

N99000002197

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

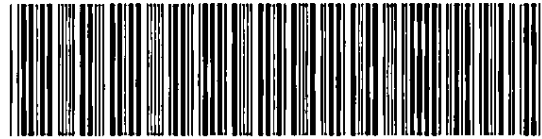
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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10.09.21 --01003--017 **35.00

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2021 DEC -9 AM 8:23
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DEPT. OF STATE
TALLAHASSEE, FLORIDA

Y SULKER

DEC 10 2021

FLORIDA CAPITAL COURIER SERVICES, INC
2330 CLARE DRIVE
TALLAHASSEE, FL 32309
(850) 524-5437
(850) 524-6243

PLEASE USE FUNDS FROM ACCT: AMOUNT:
CHEZ SOLEIL CONDOMINIUM ASSOCIATION, INC N99000002197

Business name

Document #

☐ Certified copy of Articles of Organization

☐ Pick up time ☐

☐ Certificate of Status

☐ Will wait

NEW FILINGS

☐ Profit
☐ Not for Profit
☐ Limited Liability

☐ Domestication
☐ Other
☐ CORP

OTHER FILINGS

☐ Annual Report
☐ Fictitious Name
☐ APOSTIL ()

Country

AMMENDMENTS

☒ Amendment
☐ Resignation of R.A.
Officer/Director
☐ Change of Registered Agent
☐ Dissolution/Withdrawal
☐ Merger
☐ Correction

REGISTRATION/QUALIFICATIONS

☐ Foreign filing
☐ Limited Partnership
☐ Reinstatement
☐ Other

EXAMINER'S INITIALS: _____

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: CHEZ SOLEIL CONDOMINIUM ASSOCIATION, INC.

DOCUMENT NUMBER: N99000002197

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

Please return all correspondence concerning this matter to the following:

ANNE M. HATHORN, ESQ.

(Name of Contact Person)

ANNE HATHORN LEGAL SERVICES, LLC

(Firm/ Company)

150 2ND AVENUE NORTH, SUITE 1270

(Address)

SAINT PETERSBURG FL 33701

(City/ State and Zip Code)

ANNE@ANNEHATHORN.COM

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

For further information concerning this matter, please call:

ANNE M. HATHORN, ESQ.

727

895-5060

at

(Name of Contact Person)

(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

AMENDED AND RESTATED ARTICLES OF INCORPORATION OF
CHEZ SOLEIL CONDOMINIUM ASSOCIATION, INC.

IDS Chez Soleil LLC, a Florida limited liability company, being desirous of forming a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes, states as follows:

ARTICLE I
NAME

The name of this corporation shall be CHEZ SOLEIL CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association"). The street address and mailing address of the initial principal office of the Association is 251 Windward Passage, Suite F, Clearwater, FL 33767.

ARTICLE II
PURPOSE

The Association is organized as a corporation not for profit under the terms and provisions of Chapter 617 of the Florida Statute, and is a condominium association, as referred to and authorized by Section 718.111 of the Florida Statutes. The specific purpose for which the Association is organized is to provide an entity responsible for the operation of a condominium located in Indian Rocks Beach, Pinellas County, Florida, known as Chez Soleil Condominium (the "Condominium"). The Developer of the Condominium is IDS Chez Soleil LLC, a Florida limited liability company (the "Developer"). This paragraph enumerates the specific purpose of the Association, but it is expressly provided hereby that such enumeration shall not be held to limit or restrict in any manner the purposes or powers of the Association otherwise permitted by law.

ARTICLE III
POWERS AND DUTIES

Section 1. The Association shall have all the common law and statutory powers of a corporation not for profit which are not in conflict with Chapter 718 of the Florida Statutes, hereinafter referred to as the Condominium Act.

Section 2. The Association shall have all the powers and duties set forth in the Condominium Act, as lawfully modified by these Amended and Restated Articles of Incorporation of the Chez Soleil Condominium Association, Inc. (the "Articles of Incorporation"), the Bylaws of the Association, and the Declaration of Condominium for Chez Soleil Condominium (the "Declaration").

ARTICLE IV
LIMITATIONS OF ACTIVITIES

No part of the net earnings of the Association shall inure to the benefit of, or be distributable to, any member, director, or officer of the Association; provided, however, the Association may pay compensation in a reasonable amount for services rendered, may confer benefits on its members in conformity with its purposes, and may make rebates of excess membership

dues, fees, or assessments. The amount of earnings, if any, is not to be considered in any manner for the purpose of determining whether there should be a rebate or the amount of any rebate.

ARTICLE V TERM OF EXISTENCE

The Association shall have perpetual existence, unless dissolved according to law.

