

N98000001163

PAVESE, HAVERFIELD, DALTON, HARRISON & JENSEN, L.L.P.

A FLORIDA LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AND COUNSELORS AT LAW

<http://paveselaw.com>

1833 HENDRY STREET
FORT MYERS, FLORIDA 33901

POST OFFICE DRAWER 1507
FORT MYERS, FLORIDA 33902-1507

(941) 334-2195
FAX (941) 332-2243

PLEASE REPLY TO
FORT MYERS OFFICE

CHRISTOPHER J. SHIELDS
BOARD CERTIFIED REAL ESTATE LAWYER
(941) 336-6245

February 6, 2002

100004899731--5
-02/11/02--01061--001
*****43.75 *****43.75

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

RE: ***C.C. of Parker Lakes Neighborhood Association, Inc.;***
Articles of Amendment to Articles of Incorporation;

Dear Sir:

Enclosed please find the original Articles of Amendment to the Articles of Incorporation of C.C. of Parker Lakes Neighborhood Association, Inc., along with our check in the amount of \$43.75 representing filing fee and fee for a certified copy. I am enclosing a S.A.S.E. for your return of the certified copy. Thank you.

Very truly yours,

Christopher J. Shields

CJS/jg

Enclosure

cc: Henke Property Mgt.

F:\WPDATA\CJS\CRYSTAL.COVE\corp.ltr.wpd

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
02 FEB 11 AM 11:28

nc/Amend/cc
2/11/02 SP8
an

ARTICLES OF AMENDMENT
to
ARTICLES OF INCORPORATION
of

C.C. OF PARKER LAKES NEIGHBORHOOD ASSOCIATION, INC.

(present name)

Pursuant to the provisions of section 617.1006, Florida Statutes, the undersigned Florida nonprofit corporation adopts the following articles of amendment to its articles of incorporation.

FIRST: Amendment(s) adopted: (INDICATE ARTICLE NUMBER(S) BEING AMENDED, ADDED OR DELETED.)

*
SEE ATTACHED EXHIBIT "A"

FILED
SECRETARY OF CORPORATIONS
DIVISION OF CORPORATIONS
02 FEB 11 AM 11:28

SECOND: The date of adoption of the amendment(s) was: November 1, 2001

THIRD: Adoption of Amendment (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.

C.C. OF PARKER LAKES NEIGHBORHOOD ASSOCIATION, INC.

Corporation Name


Signature of Chairman, Vice Chairman, President or other officer

Gilbert Hadad

Typed or printed name

President
Title

11/1/01
Date

EXHIBIT "A"

ARTICLE I SHALL BE AMENDED AS FOLLOWS:

ARTICLE I - NAME AND REGISTERED OFFICE OF THE CORPORATION

The name of this corporation, hereinafter called the "Association", shall be C.C. of Parker Lakes Neighborhood Association, Inc. Crystal Cove of Parker Lakes Condominium Association, Inc. Its principal place of business shall be at 9400 Gladiolus Drive, Suite 250, Fort Myers, Florida 33908 6213-A Presidential Court S.W., P.O. Box 07038, Fort Myers, Florida 33919. Its registered office shall be Suite 2100, One Tampa City Center Building, Post Office Box 3433, Tampa, Florida 33601 6213-A Presidential Court S.W., P.O. Box 07038, Fort Myers, Florida 33919. The Board of Directors may from time to time move the principal office of the Association to any other address in the State of Florida.

ARTICLE II, SECTION 5 SHALL BE ADDED AS FOLLOWS:

Section 5. In addition to the powers and purposes as further enumerated under this Article II, Sections 1-4, the Association shall have all of the rights, powers, duties and functions of a Multi-Condominium Association and shall govern and administrate the affairs of of Parker Lakes One, A Condominium, and of Parker Lakes Two, A Condominium, and shall supercede and assume the obligations of each of their respective Condominium Associations which have been merged into this corporation. As a Multi-Condominium Association, it shall be governed by Chapter 617 and Chapter 718, as its rights, duties and obligations are enumerated and in accordance with the respective condominiums for which it governs and these Articles of Incorporation and Bylaws.

This corporation shall prepare and maintain separate books and records and budgets for each of the respective condominiums that it governs and administrates, and shall maintain separate books and records and financial statements for each of the respective condominiums that it governs herein.

These Articles shall be further governed by the Articles of Merger whereupon each of the respective Condominium Associations have merged into this corporation.

The purpose for which the Neighborhood Association is further organized as to provide an entity pursuant to the Florida Condominium Act for the operation of Crystal Cove of Parker Lakes One and Crystal Cove of Parker Lakes Two, in addition to its preexisting duties and purpose. The Association is organized and shall exist upon a non-stock basis as a Florida corporation not for profit. No portion of any earnings of the Association shall be distributed or inure to the private benefit of any member, Director or Officer. For the accomplishment of its purposes, the Association shall have all of the common law and statutory powers and duties of a corporation not for profit except as specifically limited or modified by these Articles, the Declaration of Condominium or Chapter 718, Florida Statutes, as it may hereafter be amended, including without limitation the following powers and duties:

- (A) To levy and collect assessments against members of the Association to defray the costs, expenses and losses of the Condominium(s), and to use the proceeds of assessments in the exercise of its powers and duties.
- (B) To protect, maintain, repair, replace and operate the condominium property.
- (C) To purchase insurance upon the condominium(s) property for the protection of the Association and its members.
- (D) To reconstruct improvements after casualty, and further improve the property.
- (E) To make, amend and enforce reasonable rules and regulations governing the use of the common elements, and the operation of the Association.
- (F) To approve or disapprove the transfer of ownership, leasing and occupancy of units, to the extent provided for in the Declarations of Condominium.
- (G) To enforce the provisions of the Condominium Act, the Declarations of Condominium, these Articles, the Bylaws and any Rules and Regulations of the Association.
- (H) To contract for the management and maintenance of the condominium property, and to delegate any powers and duties of the Association in connection therewith, except such as are specifically required by law or by the Declarations of Condominium to be exercised by the Board of Directors or the membership of the Association.
- (I) To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the Condominium(s).
- (J) To enter into agreements, or acquire leaseholds, memberships, and other possessory, ownership or use interests in lands or facilities, if they are intended to provide enjoyment, recreation, or other use or benefit to the unit owners.
- (K) To borrow money if necessary to perform its other functions hereunder.
- All funds and the title to all property acquired by the Association shall be held for the benefit of the members in accordance with the provisions of the Declarations of Condominium, these Articles of Incorporation and the Bylaws.

**ARTICLE VII, SECTION 1 AND SECTION 5(a) AND (b)
SHALL BE AMENDED AS FOLLOWS:**

Section 1. The affairs and business of this Association shall be managed and conducted by a Board of Directors consisting of ~~not less than three (3) nor more than seven (7) persons;~~ provided, at all times there may be an odd number of Directors on the Board six (6) persons. Effective on the date of the first Annual Meeting following the merger of the individual Condominium Associations into C.C. of Parker Lakes Neighborhood Association, Inc., there shall be six (6) directors with each Condominium entitled to at least three (3) representatives, on the Board of Directors. The election shall be bifurcated so that each Condominium shall elect three (3) representatives to the Board from the list of eligible candidates from that Condominium who are vying for said position, and only the votes from that particular Condominium shall be counted in electing their representative to the Board. Notwithstanding anything herein stated to the contrary, in the case a vacancy shall occur, the vacancy shall be filled by the remaining members on the Board who shall appoint an individual member from the same Condominium where the vacancy occurred.

Section 5. Directors may be removed with or without cause and replaced as follows:

- (a) Except as to vacancies resulting from removal of directors by members, vacancies in the Board of Directors occurring between annual meetings of member shall be filled by the remaining directors, ~~provided that all vacancies in directorships to which the directors were appointed by the Declarant pursuant to the provisions of Article VII, Section 7, hereof shall be filled by the Declarant without the necessity of any meeting~~ subject to the provisions set forth in Section 1 hereinabove.
- (b) Any director elected by the members of a particular condominium ~~(other than the Declarant)~~ may be removed from office with or without cause by the vote or agreement in writing by a majority of all the voting interest within that particular condominium. A special meeting of the Unit Owners to recall a member or members of the Board may be called by ten percent (10%) of the voting interest giving notice of the meeting as required for a meeting of the Unit Owners, and the notice shall state the purpose of the meeting.

(REMAINDER OF SECTION 5(b) REMAINS UNCHANGED)