

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Amendment, filed on May 7, 2019, to Articles of Incorporation for WINDMILL VILLAGE AT PUNTA GORDA, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is N18341.



Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Eighth day of May, 2019



Laurel M. Lee
Laurel M. Lee
Secretary of State

Articles of Amendment
to
Articles of Incorporation
of

Windmill Village at Punta Gorda, Inc

(Name of Corporation as currently filed with the Florida Dept. of State)

N18341

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

N/A

The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company" or "Co." may not be used in the name.

B. Enter new principal office address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

N/A

C. Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

N/A

19 MAY -7 AM 10:17
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent:

N/A

(Florida street address)

New Registered Office Address:

(City)

Florida

(Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

N/A

Signature of New Registered Agent, if changing

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:

(Attach additional sheets, if necessary)

Please note the officer/director title by the first letter of the office title:

P = President; V= Vice President; T= Treasurer; S= Secretary; D= Director; TR= Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

| | | |
|--|-----------|--------------------|
| <input checked="" type="checkbox"/> Change | <u>PT</u> | <u>John Doe</u> |
| <input checked="" type="checkbox"/> Remove | <u>V</u> | <u>Mike Jones</u> |
| <input checked="" type="checkbox"/> Add | <u>SV</u> | <u>Sally Smith</u> |

| <u>Type of Action</u> (Check One) | <u>Title</u> | <u>Name</u> | <u>Address</u> |
|--------------------------------------|--------------|-------------|----------------|
| 1) <input type="checkbox"/> Change | _____ | _____ | _____ |
| <input type="checkbox"/> Add | | | _____ |
| <input type="checkbox"/> Remove | | | _____ |
| 2) <input type="checkbox"/> Change | _____ | _____ | _____ |
| <input type="checkbox"/> Add | | | _____ |
| <input type="checkbox"/> Remove | | | _____ |
| 3) <input type="checkbox"/> Change | _____ | _____ | _____ |
| <input type="checkbox"/> Add | | | _____ |
| <input type="checkbox"/> Remove | | | _____ |
| 4) <input type="checkbox"/> Change | _____ | _____ | _____ |
| <input type="checkbox"/> Add | | | _____ |
| <input type="checkbox"/> Remove | | | _____ |
| 5) <input type="checkbox"/> Change | _____ | _____ | _____ |
| <input type="checkbox"/> Add | | | _____ |
| <input type="checkbox"/> Remove | | | _____ |
| 6) <input type="checkbox"/> Change | _____ | _____ | _____ |
| <input type="checkbox"/> Add | | | _____ |
| <input type="checkbox"/> Remove | | | _____ |

E. If amending or adding additional Articles, enter change(s) here:
(attach additional sheets, if necessary). (Be specific)

Amended Articles / Bylaws attached - See
Exhibit A

The date of each amendment(s) adoption: _____, if other than the date this document was signed.

Effective date if applicable: March 28, 2019
(no more than 90 days after amendment file date)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Adoption of Amendment(s) (CHECK ONE)

The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.

There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated 4-11-2019

Signature 

(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator – if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

Ken Mogle
(Typed or printed name of person signing)

President
(Title of person signing)

Approved March 28, 2019

AMENDED
ARTICLES OF INCORPORATION
OF
WINDMILL VILLAGE AT PUNTA GORDA INC.

ARTICLE I NAME

The name of the Corporation is:
WINDMILL VILLAGE AT PUNTA GORDA, INC.
A Corporation Not for Profit

ARTICLE II DURATION

This Corporation will exist perpetually.

ARTICLE III PURPOSE

The purposes of this Corporation are to own and operate a resident-owned manufactured home community, WINDMILL VILLAGE AT PUNTA GORDA, Inc. in Charlotte County, Florida, hereinafter "Community", as provided by law on a not-for-profit basis and attendant thereto to do all such things as may be appropriate in relation to the purchase, ownership and operation of such a business, as well as to engage in all lawful endeavors as provided by the Florida General Corporation Act, Chapter 607 of Florida Statutes and the Not For Profit Corporation Act, Chapter 617 of Florida Statutes.

The Corporation will have the power and responsibility to own and operate the manufactured home community on behalf of the shareholders.

ARTICLE III PURPOSE (CONT')

The Corporation is the entity that owns the record interest in the Property as recorded in the Public Records of Charlotte County (See Appendix A. for legal description); being incorporated herein by reference), and including all the improvements and property thereon of every sort and description save and except personal and real property in the name or names of the residents or Shareholders whether jointly or severally.

