2016. The number of votes cast for the amendments contained herein was sufficient for approval.

The date of adoption of these Amended and Restated Articles of Incorporation by the members of Cedar Ridge Homeowners Association, Inc., is November 3, 2016.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at St. Augustine, St. Johns County, Florida, this 2 day of December, 2016.

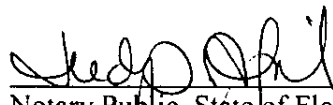
**CEDAR RIDGE HOMEOWNERS
ASSOCIATION, INC.**


CHARLES PAYNE, PRESIDENT


WITNESS

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing Amended and Restated Declaration was sworn to, subscribed and acknowledged before me this 2 day of December, 2016, by Charles Payne, as President of CEDAR RIDGE HOMEOWNERS ASSOCIATION, INC., who ✓ is personally known to me or _____ has produced _____ as identification and did take an oath.


Notary Public, State of Florida
Printed Name: _____
My commission expires: _____

