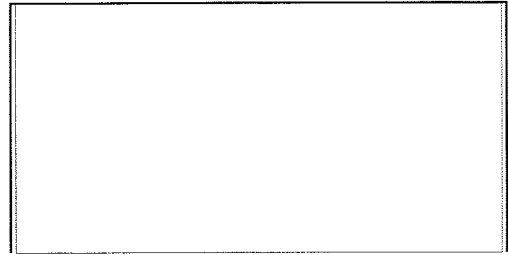


Prepared by and
when recorded return to:
Jonathan J. Ellis, Esq.
Becker & Poliakoff, P.A.
1511 N. Westshore Blvd., Suite 1000
Tampa, Florida 33607
Phone: (813) 954-8453



CERTIFICATE OF AMENDMENT TO THE COMMUNITY
DECLARATION FOR DEL WEBB BEXLEY

This Certificate of Amendment to the Community Declaration for Del Webb Bexley Community Association, Inc. (the "Association").

WHEREAS, the Association is subject to the Community Declaration for Del Webb Bexley, as recorded in Official Records Book 9774, Page 2623, *et seq.*, of the public records of Pasco County, Florida, as amended from time to time (the "Declaration");

WHEREAS, Section 4.4 of the Declaration provides that a proposed amendment shall be adopted by approval of: (a) a majority of all of the Board of Directors; and (b) fifty-one percent (51%) of the Voting Interests present at a duly called meeting of the members entitled to vote at which there was a quorum;

WHEREAS, at a duly noticed meeting of the Board of Directors, held in the manner required by the Association's Governing Documents, the Board of Directors voted to approve the Amendments to the Declaration attached to this Certificate as **EXHIBIT A**; and


WHEREAS, at a duly noticed meeting of the Members of the Association, held in the manner required by the Association's Governing Documents, the requisite number of Members voted to approve the Amendments to the Declaration attached to this Certificate as **EXHIBIT A**;

NOW, THEREFORE, the Association hereby declares and certifies as follows:

1. The foregoing recitals are true and correct.
2. All initially capitalized terms not defined herein or in the Amendments shall have the meaning set forth in the Declaration or Bylaws.
3. With respect to the Amendments, text to be deleted is indicated by strikethrough (~~strikethrough~~) and text to be added is indicated by an underline (underline). Ellipses (. . .) indicate that the language omitted by the ellipsis shall remain unchanged.
4. In the event that there is a conflict between the Amendments and the previously existing Bylaws, the Amendments shall control.
5. All provisions of the Declaration, Bylaws and Articles are hereby ratified and shall be of full force and affect, except as specifically modified and amended by the Amendments.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal.

WITNESSES:

Signature: 
Print Name: Colleen Curran
Address: 19340 Ship Wheel Way
Land O Lakes FL 34638

DEL WEBB BEXLEY COMMUNITY
ASSOCIATION, INC.
a Florida not for profit corporation

By: 
Tony Pepenella, President

Signature: Patti Rebert
Print Name: PATTI REBERT
Address: 4721 BALLAST CREST COVE
LAND OLAKE FL 34678

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of September, 2025 by Tony Pepenella, as President, for Del Webb Bexley Community Association, Inc., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.



Tasha McAlister
NOTARY PUBLIC
Print Name: Tasha McAlister
My Commission Expires: May 15, 2026

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal as.

WITNESSES:

Signature: Madi Rodriguez
Print Name: Madi Rodriguez
Address: 5901 US Highway
19 New Port Richey FL

Signature: Tony Gambino
Print Name: TONY GAMBINO
Address: 19805 SEA GLASS
CIRCLE

DEL WEBB BEXLEY COMMUNITY
ASSOCIATION, INC.

a Florida not for profit corporation

By: Mabel Edmonds
Mabel Edmonds, Secretary

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of September, 2025 by Mabel Edmonds, as Secretary, of the Del Webb Bexley Community Association, Inc., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.



Tasha McAlister
NOTARY PUBLIC
Print Name: Tasha McAlister
My Commission Expires: May 15, 2026

EXHIBIT "A"

Amendments to the Community Declaration for Del Webb Bexley

- 12.24.2 No Home may be leased by an Owner unless and until at least one current Owner has owned the Home for a period of at least eighteen (18) months (the "Non-Lease Period"). This subsection ~~B~~ shall not apply to any Owner who ~~holds~~ held title to a Home ~~as of July 3, 2024, on the date of the recording of this amendment, any Owner of a Vacation Getaway Home, as that term is defined,~~ or DEL WEBB BEXLEY, regardless of when DEL WEBB BEXLEY obtains title to any Home. Further, the provisions set forth in this Subsection ~~B~~ shall not apply to any person(s) obtaining title as a result of any inheritance or probate proceedings, so long as the prior Owner(s) owned the Home for the duration of the Non-Lease Period.