



INSTR # 2023127375
BK 12711 Pgs 867-874 PG(s)8
RECORDED 06/01/2023 09:15:17 AM
STACY M. BUTTERFIELD, CLERK OF COURT
POLK COUNTY
RECORDING FEES \$69.50
RECORDED BY terrdavi

This instrument prepared by:

Robert C. Chilton, Esq.
Boswell & Dunlap LLP
245 S. Central Avenue
Bartow, FL 33830

**CORRECTIVE CERTIFICATE OF 2018 AMENDMENTS TO BY-LAWS FOR
IMPERIAL SOUTHGATE VILLAS CONDOMINIUM ASSOCIATION (SECTION III), INC.**

WHEREAS, Imperial Southgate Villas Condominium Association (Section III), Inc. ("Association") is the governing association for Section III of Imperial Southgate Villas, a condominium, as described in the Declaration of Condominium for Imperial Southgate Villas Condominium Apartments Section Three originally recorded on April 10, 1972 in O.R. Book 1435, Page 422 et seq., as amended from time to time ("Declaration");

WHEREAS, the Association's By-laws were originally recorded on April 10, 1972 in O.R. Book 1435, Pages 436 et seq., public records of Polk County, Florida and have been amended from time to time ("By-Laws");

WHEREAS, three amendments to the By-Laws were duly adopted by the Association's members at a membership meeting held on July 12, 2018: an amendment to Article XI § 2 of the By-Laws ("First 2018 Amendment"), an amendment to Article XI § 1 of the By-Laws ("Second 2018 Amendment") and an amendment to Article X of the By-Laws ("Third 2018 Amendment");

WHEREAS, the First 2018 Amendment, a true copy of which is attached hereto and incorporated herein as **Exhibit A**, was recorded on July 27, 2018 in O.R. Book 10562, Pages 1581-1582, public records of Polk County, Florida;

WHEREAS, the Second 2018 Amendment, a true copy of which is attached hereto and incorporated herein as **Exhibit B**, was recorded on July 27, 2018 in O.R. Book 10562, Pages 1593-1594, public records of Polk County, Florida;

WHEREAS, the Third 2018 Amendment, a true copy of which is attached hereto and incorporated herein as **Exhibit C**, was recorded on July 27, 2018 in O.R. Book 10562, Pages 1595-1596, public records of Polk County, Florida;

WHEREAS, although the 2018 amendments were duly adopted and approved by the Association's members on July 12, 2018, the recorded First 2018 Amendment, Second 2018 Amendment and Third 2018 Amendment were not executed with the formalities of a deed and do not identify the Declaration's recording information; and

WHEREAS, the Association's Board of Directors deems it prudent to correct any perceived deficiencies in the format of the recorded First 2018 Amendment, Second 2018 Amendment and Third 2018 Amendment to the By-Laws;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS that the undersigned, on behalf of the Association, pursuant to the Condominium Act, the By-Laws and applicable law, do hereby certify and attest that the foregoing recitals are true and correct and that the three Amendments to the By-Laws attached hereto as **Exhibit A, Exhibit B and Exhibit C** were duly and properly approved and adopted by the Association's members on July 12, 2018.

IN WITNESS WHEREOF, the undersigned, as officers of Imperial Southgate Villas Condominium Association (Section III), Inc., and on behalf of its members, have hereunto affixed their signatures this 18 day of May, 2023.

Witness: Beverly Putnam

Printed Name: Beverly Putnam

Witness: Julie Raebig

Printed Name: Julie Raebig

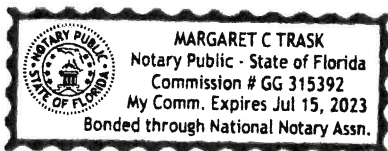
Edgar I. Smith III
Edgar I. Smith III, President

ATTESTATION OF SECRETARY:

Sherrill Lee
Sherrill Lee, Secretary

**STATE OF FLORIDA
COUNTY OF POLK**

The foregoing was executed and acknowledged before me by means of physical presence, this 18 day of May, 2023, by Edgar I. Smith III, as President, and by Sherrill Lee, as Secretary, of Imperial Southgate Villas Condominium Association (Section III), Inc.



