



January 31, 2014

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

SUN CITY CENTER WEST MASTER ASSOCIATION, INC.  
1904 CLUBHOUSE DR  
SUN CITY CENTER, FL 33573US

Re: Document Number 726597

The Articles of Amendment to the Articles of Incorporation for SUN CITY CENTER WEST MASTER ASSOCIATION, INC., a Florida corporation, were filed on January 30, 2014.

The certification requested is enclosed. To be official, the certification for a certified copy must be attached to the original document that was electronically submitted and filed under FAX audit number H14000024273.

Should you have any question regarding this matter, please telephone (850) 245-6050, the Amendment Filing Section.

Tracy L Lemieux  
Regulatory Specialist II  
Division of Corporations

Letter Number: 814A00002193

# State of Florida



Department of State

I certify from the records of this office that SUN CITY CENTER WEST MASTER ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on May 29, 1973.

The document number of this corporation is 726597.

I further certify that said corporation has paid all fees due this office through December 31, 2013, that its most recent annual report/uniform business report was filed on April 29, 2013, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code, 814A00002193-013114-726597 -1/1, noted below.

Authentication Code: 814A00002193-013114-726597 -1/1

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Thirty-first day of January, 2014



*Ken Deitzner*  
Ken Deitzner  
Secretary of State

# State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Amendment, filed on January 30, 2014, to Articles of Incorporation for SUN CITY CENTER WEST MASTER ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H14000024273. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below

The document number of this corporation is 726597.

Authentication Code: 814A00002193-013114-726597

-1/1

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Thirty-first day of January, 2014



*Ken Detzner*  
Ken Detzner  
Secretary of State

COVER LETTER

TO: Amendment Section  
Division of Corporations

NAME OF CORPORATION: Sun City Center West Master Association, Inc.

DOCUMENT NUMBER: 726597

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Clayton Bricklemyer

(Name of Contact Person)

Bricklemyer Law Group, P.L.

(Firm/ Company)

400 North Ashley Drive, Suite 1100

(Address)

Tampa, FL 33602

(City/ State and Zip Code)

dana.phillips@fsresidential.com

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

For further information concerning this matter, please call:

Clayton Bricklemyer

(Name of Contact Person)

at ( 813 ) 229-7700

(Area Code & 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 & Certificate of Status
- \$43.75 Filing Fee & Certified Copy (Additional copy is enclosed)
- \$52.50 Filing Fee Certificate of Status Certified Copy (Additional Copy 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

Articles of Amendment  
to  
Articles of Incorporation  
of

Sun City Center West Master Association, Inc.

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

726597

(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:

\_\_\_\_\_ *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**)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. Enter new mailing address, if applicable:

(Mailing address **MAY BE A POST OFFICE BOX**)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_

\_\_\_\_\_  
(Florida street address)

New Registered Office Address:

\_\_\_\_\_, Florida  
(City) (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.*

\_\_\_\_\_  
*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 checked="" type="checkbox"/> Remove	<u>STD</u>	<u>Robert W. Stevens</u>	<u>417 Sand Crane Ct</u> <u>Bradenton, FL 34212</u>
2) <input type="checkbox"/> Change <input checked="" type="checkbox"/> Add <input type="checkbox"/> Remove	<u>STD</u>	<u>Theodore C. Neuweiler III</u>	<u>10150 Highland Manor Drive</u> <u>Suite 200</u> <u>Tampa, FL 33610</u>
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	_____	_____	_____



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

Effective date if applicable: \_\_\_\_\_  
(no more than 90 days after amendment file date)

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 01-28-14

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)

