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TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Charlotte Square Condominium Association, Inc.

DOCUMENT NUMBER: N98000002736

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

Please return all correspondence concerning this matter to the following:

Ernest W. Sturges, Jr., Esq.

(Name of Contact Person)

GOLDMAN, TISEO & STURGES, P.A.

(Firm/ Company)

701 JC Center Court, Suite 3

(Address)

Port Charlotte, Florida 33954

(City/ State and Zip Code)

esturges@gtslawfirm.com

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

For further information concerning this matter, please call:

Ernest W. Sturges, JR., Esq.

(Name of Contact Person)

(941) 625-6666

at (Area Code) (Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee &
Certificate of Status | <input type="checkbox"/> \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed) | <input type="checkbox"/> \$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
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303



FLORIDA DEPARTMENT OF STATE
Division of Corporations

February 26, 2020

ERNEST W. STURGES, JR., ESQUIRE
701 JC CENTER COURT
SUITE 3
PORT CHARLOTTE, FL 33954

SUBJECT: CHARLOTTE SQUARE CONDOMINIUM ASSOCIATION, INC.
Ref. Number: N98000002736

We have received your document and check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

The purpose contained in your articles of incorporation should be more specific. Please correct your articles to reflect the specific purpose for which the non profit corporation is being organized.

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.

Claretha Golden
Regulatory Specialist II

Letter Number: 720A00004279

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2021/07/23 11:01

**CERTIFICATE OF AMENDMENT TO
ARTICLES OF INCORPORATION OF
CHARLOTTE SQUARE CONDOMINIUM ASSOCIATION, INC.,**

THIS CERTIFICATE is made to reflect and document an Amendment and Restatement and Modification of the Articles of Incorporation of CHARLOTTE SQUARE CONDOMINIUM ASSOCIATION, INC.,

The Articles of Incorporation of CHARLOTTE SQUARE CONDOMINIUM ASSOCIATION, INC., have been recorded in the Public Records of Charlotte County as follows:

<u>Instrument and Date</u>	<u>O.R. Book/Page(s)</u>
a. Articles of Incorporation of APRIL 13, 1998	N98000002736

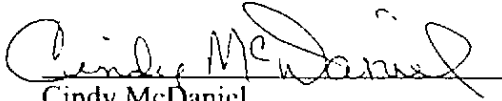
The undersigned officers of the Board of Directors of CHARLOTTE SQUARE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, hereby certify as follows:

The Articles of Incorporation of CHARLOTTE SQUARE CONDOMINIUM ASSOCIATION, INC., is hereby amended in accordance with Exhibit "1" attached hereto and entitled Amended and Restated Articles of Incorporation of Charlotte Square Condominium Association, Inc.,

1. The amendment was adopted by the Members of the Association and the number of votes cast for the amendment was sufficient for approval at a duly noticed meeting held on 01-15-2020.

Executed this 15 day of January, 2020, at Port Charlotte, Florida.

**CHARLOTTE SQUARE CONDOMINIUM
ASSOCIATION, INC.,**

By: 
Name: Cindy McDaniel
Its: President

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION**

OF

CHARLOTTE SQUARE CONDOMINIUM ASSOCIATION, INC.

2020 MAR 23 AM 11:01

These are the Amended and Restated Articles of Incorporation for Charlotte Square Condominium Association, Inc. originally filed with the Florida Department of State on April 13, 1998, under Chapter 617 Florida Statutes (2019) as amended from time to time (the "Act"). Matters of only historical interest have been omitted.

1. Name. The name of the corporation shall be CHARLOTTE SQUARE CONDOMINIUM ASSOCIATION, INC. (the "Charlotte Square Condominiums" or "Association"). For convenience, the corporation shall be referred to in this instrument as the "Association," the Declaration of Condominium as "Declaration," these Amended and Restated Articles of Incorporation as the "Articles," and the Bylaws of the Association as the "Bylaws."

2. Principal Place of Business. The principal place of business and the mailing address of the Association shall be: 2296 Aaron Street, Port Charlotte, Florida 33952

3. Purpose. The specific purposes for which the Association is organized are:

- 3.1. To maintain and improve the quality of life at the Charlotte Square Condominiums in Port Charlotte, Charlotte County, Florida and for such other purposes as are allowed by law.
- 3.2. To perform tasks and responsibilities delegated by its corporate members to achieve economics, of scale and uniform operation of the Charlotte Square Condominiums.
- 3.3. Any lawful purpose as set forth in §617.0301 of the Florida Statutes, as amended.

4. Powers. The powers of the Association shall include and be governed by the following powers:

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GOLDMAN, TISEO & STURGES, P.A.
TELEPHONE (941) 625-6666
WWW.GTSLAWFIRM.COM

4.1. General. The Association shall have all of the common-law and statutory powers of a corporation not for profit under the Laws of Florida that are not in conflict with the provisions of these Articles or of the Act.

4.2. Enumeration. The Association shall have all the powers and duties set forth in the Act except as limited by these Articles (as they may be amended from time to time), the Bylaws (as they may be amended from time to time), and all of the powers and duties reasonably necessary to operate the Charlotte Square Condominiums pursuant to the Declaration and as it may be amended from time to time including but not limited to the following:

4.2.1. To make and collect Assessments and other Charges against Members, and to use the proceeds thereof in the exercise of its powers and duties.

4.2.2. To buy, own, operate, lease, sell, and trade both real and personal property as may be necessary or convenient in the administration of the Charlotte Square Condominiums.

