

Department of State

I certify the attached is a true and correct copy of the Articles of Amendment, filed on April 18, 2023, to Articles of Incorporation for CAMBRIDGE AT KINGS RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is N98000006922.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twenty-sixth day of June, 2023



CR2E022 (01-11)


Cord Byrd
Secretary of State

PREPARED BY AND RETURN TO:

Frank A. Ruggieri
The Ruggieri Law Firm, P.A.
13000 Avalon Lake Dr. Ste. 305
Orlando, FL 32828

CERTIFICATE OF FIRST AMENDMENT
TO ARTICLES OF INCORPORATION OF
CAMBRIDGE AT KINGS RIDGE HOMEOWNERS ASSOCIATION, INC.

WHEREAS, those certain ARTICLES OF INCORPORATION OF CAMBRIDGE AT KINGS RIDGE HOMEOWNERS ASSOCIATION, INC., were duly adopted and caused to be recorded at OFFICIAL RECORDS BOOK 1684, PAGE 126, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (hereinafter "Articles"); and

WHEREAS, Article X, Section 10.4 of the Articles provides that the Articles may be amended upon the affirmative vote of not less than seventy-five (75%) percent of the total votes that may be cast by the membership of the Association.; and

WHEREAS, the amendments attached hereto, incorporated herein by reference, and marked Exhibit "A" ("amendments") were duly adopted by unanimous vote of the Board of Directors at a properly noticed and called meeting of the Board; and

WHEREAS, the amendments were presented to a vote of the Members by written consent in lieu of a meeting as expressly permitted by both Section 3.7 of the Bylaws and Section 10.4 of the Articles, and received the approval by written consent of at least 75% of the Members within sixty (60) days of mailing of the consent packet to all Members;

NOW, THEREFORE, be it certified and affirmed by the CAMBRIDGE AT KINGS RIDGE HOMEOWNERS ASSOCIATION, INC., that the amendments to the Articles were adopted by the requisite vote of the Members as afordescribed.

1. **Recitals.** The foregoing whereas clauses form a material part hereof and are hereby incorporated by reference as if fully set forth herein.
2. **Definitions.** All capitalized terms herein shall have the same meaning as those set forth in the Articles unless the context clearly states otherwise.
3. **Amendments.** The amendments to the Articles are set forth in Exhibit "A", attached hereto and incorporated herein by reference.
4. **Full Force and Effect.** Except as expressly amended herein, all other provisions of the Articles shall remain in full force and effect.

IN WITNESS WHEREOF, be it hereby certified that the amendments to the Articles attached hereto as Exhibit "A" were duly adopted by the CAMBRIDGE AT KINGS RIDGE HOMEOWNERS ASSOCIATION, INC., by written consent in lieu of a meeting.

FILED
2023 APR 18 AM 11:21
CLERK OF CIRCUIT COURT
JUDICIAL CIRCUIT IN AND FOR
THE COUNTY OF ORANGE, FLORIDA

EXHIBIT "A" (AMENDMENTS)(NEW LANGUAGE IS UNDERLINED. DELETED LANGUAGE IS ~~STRICKEN THROUGH~~.)**1. Article V, Section 5.3 of the Articles is amended to read as follows:**

§5.3 Community Association. Each Member of the Association shall also be a member of the Community Association. The Association shall elect three (3) voting Members who shall represent the interests of all members of the Association at meetings of the Community Association, and shall cast as many votes as there are Homes subject to the jurisdiction of the Association. The Association shall elect its Voting Members in the same manner, and subject to the same terms as to duration of office, removal and qualifications, as it elects its own directors and each Voting Member shall be a director of the Association.

a) Nomination. In accordance with the provisions of the Community Association governing documents, the Association shall establish a procedure for nominations for election to the Community Association Board of Directors in advance of the Annual Meeting and Election of the Community Association. In order to ensure the availability of candidates to serve on the Community Association Board on behalf of the Association, the Board shall encourage participation by Association Members that the Board, in its discretion, determines shall serve the best interests of the Association as a member of the Community Association Board of Directors.

The Board shall consider relevant factors including the Member's working knowledge of the business of the Association, the Community Association, and their respective governing documents, including all rules, regulations and Board policies. The Board shall identify one (1) Member of the Association who shall be a candidate for election to the Community Association Board and nominated by the Neighborhood Voting Members at the Annual Meeting and Election of the Community Association ("Board Nominee"). Notwithstanding the foregoing, any Member of the Association otherwise eligible may nominate themselves for election to the Community Association Board in accordance with the procedure set forth herein for nominations in advance.

The Board shall give notice to all Association Members of the election to the Community Association Board and call for Association candidates by conspicuous physical posting in the community and regular U.S. mail not less than forty-five (45) days in advance of the Community Association Annual Meeting. Said notice shall call for nominations by eligible Association Members, and include a deadline twenty (20) days prior to the date of the Annual Meeting by which such Member shall provide written notice to the Association of their intent to run. No specific written form shall be required and the Member may utilize electronic transmission of their intent to run; provided, it shall be the sole responsibility of the Member to ensure

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receipt of their intent to run by the Association by the foregoing deadline. The Board Nominee and all other Members having submitted their written notice of intent to run in accordance with the foregoing shall be announced and nominated by the Neighborhood Voting Members in accordance with such procedures for nominations as may be made by the Community Association.