**Brian D. Cale**  
\_\_\_\_\_  
(Typed or printed name of person signing)

**President**  
\_\_\_\_\_  
(Title of person signing)



**ARTICLES OF AMENDMENT  
TO ARTICLES OF INCORPORATION OF  
SUN CITY CENTER WEST MASTER ASSOCIATION, INC.**

SUN CITY CENTER WEST MASTER ASSOCIATION, INC., ("Association"), a corporation not for profit organized under the laws of the State of Florida with Charter No. 726597, under its corporate seal and through the signature of its President and Secretary hereby certify that the Developer as the sole voting member and the Board of Directors thereof by a written action dated January 14, 2014, unanimously approved the following resolution amending the Amended and Restated Articles of Incorporation of the Association, all pursuant to and in accordance with the procedure for amending said Amended and Restated Articles of Incorporation as set forth in Article XIII of the Amended and Restated Articles of Incorporation of said Corporation as are recorded in Official Records Book 19851, Pages 1115 - 1124, public records of Hillsborough County, Florida:

WHEREAS, Minto Communities, LLC is the Developer of the Sun City Center West Project as the successor and assignee of all developer rights and is accordingly authorized to act as a sole voting member pursuant to Article III of the Amended and Restated Articles of Incorporation; and

WHEREAS, the Board voted at a duly called meeting held on November 11, 2013 to enter into a Traffic Control Jurisdiction Agreement with Hillsborough County, Florida, and Hillsborough County requires a current legal description be attached to the Traffic Control Jurisdiction Agreement; and

WHEREAS, the Developer and the Board desire to amend the Amended and Restated Articles of Incorporation to update the legal description for the Sun City Center West Project to describe the Project acreage as that lying within the Kings Point area bordered by SE 36<sup>th</sup> Street to the west, State Route. 674 to the north, Cypress Creek to the east, and Little Manatee State Park to the south, and to exclude the golf course property from the revised legal description;

RESOLVED that the Amended and Restated Articles of Incorporation as recorded in Official Records Book 19851, Pages 1115 - 1124, public records of Hillsborough County, Florida, are hereby further amended so that Article XIV is deleted in its entirety and replaced with the following:

**ARTICLE XIV  
"LEGAL DESCRIPTION OF  
SUN CITY CENTER WEST PROJECT**

The term "Sun City Center West Project" shall be an area of land located in Hillsborough County, Florida, which does not exceed eighteen hundred (1,800) acres, as determined in the sole discretion of the Board of Directors until such time as the Developer transfers control of the Association to its members as provided in Article III. *Amended and recorded on February 17, 1989 in O.R. Book 5626, Pages 446-448.* The term shall be amended and restated to include the following property, to wit:

**That part of Section 11, Township 32 South, Range 19 East, Hillsborough County, Florida, lying South of State Road 674;**

Excepting therefrom, however, those parts of Section 11 described as Hillsborough County folio numbers 0567766782 and 0567766764 and 0567766768 and 0567766771 and 0567766770 and 0567766769 and 0567766767 all lying South of State Road 674 and North of Hillsborough County folio #056776-0000; and

Excepting therefrom, however, that part of Section 11 described as Hillsborough County Folio #0574740310 "Falcon Watch Golf Course".

**ALSO, all of Section 14, Township 32 South, Range 19 East, Hillsborough County, Florida;**

Excepting, therefrom, however, that part of Section 14 described as Hillsborough County Folio #0574740310 "Falcon Watch Golf Course"; and

Excepting therefrom, however, that part of Section 14 described as Hillsborough County Folio #0574741500 "Scepter Golf Course"; and

Excepting therefrom, however, that part of Section 14 described as Hillsborough County Folio #0574740000 lake lying Westerly and Southerly of Lancaster III Condominium.

**ALSO, all that part of Section 23, Township 32 South, Range 19 East, Hillsborough County, Florida, lying North of the thread of the stream of the "Little Manatee River";**

Excepting therefrom, however, that part of Section 23 described as Hillsborough County Folio #0574741500 "Scepter Golf Course"; and

Excepting therefrom, however, that part of Section 23 described as Hillsborough County Folio #0579770000 "Little Manatee State Park", lying South of the "Kings Point" South boundary line; and

Excepting therefrom, however, that part of Section 23 described as Hillsborough County Folio #0574740000 "Wetland Hydration Sump" lying east of Lake XX, northerly of Oakley Green Condominium, southeasterly of Vilmont Greens Drive.