ARTICLE VI MEMBERS

Every owner of a recorded present ownership interest in a unit in the Condominium shall be a member of the Association; provided, however, in the event of termination of the Condominium, the members shall be those persons or other legal entities who were owners of units Condominium at the time of termination, their successors and assigns. Each member shall promptly deliver to the Association a copy of recorded instrument of conveyance establishing an ownership interest in a unit in the Condominium and shall obtain written acknowledgment of said delivery signed by an officer of the Association. Membership in the Association shall automatically terminate when the ownership interest to the condominium unit supporting said membership vests in another legal entity, except any member who owns more than one (1) unit shall remain a member of the Association so long as he shall retain an ownership interest in any unit.

ARTICLE VII BOARD OF DIRECTORS

Section 1. The business affairs of the Association shall be managed by the Board of Directors.

Section 2. This Association shall have three (3) directors initially who are to serve as directors until the first election by the members. The names and addresses of the initial directors are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Kathleen McDonald	3401 37 th Street South St. Petersburg, FL 33711
Marilyn Thornbury	3401 37 th Street South St. Petersburg, FL 33711
Andrew Botticello	3401 37 th Street South St. Petersburg, FL 33711

Section 3. The number of directors may be changed from time to time as provided by the Bylaws, but their number shall never be less than three (3).

Section 4. Directors entitled to be elected by unit owners shall be elected at the annual meeting of the members and shall hold office as provided in the Bylaws.

SECTION VIII OFFICERS

Section 1. The officers of the Association shall be a President, one or more Vice Presidents (if determined to be necessary by the Board of Directors), a Secretary and a Treasurer. Such other officers, assistant officers, and agents as may be deemed necessary may be elected or appointed from time to time as provided in the Bylaws.

Section 2. The names of the persons who are to serve as officers of the Association until the first annual meeting of the Board of Directors are:

<u>OFFICE</u>	<u>NAME</u>
President	Kathleen McDonald
Vice President	Andrew Botticello
Secretary	Marilyn Thornburg
Treasurer	Marilyn Thornburg

Section 3. The officers shall be elected at each annual meeting of the Board of Directors or as provided in the Bylaws, and each shall serve until his successor is chosen and qualified, or until his earlier resignation, removal from office, or death.

Section 4. The officers shall have such duties, responsibilities, and powers as provided in the Bylaws and the Florida statutes.

ARTICLE IX AMENDMENTS

These Articles of Incorporation may be amended as set forth in the Florida Statutes, as amended from time to time.

ARTICLE X INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office in this Association is 3401 37th Street South, St Petersburg, Florida 33711, and the name of the initial registered agent of this Association located at that address is Kathleen McDonald.

ARTICLE XI INCORPORATORS

The name and address of the incorporator is IDS Chez Soleil LLC, 3401 37th Street south, St Petersburg, Florida 33711.

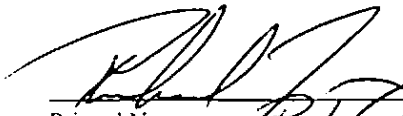
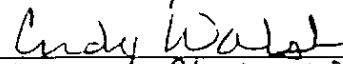
Prepared By and Return To:
Anne M. Hathorn, Esq.
Anne Hathorn Legal Services, LLC
150 2nd Avenue North, Suite 1270
St. Petersburg, FL 33701

**CERTIFICATE OF RECORDING THE AMENDED AND RESTATED ARTICLES OF
INCORPORATION OF CHEZ SOLEIL CONDOMINIUM ASSOCIATION, INC.**


WE HEREBY CERTIFY THAT the attached true and correct copy of the Amended and Restated Articles of Incorporation of Chez Soleil Condominium Association, Inc., originally recorded as Exhibit D to the Declaration of Condominium for Chez Condominium at Official Records Book 11158, Page 667, et seq., of the Public Records of Pinellas County, Florida, was duly adopted in the manner provided in the Governing Documents, by owner vote at a membership meeting held on November 9, 2021.

IN WITNESS WHEREOF, we have affixed our hands this 29 day of November, 2021, in Pinellas County, Florida.

WITNESSES:


Printed Name: Richard Drake

Printed Name: Cindy Walsh

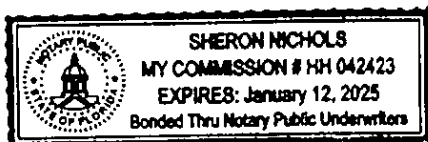
CHEZ SOLEIL CONDOMINIUM
ASSOCIATION, INC.

By: 
Lauri Dagostino, President

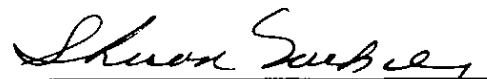
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me in person this 29 day of November, 2021, by Lauri Dagostino, as President on behalf of Chez Soleil Condominium Association, Inc. She is personally known to me X or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid, this 29 day of November, 2021.



NOTARY PUBLIC, STATE OF FLORIDA AT LARGE


Printed Name: _____
My Commission Expires: _____