

THIS DOCUMENT PREPARED BY
AND RETURN TO:
Brian S. Hess, Esq.
CLAYTON & MCCULLOH
1065 Maitland Center Commons Boulevard
Maitland, Florida 32751

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**CERTIFICATE OF ARTICLES OF AMENDMENT TO
ARTICLES OF INCORPORATION OF
WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC.**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, as President and Secretary of WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC. (hereinafter "Association"), pursuant to the Florida Statutes and the ARTICLES OF INCORPORATION OF WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC., recorded in Official Records Book 812, Page 236, of the Public Records of Citrus County, Florida, as amended and supplemented (hereinafter "Articles"), hereby certify that the ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION OF WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC., which amendment is attached hereto and by reference made a part hereof (hereinafter "Amendment"), was duly adopted at a meeting of the members on the 10th day of December, 2016 (hereinafter the "Meeting").

Said Amendment was approved at the Meeting in accordance with the requirements of Florida Statute 720.306(1)(b), as amended, by the affirmative vote of two-thirds of the voting interests of the Association. Proper notice was given for the Meeting pursuant to the By-Laws of the Association and the Florida Statutes. The Notice of the Meeting stated the purpose, time, date and location of the Meeting.

The Association is a homeowners association created pursuant to the laws of the State of Florida. With the exception of the attached Amendment, all other terms and conditions of the Articles shall remain in full force and effect.

IN WITNESS HEREOF, the Association has caused these presents to be executed in its name, this 14th day of December, 2016.

Signed, sealed and delivered
in the presence of:

Christine M. Runion
(Sign - Witness 1)
Christine M. Runion
(Print - Witness 1)

James W. Crink
(Sign - Witness 2)
JAMES W CRINK
(Print - Witness 2)

Christine M. Runion
(Sign - Witness 1)
Christine M. Runion
(Print - Witness 1)

James W. Crink
(Sign - Witness 2)
JAMES W CRINK
(Print - Witness 2)

WINDERMERE GARDEN VILLAS
HOMEOWNERS ASSOCIATION, INC.

By: Clinton Reph
(Sign)
Clinton Reph
(Print)

President, Windermere Garden Villas
Homeowners Association, Inc.

Attest: Margaret Carlock
(Sign)
Margaret Carlock
(Print)

Secretary, Windermere Garden Villas
Homeowners Association, Inc.

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing was acknowledged before me this 14th day of December,
2016, by Clinton Reph, as President, and Margaret Carlock, as
Secretary, of WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC., a
Florida not for profit corporation, on behalf of the corporation, who are personally known to me
or who have produced _____ as identification.

NOTARY PUBLIC

Christine M. Runion (Sign)
Christine M. Runion (Print)

State of Florida, At Large
My Commission Expires:



**ARTICLES OF AMENDMENT TO
ARTICLES OF INCORPORATION
OF
WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC.**

FILED
2017 JAN -5 AM 10:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of §617.1006, *Fla. Stat.*, WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC. ("Association") adopts the following Articles of Amendment to its Articles of Incorporation.

FIRST: Amendment adopted:

Article(s) III, VI, and VIII of the ARTICLES OF INCORPORATION OF WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC. ("Articles of Incorporation") are hereby amended as follows (additions are indicated by underlining; deletions are indicated by ~~strike-outs~~, omitted and unaltered provisions are indicated by ellipses):

...

**ARTICLE III
PURPOSE**

The purposes and objects of the corporation are such as authorized under Chapter(s) 617 and 720 of the Florida Statutes and specifically include the ownership, maintenance, preservation, administration and management of certain lands and improvements serving homeowners in the development known as WINDERMERE GARDEN VILLAS, located in Citrus County, Florida. This corporation is organized and operated solely for administration and managerial purposes. It is not intended that the corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. ~~If, in any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other nonrecurring items exceeds the sum of (1) total common expenses for which payment has been made or liability incurred within the taxable year, and (2) reasonable reserves for common expense and other liabilities in the next succeeding taxable year, such excess shall be held by the corporation and used to reduce the amount of assessment that would otherwise be required in the following year.~~

...

**ARTICLE VI
FIRST BOARD OF DIRECTORS**

The number of persons constituting the first Board of Directors shall be three (3) and their names and address are as follows:

RICHARD DIXON

117 U.S. Highway 41 South
Inverness, FL 32650

RICK SUGGS

117 U.S. Highway 41 South
Inverness, FL 32650

DONALD F. PERRIN

320 U.S. Highway 41 South
Inverness, FL 32650

The directors of the corporation shall be elected in accordance with the corporation's bylaws.

...

ARTICLE VIII
PRINCIPAL OFFICE

The principal office of the corporation shall be located at 800 Windermere Blvd., Inverness, FL 34453, but the corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

...

SECOND: The date of adoption of the Amendment was the 10th day of December , 2016.

THIRD: Adoption of Amendment:

Florida Statute §720.306(1)(b) provides that amendments to the Articles of Incorporation may be approved by the affirmative vote of two-thirds of the voting interests of the association.

The members of the corporation were entitled to vote on the Amendment. The members of the Association duly adopted this Amendment in accordance with the above-stated provision. **The number of votes cast for the Amendment was sufficient for approval.**

THE ASSOCIATION has caused these presents to be executed in its name, this 10th day of December , 2016.

WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC.

By:

Clinton Reph
(Sign)

Clinton Reph
(Print)

President, Windermere Garden Villas Homeowners Association, Inc.

Attest:

Margaret Carlock
(Sign)
Margaret Carlock
(Print)

Secretary, Windermere Garden Villas Homeowners Association, Inc.

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing was acknowledged before me this 14th day of December, 2016, by Clinton Reph, as President, and Margaret Carlock as Secretary, of WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC

Christine M. Runion
(Sign)
Christine M. Runion
(Print)

State of Florida, At Large
My Commission Expires:

