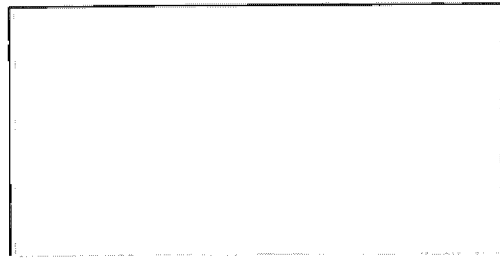


Prepared by and  
when recorded return to:  
Jonathan J. Ellis, Esq.  
Becker & Poliakoff, P.A.  
1511 N. Westshore Blvd., Suite 1000  
Tampa, Florida 33607  
Phone: (813) 954-8453



**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.

## EXHIBIT "A"

## Amendments to the Community Declaration for Del Webb Bexley

4.4 Amendments From and After the Turnover. After the Turnover, but subject to the general restrictions on amendments set forth herein, this Declaration may be amended with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Voting Interests ~~present who voted~~ (in person, ~~or by proxy, or electronically~~) at ~~or in advance of, within the time set forth by the Board, if any,~~ a duly called meeting of the members of the Association at which there is a quorum. Nevertheless, no vote shall be valid unless at least ten percent (10%) of the Voting Interests cast a vote (in person, by proxy, or electronically).

...

12.19 Hurricane Shutters. Any hurricane shutters or other protective devices visible from outside a Home shall be of a type as approved in writing by the ARC ~~and shall match the color or trim of the Home and be of a neutral color.~~ The Board or the ARC is authorized to create Rules and Regulations regarding the type or color of the shutters or other protective devices to be used. Panel, accordion and roll-up style hurricane shutters may not be left closed during hurricane season (or at any other time). Any such approved hurricane shutters may be installed or closed up to forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed or opened within seventy-two (72) hours after the end of a hurricane watch or warning or as the Board may determine otherwise. Except as the Board may otherwise decide, shutters may not be closed at any time other than up to forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed or opened within seventy-two (72) hours after the end of a hurricane watch or warning. Any approval by the ARC shall not be deemed an endorsement of the effectiveness of hurricane shutters.

...

12.4.1 Parking. ~~Owners', Lessees' and Immediate Family Members' vehicles shall not be parked in streets, private roadways or alleyways within DEL WEBB BEXLEY and shall only be parked in the garage or driveway of the respective Owners' Lot and shall not block the sidewalk. To the extent DEL WEBB BEXLEY has any guest parking, Owners, Lessees and Immediate Family Members are prohibited from parking in such guest parking spaces. No vehicles used in business for the purpose of transporting goods, equipment and the like, shall be parked in DEL WEBB BEXLEY except during the period of a delivery. No parking of vehicles of any kind, including vehicles of visitors, guests or invitees, shall be permitted in streets or private roadways within DEL WEBB BEXLEY. Any vehicles parked within the streets or private roadways of DEL WEBB BEXLEY shall be subject to towing without further notice other than such notice or notices, if any, required by law. The Board is authorized to create Rules and Regulations related to or regarding parking of vehicles of any kind within DEL WEBB BEXLEY.~~

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

WITNESSES:

Signature: Mabel Edmonds  
 Print Name: Mabel Edmonds  
 Address: 19253 Shipwheel Way  
Land O Lakes, FL 34638

DEL WEBB BEXLEY COMMUNITY  
 ASSOCIATION, INC.

a Florida not for profit corporation

By: [Signature]  
 Tony Pepenella, President

Signature: [Signature]  
 Print Name: Colleen Cunniffe  
 Address: 19340 Shipwheel Way  
Land O Lakes FL 34638

STATE OF FLORIDA  
 COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of Aug, 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.



[Signature]  
 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.

Signature: [Signature]  
 Print Name: Tony Pepenella  
 Address: 19276 Shipwheel Way  
LOL FL 34638

DEL WEBB BEXLEY COMMUNITY  
 ASSOCIATION, INC.

a Florida not for profit corporation

By: Mabel Edmonds  
 Mabel Edmonds, Secretary

Signature: [Signature]  
 Print Name: Colleen Cunniffe  
 Address: 19340 Shipwheel Way  
Land O Lakes FL 34638

STATE OF FLORIDA  
 COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 1st day of Aug, 2024, 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

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



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 BYLAWS OF DEL WEBB BEXLEY  
 COMMUNITY ASSOCIATION, INC.**

This Certificate of Amendment to the Bylaws of 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**, the Association is also subject to the Bylaws of Del Webb Bexley Community Association, Inc., as recorded in Official Records Book 9774, Page 2734, *et seq.*, of the public records of Pasco County, Florida, as amended from time to time (the "Bylaws");

**WHEREAS**, Section 12.3 of the Bylaws 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;

**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 Bylaws 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 Bylaws 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.