**ALSO, all that part of Section 13, Township 32 South, Range 19 East, Hillsborough County, Florida, lying Northerly and Westerly of the thread of the stream of the "Cypress Creek";**

Excepting therefrom, however, that part of Section 13 described as Hillsborough County Folio #0574740310 "Falcon Watch Golf Course"; and

Excepting that part of Section 13 described as Hillsborough County Folio #0574741500 "Scepter Golf Course"; and

Excepting all of that part of Section 13 described as Hillsborough County Folio #0574700000 "Golf Maintenance Facility"; and

Excepting therefrom, however, that part of Section 12 described Hillsborough County Folio #0568161000 "Executive Golf Course" lying Northeasterly of the Southeast boundary of Cambridge A Condominium and lying Northwesterly of Kings Boulevard.

**ALSO, the following described part of Section 12, Township 32 South, Range 19 East, Hillsborough County, Florida;**

**Begin at the Southwest corner of said Section 12, thence run North along the West line of said Section 12 to an intersection thereof with the South R/W line of State Road 674; thence, run easterly along said South R/W line to the intersection thereof with a line that is parallel to and**

**1,700 feet westerly of the East line of said Section 12; thence, run southerly along said line a distance of 2,000 feet; thence, run westerly along a line that is parallel to and 2,000 feet southerly of the South R/W line of State Road 674, to the thread of the stream of "Cypress Creek"; thence, southerly along the thread of said stream to the South line of said Section 12; thence, westerly along said South line to the southwest corner of said Section 12 and the Point of beginning.**

Excepting therefrom, however, that part of Section 12 described as known as Hillsborough County Folio #0568161000 "Executive Golf Course".

**ALSO, All of Section 24, Township 32 South, Range 19 East, Hillsborough County, Florida,**

Excepting therefrom, however, the North 1,450 feet of said Section 24, lying East of the thread of the stream of "Cypress Creek"; and

Excepting therefrom, however, those parts of Section 24 described as Hillsborough County Folios #057979-0500 and 057977-0000, and 057977-0100 and 057979-0060 "Little Manatee State Park", lying South of the "Kings Point" South boundary and lying East of the thread of the stream of "Cypress Creek"; and

Excepting therefrom, however, that part of Section 24 described as Hillsborough County Folio #0574741500 "Scepter Golf Course".

Additional property may be included or portions of the above-described property may be excluded from the term Sun City Center West Project in the sole discretion of the Board of Directors until such time as is hereinbefore provided. *Amended and recorded on February 17, 1989 in O.R. Book 5626, Pages 446-448.* Such additional property as may be included or such property as may be excluded shall be set forth in a Resolution adopted by the Board of Directors, and a copy thereof certified as true and correct by the Corporation's Secretary or an Assistant Secretary, and President or Vice President, with the Corporate Seal affixed, shall be recorded in the Public Records of Hillsborough County, Florida. The foregoing shall be deemed paramount to the requirements for the amendment of this Corporation's Articles of Incorporation and its By-Laws.

IN WITNESS WHEREOF, said Corporation has caused these Amended and Restated Articles of Amendment to be signed in its name by its President and its corporate seal to be affixed hereunto and attested by its Secretary this 14<sup>th</sup> day of January, 2014.

SUN CITY CENTER WEST MASTER ASSOCIATION INC.

(Corporate Seal)

By: [Signature]  
Brian D. Cale, President

ATTEST:

By: [Signature]  
Theodore C. Neuweiler III, Secretary

STATE OF FLORIDA

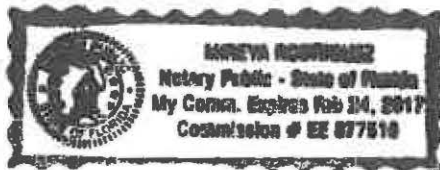
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2014, by Brian D. Cale and Theodore C. Neuweiler III, as President and Secretary, respectively, of SUN CITY CENTER WEST MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ as identification.

My Commission Expires: 2017

[Signature]  
(Signature)  
Name: Miryan Rodriguez  
(Legibly Printed)

(AFFIX NOTARY SEAL)



Notary Public, State of Florida

EE 877510  
(Commission Number, if any)