

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**

WE HEREBY CERTIFY THAT the attached Amendments to the Declaration of Covenants, Conditions and Restrictions of Phoebe Park, 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 June 10, 2026.

IN WITNESS WHEREOF, we have affixed our hands this 15 JUNE day of 2026, 2026 at Hillsborough County, Florida.

WITNESSES

[Signature]
Signature of Witness #1

Lisa S.T. Chan
Printed Name of Witness #1

Donna Mattingly
Signature of Witness #2
Donna Mattingly
Printed Name of Witness #2

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

By: [Signature]
Clarence Mattingly, