

This Instrument Prepared by and Return to: Knox Levine, P.A.
Address: 36354 U.S. Hwy 19 N, Palm Harbor, FL 34684

CERTIFICATE OF AMENDMENTS TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PHOEBE PARK AND BYLAWS OF PHOEBE PARK ASSOCIATION, INC.

WE HEREBY CERTIFY THAT the attached Amendments to the Declaration of Covenants, Conditions and Restrictions of Phoebe Park and to the Bylaws of Phoebe Park Association, Inc. as originally recorded at Book 13315, Page 900, et. seq., of the Public Records of Hillsborough County, Florida, and as amended, was duly approved in the manner required in those documents at a meeting of the membership held on August 8, 2023.

IN WITNESS WHEREOF, we have affixed our hands this 15th day of August, 2023 at Hillsborough County, Florida.

WITNESSES

[Signature]
Signature of Witness #1

Todd Ziegler
Printed Name of Witness #1

[Signature]
Signature of Witness #2

KIMBERLY PONTILLO
Printed Name of Witness #2

PHOEBE PARK ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: [Signature]
Ellen Chambliss, President

Attest: [Signature]
Melinda Walsh, Secretary

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

BEFORE ME, the undersigned authority, personally appeared Ellen Chambliss and Melinda Walsh, to me known to be the President and Secretary, respectively, of Phoebe Park Association, Inc., and they jointly and severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said corporation. They are personally known to me or have produced _____ and _____ (type of identification) as identification. If no type of identification is indicated, the above-named persons are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid, this 15th day of August, 2023.



[Signature]
Notary Public
My commission expires: 9.25.2026
Printed Name: Angela McCarthy

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF PHOEBE PARK**

The following is an amendment to the Declaration of Covenants, Conditions and Restrictions of Phoebe Park, originally recorded at Official Records Book 13315, Page 900, et. seq., of the Public Records of Hillsborough County, Florida, and as amended.

New Wording Double-Underlined; Deleted Wording ~~Stricken Through~~ (Except when proposed amendment involves substantial rewording):

Declaration Article IV, Section 13 is amended to read as follows:

Section 13. Fences, Walls, and Hedges. Fences of any kind are not permitted within the Property. This includes electric fences, whether installed underground or not. Walls and hedges may be constructed or installed only by the Declarant and no other party may install a wall or hedge.

AMENDMENT TO THE BYLAWS OF PHOEBE PARK ASSOCIATION, INC.

The following is an amendment to the Bylaws of Phoebe Park Association, Inc., originally recorded as Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Phoebe Park, originally recorded at Official Records Book 13315, Page 900, et. seq., of the Public Records of Hillsborough County, Florida, and as amended.

New Wording Double-Underlined; Deleted Wording ~~Stricken Through~~ (Except when proposed amendment involves substantial rewording):

Article V, Sections 2-3 (misnumbering in original; resolved in this amendment) of the Bylaws is amended to read as follows:

Section 2. Nomination. ~~Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, or two or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the Members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. After the end of the Class "B" Control Period, such nominations may be made from among Members.~~ Members shall self-nominate for the Board of Directors pursuant to the following procedure:

- A. At least 60 days prior to the annual meeting, the Association shall mail, deliver, or electronically transmit to each Member, a notice containing the deadline for submitting a written notice of intent to be a candidate for the Board of Directors and the method(s) and addresses available for submitting such notice of intent. Such notice sent by the Association shall hereinafter be called the "Election Notice."
- B. The deadline for giving written notice of intent to be a candidate for the Board shall be forty (40) days prior to the date of the scheduled election. It shall be the responsibility of the individual

submitting the notice of intent and the information sheet (see Section C) to verify timely receipt of the notice.

- C. The candidate may also submit, at least forty (40) days before the scheduled election, an information sheet, no larger than 8 1/2 inches by 11 inches, which will be included with the mailing of the proxy ballot. 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.
- D. Proper submission of an intent to be a candidate shall be the only method for a Member to be listed on the Limited Proxy and ballot for an election. There shall be no nominations from the floor of the annual meeting. An election is not required if the number of vacancies equals or exceeds the number of candidates.
- E. The association shall mail or deliver to the eligible voters at the addresses listed in the official records a second notice of the election, together with a Limited Proxy and any information sheets timely submitted by the candidates. The association shall mail or deliver the second notice no less than 20 days prior to the election.
- F. The Limited Proxy shall indicate in alphabetical order by surname each eligible candidate who gave written notice to the association not less than 40 days before a scheduled election, unless such person has withdrawn his candidacy in writing prior to the mailing of the ballot.

~~Section 23. Election. Election to the Board of Directors shall be by secret written ballot. At such an election to the Board of Directors, the members or their proxies may cast, in respect to such vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.~~

~~Section 34. Use of Proxy. For election of members of the Board of Directors, Members shall vote in person at a meeting of the Members or by a ballot that the Member personally casts Limited Proxy.~~

END OF AMENDMENT