The Corporation may contract, sue, or be sued with respect to the exercise or non-exercise of its powers. For these purposes the powers of the Corporation include, but are not limited to, the maintenance, management, and operation of Community property and other matters of common interest. The Corporation may institute, maintain, settle, or appeal actions or hearings in its name on behalf of all shareholders concerning matters of common interest, including, but not limited to, the Community's property; structural components of buildings or other improvements; mechanical, electrical, and plumbing elements serving the property; enforcement of these Articles of Incorporation, the Bylaws and Rules and Regulations of the Corporation; and protests of taxes and assessments levied against the Community's property by governmental authorities. If the Corporation has the authority to maintain a class action, the Corporation may be joined in an action as representative of that class with reference to litigation and disputes involving the matters for which the Corporation could bring a class action. Nothing herein limits any statutory or common law right of any individual owner or class of owners to bring any action which may otherwise be available.

The powers and duties of the Corporation include those set forth in Florida Statutes including Chapter 617 and those set forth in the amended Articles of Incorporation and amended Bylaws, and any recorded declarations or restrictions encumbering Community property, if not inconsistent with said chapter.

The Corporation has the power to make and collect assessments and to lease, maintain, repair, and replace the common areas. The Corporation will maintain accounting records in the county

where the property is located, according to good accounting practices. The accounting records will be open to inspection by Corporation Shareholders or their authorized representatives by appointment with the Community Manager and/or an authorized Board member, and ~~copies of such records will be supplied (at a cost of 10 cents per page) upon written request,~~ to Shareholders or their authorized representative(s). The Shareholder or his or her authorized representative(s) shall be allowed to use a portable device, including a smartphone, tablet, portable scanner or similar device to make an electronic copy of said accounting records rather than being provided with copies by the Corporation, and in such event the Corporation shall not charge the Shareholder or his or her authorized representative(s) for the use of the device. ~~The Corporation will be provided with up to 10 business days to fulfill said request.~~ Failure of the Corporation to permit inspection of the Corporation accounting records by Shareholders or their authorized representatives entitles any person prevailing in an enforcement action to recover reasonable attorney's fees from the Corporation in the event that the Corporation directly or indirectly, knowingly denies access to the books and records for inspection. The accounting records may include, but will not be limited to a record of all receipts and expenditures.

The Corporation has the power to purchase all lots in the Community and to acquire and hold, lease, mortgage and convey same.

The Corporation will use its best efforts to obtain and maintain adequate ~~insurance~~ insurance to protect the Corporation and the Community property. A copy of each policy of insurance in effect will be made available for inspection by Shareholders by appointment with the Community Manager and/or Board member.

The Corporation has the authority, without the joinder of any Shareholder, to modify or move an easement for ingress and egress or for the purpose of utilities if the easement constitutes part of or crosses the Community property. This subsection does not authorize the Corporation to modify or move any easement created in whole or in part for the use or benefit of anyone other than the Shareholders, or crossing the property of anyone other than the Shareholders, without

their consent or approval as required by law or the instrument creating the easement. Nothing in this subsection affects the rights of ingress or egress of any Shareholder of the Corporation.

Further, in connection with said business, this Corporation will have the following powers, which will not be deemed to exclude other Corporate powers granted by law:

- (a) ~~To contract~~ debts, borrow money, accept pledges, execute notes and other evidences of indebtedness, and execute such mortgages, transfers of Corporate property, or other instruments to secure the payment of Corporate indebtedness as required.**
- (b) ~~To conduct business~~ in, have one or more offices in, and buy, hold, mortgage, sell, convey, lease, or otherwise dispose of real and personal property, including franchises, patents, copyrights, trademarks, and licenses in the State of Florida, and in all other states and countries.**
- (c) ~~To purchase~~, hold, and sell certificates to and from the Shareholders. Unissued shares of the Corporation will not be voted directly or indirectly, or counted as outstanding for the purpose of any shareholder quorum or vote.**

ARTICLE IV CERTIFICATES

This Corporation is authorized to issue ~~8529~~ certificates at a price of ~~\$1,000.00~~ per share. The number of shares issued to a Shareholder will be evidenced by a certificate, which will be non-negotiable and issued only to a Shareholder of the Corporation who must be a bonafide resident owner of a home in the manufactured home community or an individual who intends to become the bonafide resident owner of a home to be placed in the community, or in the event that the Shareholder is to be a corporation, limited liability company, trust or other entity the share(s) shall be issued in the name of such entity but that entity must designate the person or person(s) who shall be the bonafide resident(s) of the home. The sale/transfer of said certificate by any Shareholder will be limited solely to and from the Corporation.

If the property (described in Appendix A) is sold, in part or in its entirety, the proceeds will be allocated according to the total number of shares shown on the certificate.