## EXHIBIT "A"

### Amendments to the Bylaws Del Webb Bexley Community Association, Inc.

4.7 Election. Election to the Board, shall be by ballot, either in person or by proxy, at a duly notice meeting, or by electronic voting. All Board elections shall be determined by a plurality of the votes cast by eligible voters. Boards of directors shall be elected by a plurality of the votes cast by eligible voters. A Member may nominate himself or herself as a candidate for the Board only in advance of the meeting in accordance with the following procedures:

4.7.1 At least sixty (60) days before a scheduled election for any seat on the Board the members are entitled to fill, the Association shall mail, deliver, or electronically transmit to each owner entitled to a vote, a first notice of the date of the election.

4.7.2 An owner or other eligible person desiring to be a candidate for the Board must give written notice of his or her intent to be a candidate to the Association, through the designated representative as set forth in the first notice, at least forty (40) days before a scheduled election. Written notice of intent to be a candidate shall be effective when received by the Association.

4.7.3 The Association may, at its option, forward all applications to the Community's manager to verify the nominee's ability to serve on the Board.

4.7.4 Together with the written notice of the meeting and any agenda, the Association shall mail, deliver, or electronically transmit a second notice of the election to all owners entitled to vote, together with a ballot that lists all candidates in alphabetical order by last name. The Association shall mail or deliver the second notice no less than fourteen (14) days and no more than thirty-four (34) days prior to the election. The second notice and accompanying documents shall not contain any communication by the Board that endorses, disapproves, or otherwise comments on any candidate.

4.7.5 At the option of the Board, the Association may host a duly noticed meeting of the membership prior to the annual meeting to allow the nominees to present a statement to the membership and answer members' questions.

4.7.6 Upon request of a candidate, an information sheet which may describe the candidate's background, education, and qualifications, no larger than 8 1/2 inches by 11 inches, which must be furnished by the candidate at least 35 days before the election, must be included with the mailing, delivery, or transmission of the ballot, with the costs of mailing, delivery, or electronic transmission and copying to be borne by the Association. The Association is not liable for the contents of the information sheets prepared by the candidates. In order to reduce costs, the Association may print or duplicate the information sheets on both sides of the paper.

4.7.7 ~~At the option of the Board, ballots may~~ The Association shall pre-print all candidates names on the ballot. Names must be placed in alphabetical order by last name.

4.7.9 ~~Accompanying the ballot shall be an outer envelope addressed to the person or entity authorized to receive the ballots and a smaller inner envelope in which the ballot shall be placed. The exterior of the outer envelope shall indicate the name of the voter, and the address of the property being voted, and shall contain a signature space for the voter. Once the ballot is filled out, the voter shall place the completed ballot in the inner smaller envelope and seal the envelope. The inner envelope shall be placed within the outer larger envelope, and the~~

~~outer envelope shall then be sealed. Each inner envelope shall contain only one ballot, but if a person is entitled to cast more than one ballot, the separate inner envelopes required may be enclosed within a single outer envelope.~~

~~4.7.10 The voter shall sign the exterior of the outer envelope in the space provided for such signature. The envelope shall either be mailed or hand delivered to the Association. Upon receipt by the Association, no ballot may be rescinded or changed.~~

~~4.7.11 Envelopes containing ballots received by the Association shall be retained and collected by the Association and shall not be opened except in the manner and at the time provided herein.~~

~~4.7.12 Any envelopes containing ballots shall be collected by the Association and shall be transported to the location of the duly called meeting of the unit owners.~~

~~4.7.13 4.7.8~~ The Association shall have available at the meeting additional blank ballots for distribution to the eligible voters who have not cast their votes. ~~Each ballot distributed at the meeting shall be placed in an inner and outer envelope in the manner provided in subsection (4.7.8) of this Section.~~

~~4.7.14 4.7.9~~ Notwithstanding subsection (4.7.58), during an emergency satisfying the requirements of Section 720.316, Florida Statutes, including a public health emergency, the Association may require that all eligible voters vote by mail-in ballots or electronically only and require that all ballots be returned to the Association by a specified date before the meeting. Any such requirements shall be listed in bold in the second notice and shall include the date by which the Association must receive a ballot in order for it to be counted.

