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**PG 8000070868**

Florida Department of State  
Division of Corporations  
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Fax Number : (850) 617-6380

From: Account Name : SERBER & ASSOCIATES, P.A.  
Account Number : I20000000093  
Phone : (305) 932-6262  
Fax Number : (305) 933-9393

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**COR AMND/RESTATE/CORRECT OR O/D RESIGN  
SAN SOUCI APARTMENTS, INC.**

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COVER LETTER

TO: Amendment Section  
Division of Corporations

NAME OF CORPORATION: SAN SOUCI INVESTMENTS INCDOCUMENT NUMBER: P98000070868The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Daniel J. Serber

Name of Contact Person

Serber & Associates, P.A.

Firm/ Company

2875 NE 191st Street, Suite 801

Address

Aventura, FL 33180

City/ State and Zip Code

info@serberlawfirm.com

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

For further information concerning this matter, please call:

Maya Frenkiel

Name of Contact Person

at 305 , 9326262

Area Code &amp; Daytime Telephone Number

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

☒ \$35 Filing Fee☐ \$43.75 Filing Fee &  
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Certified Copy  
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is enclosed)Mailing Address

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

Street Address

Amendment Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

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ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION OF SAN  
SOUCI APARTMENTS, INC.

1. The following provisions of the Articles of Incorporation of SAN SOUCI APARTMENTS, INC., filed in Tallahassee on August 10, 1998 under document number P98000070868 be and are hereby amended in the following particulars:

"ARTICLE THREE-PURPOSE

A. The purpose of the corporation is that it is limited to owning and operating the property located at 1745 San Souci Blvd, North Miami, Fl. 33181.

B. The indebtedness which the corporation shall be allowed to incur shall be limited to indebtedness secured by the mortgaged property located at 1745 San Souci Blvd., North Miami, Fl, 33181 and liabilities incurred in the ordinary course of business relating to the ownership and operation of the mortgaged property.

C. The unanimous consent of the directors is required to:

- i. File, or consent to the filing of, a bankruptcy or insolvency petition or otherwise institute proceedings;
- ii. To dissolve, liquidate, consolidate, merge, or sell all or substantially all of the assets of the corporation;
- iii. Engage in any other business activity other than the ownership and operation of the mortgaged property; and
- iv. Amend the articles of incorporation of the corporation.

D. The corporation agrees to observe the separateness covenants attached hereto as "Exhibit A".

2. The foregoing amendments were adopted by all the stockholders and directors of the corporation on the 10 day of August, 2019.

IN WITNESS, WHEREOF, the undersigned president and secretary of this corporation have executed these articles of amendment this 20 day of August, 2019.

SAN SOUCI APARTMENTS, INC.

By: 

Dennis Amols, President

2019 AUG 20 AM 10:10  
SECRETARY  
TALLAHASSEE, FL

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**EXHIBIT "A"**  
**SEPARATENESS COVENANTS**

1. To maintain books and records separate from any other person or entity;
2. To maintain its accounts separate from any other person or entity;
3. Not to commingle assets with those of any other entities;
4. To conduct its own business in its own name;
5. To maintain separate financial statements;
6. To pay its own liabilities out of its own funds;
7. To maintain an arms length relationship with affiliates;
8. To pay the salaries of its own employees and maintain a sufficient number of employees in light of its contemplated business operations;
9. Not to guarantee or become obligated for the debts of any other entities or hold out its credit as being available to satisfy the obligation of others excluding the fact that the properties 1745 San Souci Blvd., North Miami, Fl. 33181 and 1840-1850 N.E. 186 St., North Miami Beach, Fl. 33179 shall be utilized to guarantee and collateralize the initial note and mortgage on the properties;
10. Not to require obligations or securities of its partners, members or stock shareholders;
11. To allocate fairly and reasonably any overhead for shared office space;
12. To use separate stationery, invoices and checks;
13. Not to pledge its assets for the benefit of any other entity or make any loans or advances to any entity;
14. To correct any loan misunderstanding regarding its separate identity;
15. To maintain adequate capital in light of its contemplated business operations.