

REGENCY CENTERS CORP  
Form 8-K  
August 28, 2007

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SECURITIES AND EXCHANGE COMMISSION  
UNITED STATES  
Washington, DC 20549

**FORM 8-K**  
**CURRENT REPORT**

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported) August 27, 2007

**REGENCY CENTERS CORPORATION**

(Exact name of registrant as specified in its charter)

**Florida**  
(State or other  
jurisdiction of incorporation)

**001-12298**  
(Commission  
File Number)

**59-3191743**  
(IRS Employer  
Identification No.)

**One Independent Drive, Suite 114**  
**Jacksonville, Florida**  
(Address of principal executive offices)

**32202**  
(Zip Code)

Registrant's telephone number including area code: (904)-598-7000

**Not Applicable**

(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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**Item 5.03 Amendments to Articles of Incorporation or Bylaws; Change in Fiscal Year**

CURRENT REPORT

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On July 31, 2007, the board of directors of Regency Centers Corporation approved the Corporation's Restated Articles of Incorporation, which became effective upon filing with the Florida Department of State on August 27, 2007. None of the changes adversely affect the rights or preferences of the holders of outstanding shares of any class or series, and accordingly, stockholder approval was not required.

The Restated Articles of Incorporation were adopted by the board of directors to:

- (i) incorporate previously filed amendments as part of a single restated document;
- (ii) cancel the designation of the following series of preferred stock, no shares of which have ever been issued and with respect to which the corporation's obligation to issue shares has terminated:

- 8.75% Series B Cumulative Redeemable Preferred Stock;
- 9.0% Series C Cumulative Redeemable Preferred Stock;
- 8.75% Series E Cumulative Redeemable Preferred Stock; and
- 8.75% Series F Cumulative Redeemable Preferred Stock;

- (iii) delete references to the 8.75% Series B, 9.0% Series C, 8.75% Series E and 8.75% Series F Cumulative Redeemable Preferred Stock from the definition of Parity Preferred Stock; and

- (iv) omit other items of historical interest only.

**Item 9.01 Financial Statements and Exhibits**

D. Exhibits:

3.1 Restated Articles of Incorporation of Regency Centers Corporation  
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**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**REGENCY CENTERS CORPORATION**  
**(registrant)**

Date: August 27, 2007

By: /s/ J. Christian Leavitt  
J. Christian Leavitt, Senior Vice President  
Finance and Principal Accounting Officer

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