~~4.7.15 4.7.10~~ Each envelope and ballot shall be handled in the following manner: As the first order of business, ballots not yet cast shall be collected. The ballots and envelopes shall then be tabulated ~~handled as stated below~~ by an impartial committee of counters. Any electronic votes shall be added to the paper ballots total for the grand total of all votes cast. The business of the meeting may continue during this process. ~~The signature and property identification on the outer envelope shall be checked against a list of qualified voters.~~

~~4.7.16 4.7.11~~ Any exterior envelope not signed by the eligible voter shall be marked "Disregarded" or with words of similar import, and any ballots contained therein shall not be counted. The voters shall be checked off on the list as having voted. Then, in the presence of any owners in attendance, and regardless of whether a quorum is present, all inner envelopes shall be first removed from the outer envelopes and shall be placed into a receptacle. Upon the commencement of the opening of the outer envelopes, the polls shall be closed, and no more ballots shall be accepted. The inner envelopes shall then be opened and the ballots shall be removed and counted in the presence of the unit owners. Any inner envelope containing more than one ballot shall be marked "Disregarded," or with words of similar import, and any ballots contained therein shall not be counted. Ballots shall only be accepted in advance of the meeting via electronic voting or, cast, in person, by an Owner or an Owner's proxyholder, at the meeting. All envelopes and ballots and electronic votes, whether disregarded or not, shall be retained with the official records of the Association. All ballots are then counted and the results of the election are announced at the annual meeting.

4.8 Electronic Voting. The Board of Directors may adopt a resolution providing Owners with the opportunity to vote through an online or electronic voting system pursuant to Section 720.317, Florida Statutes. Electronic voting may be used for elections or any matter subject to a membership vote.



4.8.1 Should the Board of Directors select an electronic voting vendor, the following guidelines shall be implemented:

4.8.1(a) A consent form for electronic transmission and/or electronic voting shall be provided to each Owner.

4.8.1(b) Those consenting to electronic transmission shall be sent all election and/or voting material to the e-mail provided in the consent form.

4.8.1(c) Owners not utilizing electronic voting may vote at the duly noticed meeting in person or by proxy.

4.8.1(d) Each Lot is entitled one vote and the voting Owner or proxyholder shall be required to sign a voters' log prior to receiving and/or casting a preprinted ballot.

4.8.1(e) Owners who do not opt into electronic transmission shall have all relevant materials mailed to them at the address on file with the Association. It is the responsibility of the Owner to update the address on file or make other arrangements to obtain their mail should the Owner not have access to mail at the address on file.

4.9 The Association may suspend the right to vote of Owners who are more than ninety (90) days delinquent in paying any fee, fine or other monetary obligations at the time of the voting.

12.3

12.3 Amendments From and After the Turnover. After the Turnover, but subject to the general restrictions on amendments set forth above, these Bylaws may be amended with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Voting Interests ~~present who voted~~ (in person, ~~or by proxy, or electronically~~) at ~~or in advance of, within the time set forth by the Board, if any,~~ a duly called meeting of the members. ~~Nevertheless, no vote shall be valid unless at least ten percent (10%) of the Voting Interests cast a vote (in person, by proxy, or electronically).~~ Notwithstanding the foregoing, these Bylaws may be amended after the Turnover by a majority of the Board acting alone to change the number of directors on the Board and their respective terms. Such change shall not require the approval of the members. Any change in the number of directors shall not take effect until the next Annual Members Meeting.

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

WITNESSES:

DEL WEBB BEXLEY COMMUNITY  
ASSOCIATION, INC.

a Florida not for profit corporation

Signature: [Signature]  
Print Name: Colleen Cuppiffe  
Address: 19340 Ship Wheel Way  
Land O Lakes FL 34638

By: [Signature]  
Tony Pepenella, President

Signature: [Signature]  
Print Name: Mabel Edmonds  
Address: 19753 Ship Wheel Way  
Land O Lakes, FL 34638

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of Aug, 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.



[Signature]  
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.

Signature: [Signature]  
Print Name: Tony Pepenella  
Address: 19276 Ship Wheel Way  
Land O Lakes FL 34638

DEL WEBB BEXLEY COMMUNITY  
ASSOCIATION, INC.

a Florida not for profit corporation

By: [Signature]  
Mabel Edmonds, Secretary

Signature: [Signature]  
Print Name: Colleen Cuppiffe  
Address: 19340 Ship Wheel Way  
Land O Lakes FL 34638

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 1st day of Aug, 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



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