MC Trask
Notary Public – State of Florida

☒ Produced Identification

Type of ID Produced: personally known



Imperial Southgate Villa's
Condominium Association Inc -Section III
P. O. Box 2852
Lakeland, Florida 33806

INSTR # 2018160398
BK 10562 Pgs 1581-1582 PG(s)2
RECORDED 07/27/2018 11:00:16 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES \$18.50
RECORDED BY samabrow

Amendment to Declaration of Condominium

Pursuant to the authority in Articles VIII of the Declaration of Condominium, Imperial Southgate Villa's Condominium Association (Section III), Inc. at a Special Meeting of the Condominium Association held July 12, 2018, with a quorum present the Association membership voted to amend

Article XI, Services, *which previously read:*

ARTICLE XI Section 2 Services. The services and facilities that the Association is to furnish for the benefit of the Condominium, in addition to those services and facilities hereinafter added by vote of the members and subject to subsequent deletion of services or facilities pursuant to a vote of members, shall be: to maintain the common elements of the Condominium, including lawns, grounds, roads, walkways, and street lighting; to maintain the flat roof; paint outside walls of the units of members including the exterior walls of the carport and storage room; provide garbage and trash removal for the Condominium and all units thereof; to provide fire and extended coverage insurance to the value on common elements and each unit structure, to provide public liability insurance, on the common elements; to provide management; to provide a central antenna distribution service to each unit; to pay on behalf of each unit's monthly fee to the Villa Club; to provide water and sewer service for the benefit of each unit.

Each villa owner shall be responsible for the repair and/or replacement of the tile portion of the roof of his/her own Villa with either white/off-white tile or Metro-Metal (Roman style in pearl white, color #70) portion of the roof of his/her own Villa.

To read as amended:

ARTICLE XI-Section 2 Services. The services and facilities that the Association is to furnish for the benefit of the Condominium, in addition to those services and facilities hereinafter added by vote of the members and subject to subsequent deletion of services or facilities pursuant to a vote of members, shall be: to maintain the common elements of the Condominium, including lawns, grounds, roads, walkways, and street lighting; to maintain the flat roof; paint outside walls of the units of members including the exterior walls of the carport and storage room; provide garbage and trash removal for the Condominium and all units thereof; to provide fire and extended coverage insurance to the value on common elements and each unit structure, to provide public liability insurance, on the common elements; to provide management; to provide a central antenna distribution service to each unit; to pay on behalf of each unit's monthly fee to the Villa Club; to provide water and sewer service for the benefit of each unit.

Each villa owner shall be responsible for the cleaning, sealing, painting, repair and/or replacement of the tile portion of the roof of his/her own Villa with either white/off-white tile or Metro-Metal (Roman style in pearl white, color #70) portion of the roof of his/her own Villa.

ATTESTED:

Imperial Southgate Villa's Condominium Association
Section III, Inc.


Secretary

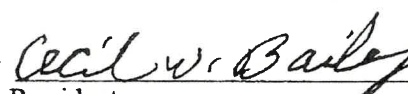
By 
President

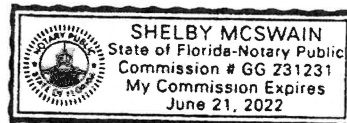
Exhibit A

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared in person, as President of Imperial Southgate Villa's Condominium Association, Section III, Inc., a Florida Corporation, known to me to be the person described in and who executed the foregoing Instrument(s) as such officer and he acknowledged before me that he executed the same on behalf of said corporation.

Witness my hand and official seal in the County and State named above, this 27 day of July, 2018.



Notary Public

My commission expires: _____

SEAL



I hereby certify that the foregoing is a true copy of the record in my office this day, Jul 27, 2018. Redacted ___ Unredacted/law ✓
Stacy M. Butterfield, Clerk of Court Polk County, Florida
By S. Walker Deputy Clerk



INSTR # 2018160404
 BK 10562 Pgs 1593-1594 PG(s) 2
 RECORDED 07/27/2018 11:00:16 AM
 STACY M. BUTTERFIELD,
 CLERK OF COURT POLK COUNTY
 RECORDING FEES \$18.50
 RECORDED BY samabrow

**Imperial Southgate Villa's
 Condominium Association Inc -Section III**
 P. O. Box 2852
 Lakeland, Florida 33806

Amendment to Declaration of Condominium

Pursuant to the authority in Articles VIII of the Declaration of Condominium, Imperial Southgate Villa's Condominium Association (Section III), Inc. at a Special Meeting of the Condominium Association held July 12, 2018, with a quorum present the Association membership voted to amend Article XI, Dues & Assessments, *which previously read:*

ARTICLE XI, DUES and ASSESSMENTS. The board of Directors may determine from time to time the dues, charges fees or assessments to be paid by the members. Said dues, charges, fees and assessments are to be levied in an amount and manner so as to provide the corporation with sufficient funds to meet the obligations of the corporation and furnish the facilities and services to the Units of the Condominium which the corporation is obliged to furnish, all on a non-profit basis and each Unit to bear only its pro-rata share of same, as provided in the Declaration of Condominium. Unit owners shall be given written notice of the meeting of the Board which will consider any budget or special assessment or such budget or special assessment shall be submitted to the membership in writing at least thirty (30) days prior to a membership meeting to approve the budget or assessment.