ARTICLE V RESTRICTIONS

All shares will be further subject to any other restrictions, on their transferability, by the terms and conditions set forth in Chapter 617 and in the Bylaws of the Corporation.

ARTICLE VI OWNERSHIP/VOTING RIGHTS

Except as otherwise provided by law and the Bylaws of the Corporation, the entire voting power for the election of members of the Board of Administration of the Corporation and adoption and/or amendment of these Articles of Incorporation will be vested exclusively in the Shareholders. Voting will be on a one share one vote basis, up to a maximum of eighteen (18) voting shares per certificate and limited to a maximum ownership of three (3) certificates per shareholder.

ARTICLE VII INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The physical street address of the registered office of this corporation will be Windmill Village, 215 Rio Villa Drive, Punta Gorda, Florida 33950. The registered agent at that address is designated by the Board of Administration and, when designated, is filed with the Florida Department of State.

ARTICLE VIII OFFICERS

The ~~officers~~ of the Corporation, including the President, Vice President, Secretary and Treasurer, will be ~~elected by the Board of Directors~~ in accordance with the provisions of the Bylaws. The officers will serve until the conclusion of the Shareholders Annual Meeting.

ARTICLE IX BOARD MEMBERS

The Corporation will be governed by a Board of Administration consisting of ~~nine (9)~~ members. Board members will serve until their successors are duly elected and qualified in accordance with the provisions of the Bylaws.

ARTICLE X BYLAWS

The Bylaws may be amended in accordance with the provisions herein and to include the provisions in ~~Chapter 617~~ as amended, Florida Statutes and other applicable Florida laws.

The power to adopt, alter, amend or repeal the Bylaws will be vested in the Administrative Board with the approval of a majority of the Corporation shareholders voting at the Annual Shareholders Meeting or a Special Shareholders Meeting.

ARTICLE XI SHAREHOLDER'S MEETING REQUIREMENT

A Shareholders Meeting will be held at least once each fiscal year.

ARTICLE XII AMENDMENT TO ARTICLES OF INCORPORATION

The Articles may be amended in accordance with the provisions herein and the provisions in Chapter 617 as amended, Florida Statutes and other applicable Florida laws solely by the Shareholders voting at the Annual Shareholders Meeting or a Special Shareholders Meeting.

The Community may be converted to a condominium or cooperative form of ownership by the affirmative vote of two-thirds (2/3) of the shareholders, and, in such event, the affirmative vote of a majority of the Shareholders will be sufficient to amend these Articles of Incorporation and the Bylaws so that the Corporation will have all the powers necessary and/or convenient for the operation and management of the condominium or cooperative manufactured home community.

APPENDIX A
LEGAL DESCRIPTION

PARCEL 1

All of Block A and all that part of Blocks, B, C, D, E, F, and G of Unit 3 AQUI ESTA according to the Plats recorded in Plat Book 4, Pages 3A through 3D inclusive of the Public Records of Charlotte County, Florida, in Sections 18 and 19, Township 41 South, Range 23 East, lying within the following described boundary:

Beginning at the concrete monument on the Northwesterly line of said Block G on the Southeasterly line of Rio Villa Drive bearing S 48° 40' 00" W a distance of 420 feet from the most Northerly corner of said Block G, run S 48° 40' 00" W, along said Southeasterly line for 1089.74 feet thence S 50° 01' 10" W, along said Southeasterly line of said Rio Villa Drive for 832.27 feet to a concrete monument; thence run S 88° 54' 30" W, along the Southerly line of said drive for 430.58 feet to a concrete monument; thence run S 1° 10' 00" E, parallel with a 150 feet (as measured on perpendicular) Easterly from the Easterly line of First Street as shown on said Plat to the centerline of the North Branch of Alligator Creek; thence run Easterly and Northerly along said centerline to an intersection with a line bearing S 57° 14' 53" E, passing through the Point of Beginning' EXCEPTING therefrom Lots 49 and 50, of said Block D, All that part of AQUI ESTA SUBDIVISION, Unit 3, according to the Plat recorded in Plat Book 4, Pages 3A through 3D Public Records of Charlotte County, Florida lying with 150 feet East of the East line of First Street (now known as Vasco Street) in said AQUI ESTA SUBDIVISION, has been vacated by Resolution dated 4/8/80, filed 4/9/80 and recorded in O.R. Book 629, Page 935, Charlotte County, Florida

AND

PARCEL 2

Lots 49, 50 and 50A, Block D, AQUI ESTA SUBDIVISION, Unit 3 according to the Plat thereof as recorded in Plat Book 4, Pages 3A thru 3D of the Public Records of Charlotte County, Florida.