4.2.3. To maintain, repair, replace, reconstruct, add to, and operate the Charlotte Square Condominiums Property and other property acquired or leased by the Association for use by Members.

4.2.4. To purchase insurance upon the Charlotte Square Condominiums Property and insurance for the protection of the Association, its officers, Directors, and Members. All insurance policies must provide coverage for theft or embezzlement by an employee of any management company retained by the Association.

4.2.5. To make and amend reasonable rules and regulations for the maintenance, conservation and use of the Charlotte Square Condominiums Property and for the health, comfort, safety, and welfare of the Members.

4.2.6. To enforce by legal means the provisions of the Act, the Declaration, these Articles, the Bylaws, and the Rules and Regulations for the use of the Charlotte Square Condominiums Property.

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4.2.7. To contract for the management of the Charlotte Square Condominiums and any facilities used by the Members, and to delegate to the party with whom such contract has been entered into all of the powers and duties of the Association except those which require specific approval of the Executive Council or the membership of the Association.

4.2.8. To employ personnel to perform the services required for proper operation of the Charlotte Square Condominiums.

4.2.9. Make contracts and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds, and other obligations, and secure any of its obligations by mortgage and pledge of all or any of its property, franchises, or income.

4.2.10. Those powers delegated by the Members to the Association.

4.3. Condominium Property. All funds and titles of all properties acquired by the Association and their proceeds shall be held in trust for the members of the condominium in accordance with the provisions of these Articles of Incorporation, and the Bylaws.

4.4. Distribution of Income. The Association shall make no distribution of income to its Members or officers.

5. Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration and the Bylaws.

6. Members. The members of the Association shall consist of the following nine (9) condominium associations located within Charlotte Square Condominiums:

Abbey House of Port Charlotte, a Condominium, Inc.
Berkley House of Port Charlotte, a Condominium, Inc.
Cambridge House of Port Charlotte, a Condominium, Inc.
Chelsea House of Port Charlotte, a Condominium, Inc.
Essex House of Port Charlotte, a Condominium, Inc.
Hampshire House of Port Charlotte, a Condominium, Inc.

Oxford House of Port Charlotte, a Condominium, Inc.
Raleigh House of Port Charlotte, a Condominium, Inc.
Regency House of Port Charlotte, a Condominium, Inc.

7. Assignment. 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 the Unit for which that share is held.

8. Voting. On all matters upon which the membership shall be entitled to vote, there shall be only one vote for each Member, which vote shall be exercised or cast in the manner provided by the.

9. Meetings. The Bylaws shall provide for an annual meeting of members, and may make provision for regular and special meetings of members other than the annual meeting.

10. Term of Existence. The Association shall have perpetual existence.

11. Officers. The affairs of the Association shall be administered by the officers designated in the Bylaws. The officers shall be elected by the Executive Council of the Association at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Executive Council. The Bylaws may provide for the removal from office of officers, for filling vacancies, and for the duties of the officers.

12. Directors.

12.1. Number and Qualification. The property, business and affairs of the Association shall be managed by an Executive Council consisting of a representative of each Member, as determined by said Members Bylaws or other procedures.

12.2. Duties and Powers. All of the duties and powers of the Association existing under the Act, these Articles, and the Bylaws shall be exercised exclusively by the Executive Council, its agents, contractors, or employees.

13. Bylaws. The Bylaws of this Corporation may be altered, amended, or repealed in the manner provided in the Bylaws.

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14. Amendments. These Articles may be amended in the following manner:

14.1. Proposal of Amendments. An amendment may be proposed by a majority of Executive Council Members.

14.2. Proposed Amendment Format. Proposals to amend existing Articles of Incorporation shall contain the full text of the Article to be amended. New words shall be underlined and words to be deleted shall be ~~lined through~~ with hyphens. If the proposed change is so extensive that this procedure would hinder rather than assist understanding, a notation must be inserted immediately preceding the proposed amendment saying, "SUBSTANTIAL REWORDING OF ARTICLE. SEE ARTICLE NUMBER ____ FOR PRESENT TEXT."

14.3. Notice. Copies of proposed amendments shall be included in the notice of any meeting at which a proposed amendment is to be considered or in connection with documentation for action without a meeting.

14.4. Adoption of Amendments. A resolution for the adoption of a proposed amendment may be adopted by a vote of two-thirds (2/3rds) of the Executive Council voting at a duly noticed meeting at which a quorum is present, or by the written agreement of two-thirds (2/3rds) of the entire Executive Council. Amendments correcting errors, omissions or scrivener's errors may be executed by the officers of the Association, upon Executive Council approval.

14.5. Effective Date. An amendment when adopted shall become effective after being recorded in the Charlotte County Public Records according to law and filed with the Secretary of State according to law.

14.6. Automatic Amendment. These Articles shall be deemed amended, if necessary, so as to make the same consistent with the provisions of the Florida law. Whenever Chapter 617, Florida Statutes (2019) or other applicable statutes or administrative regulations, as amended from time to time, are amended to impose procedural requirements less stringent than set forth in these Articles, the Executive Council may operate the Association pursuant to the less stringent requirements. The Executive Council may adopt by majority vote, amendments to these Articles of Incorporation as the Executive Council deems necessary to comply with such operational changes as may be enacted by future amendments to Chapter 617 of the Florida Statutes

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(2019), or such other statutes or administrative regulations as required for the operation of the Association, all as amended from time to time.

15. Registered Office Address and Name of Registered Agent. The registered office address and the name of the registered agent of the corporation shall be as determined by the Executive Council from time to time.