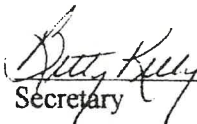
To Read As Amended:

ARTICLE XI, DUES and ASSESSMENTS. The board of Directors may determine from time to time the dues, charges fees or assessments to be paid by the members. Said dues, charges, fees and assessments are to be levied in an amount and manner so as to provide the corporation with sufo ficient funds to meet the obligations of the corporation and furnish the facilities and services to the Units of the Condominium which the corporation is obliged to furnish, all on a non-profit basis and each Unit to bear only its pro-rata share of same, as provided in the Declaration of Condominium. Unit owners shall be given written notice of the meeting of the Board which will consider any budget or special assessment or such budget or special assessment shall be submitted to the membership in writing at least thirty (30) days prior to a membership meeting to approve the budget or assessment.

Dues and assessments must be paid by the 10th of the quarter in which they become due. A late fee of \$25.00 will be charged on the 11th of the month in which dues is not paid and continue each month until the outstanding balance is made current. Continued failure to pay dues and assessments may be referred to Legal Counsel for further collection actions as allowable under Chapter 718 or current prevailing law.

ATTESTED:

Imperial Southgate Villa's Condominium Association
 Section III, Inc.


 Secretary

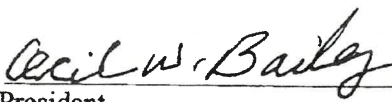
By 
 President

Exhibit B

STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared in person, as President of Imperial Southgate Villa's Condominium Association, Section III, Inc., a Florida Corporation, known to me to be the person described in and who executed the foregoing Instrument(s) as such officer and he acknowledged before me that he executed the same on behalf of said corporation.

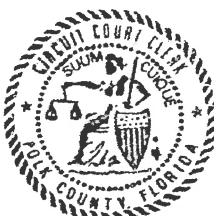
Witness my hand and official seal in the County and State named above, this 27 day of July, 2018.



Notary Public

My commission expires: _____

SEAL



I hereby certify that the foregoing is a true copy of the record in my office this day, Jul 27, 2018. Redacted ☐ Unredacted/law ☒
Stacy M. Butterfield, Clerk of Court Polk County, Florida
By S. Walker Deputy Clerk



Imperial Southgate Villa's
Condominium Association Inc -Section III
P. O. Box 2852
Lakeland, Florida 33806

INSTR # 2018160405
BK 10562 Pgs 1595-1596 PG(s)2
RECORDED 07/27/2018 11:00:16 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES \$18.50
RECORDED BY samabrow

Amendment to BY-LAWS

Pursuant to the authority in Articles VIII of the Declaration of Condominium, Imperial Southgate Villa's Condominium Association (Section III), Inc. at a Special Meeting of the Condominium Association held July 12, 2018, with a quorum present the Association membership voted to amend Article X, of BY LAWS, *which previously read:*

Article X of BY-LAWS

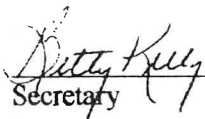
Fiscal Year ~~The fiscal year of the Corporation shall begin on the first day of January and end on the last day of December in each year.~~

To Read As Amended: **Article X of By-Lays Fiscal Year**

The fiscal year of the Corporation shall begin on April 1st and end on March 31st each year.

ATTESTED:

Imperial Southgate Villa's Condominium Association
Section III, Inc.


Secretary

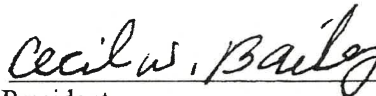
By 
President

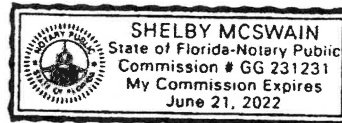
Exhibit C

CERTIFICATION ON LAST PAGE
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared in person, as President of Imperial Southgate Villa's Condominium Association, Section III, Inc., a Florida Corporation, known to me to be the person described in and who executed the foregoing Instrument(s) as such officer and he acknowledged before me that he executed the same on behalf of said corporation.

Witness my hand and official seal in the County and State named above, this 27 day of JULY, 2018.



Notary Public

My commission expires: _____

SEAL



I hereby certify that the foregoing is a true copy of the record in my office this day, Jul 27, 2018. Redacted ☐ Unredacted/law ☒
Stacy M. Butterfield, Clerk of Court Polk County, Florida
By [Signature] Deputy Clerk