2. Article X, Section 10.4 of the Articles is amended to read as follows:

§10.4 Approval. Except as elsewhere provided, the approval of a resolution for the adoption of a proposed amendment to these Articles shall require, the affirmative vote of not less than seventy-five (75%) two-thirds (66 2/3%) percent of the total votes that may be cast by the membership of voting interests of the Association otherwise eligible to vote. Voting Members of the Association not present in person or by proxy at the meeting at which the amendment is to be considered may express their approval (or disapproval) of the amendment in writing, provided that such approval is delivered to the Secretary of the Association prior to the commencement of the meeting.

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CAMBRIDGE AT KINGS RIDGE
HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

Witnesses:

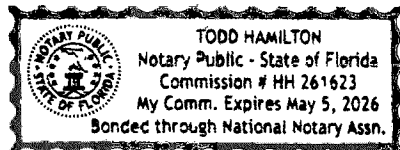
Marvin Martin
Name: Marvin Martin

Claudette S Martin
Name: CLAUDETTE S MARTIN

By: Scott Whipple President
SCOTT WHIPPLE, President

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of April, 2023 by SCOTT WHIPPLE in his capacity as President of CAMBRIDGE AT KINGS RIDGE HOMEOWNERS ASSOCIATION, INC., who is personally known to me or who produced Driver's L. as identification.



Todd Hamilton
Notary Public, State of Florida

Todd Hamilton
Printed Name of Notary

SEAL

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FILED
CLERK OF STATE
LAKE COUNTY, FL

**ARTICLES OF AMENDMENT TO
ARTICLES OF INCORPORATION OF
CAMBRIDGE AT KINGS RIDGE HOMEOWNERS ASSOCIATION, INC.,
(A CORPORATION NOT FOR PROFIT)**

The undersigned, being the President and Secretary of CAMBRIDGE AT KINGS RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, hereby execute these Articles of Amendment, which shall be filed in the Office of the Florida Department of State.

**ARTICLE I
Amendments**

A true and correct copy of the text of the amendments adopted by the Members are attached hereto.

**ARTICLE II
Approval**

The Neighborhood Voting Members of CAMBRIDGE AT KINGS RIDGE HOMEOWNERS ASSOCIATION, INC. are entitled to vote on amendments to the Articles of Incorporation. The Members voted on the subject amendments by written consent in lieu of a meeting as expressly permitted by Section 3.7 of the corporation's Bylaws. The mailing to the Members took place on February 27, 2023, and more than 75% of the Members consented in writing within sixty (60) days of mailing of the written consent packet to the Members.

**ARTICLE III
Effective Date**

The attached amendment shall be effective upon the recording of these Articles of Amendment in the Public Records of Lake County, Florida.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Amendment on April 10th, 2023.

CAMBRIDGE AT KINGS RIDGE
HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

Witnesses:

Kathleen Glenn
Name: KATHLEEN GLENN

William Henry Wood
Name: William Henry Wood

By: Scott Whipple President
SCOTT WHIPPLE, President

STATE OF FLORIDA

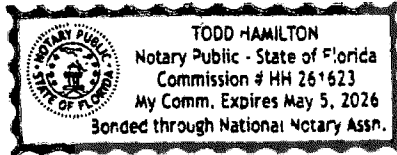
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of April, 2023 by SCOTT WHIPPLE in his capacity as President of CAMBRIDGE AT KINGS RIDGE HOMEOWNERS ASSOCIATION, INC., who is personally known to me or who produced Drives L. as identification.

Todd Hamilton
Notary Public, State of Florida

Todd Hamilton
Printed Name of Notary

SEAL



ATTEST:

Witnesses:

Kathleen Glenn
Name: KATHLEEN GLENN

By: Karen Peterson
KAREN PETERSON, Secretary

William Larry Wood
Name: William Larry Wood

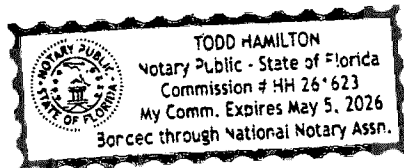
STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of April, 2023 by KAREN PETERSON in her capacity as Secretary of CAMBRIDGE AT KINGS RIDGE HOMEOWNERS ASSOCIATION, INC., who is personally known to me or who produced Drives L. as identification.

Todd Hamilton
Notary Public, State of Florida

Todd Hamilton
Printed Name of Notary

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2023 APR 18 AM 11:21
SECRETARY OF STATE
TALLAHASSEE, FLA.

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Neighborhood Voting Members in accordance with such procedures for nominations as may be made by the Community Association.

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SECRETARY OF STATE
CLERK OF COURT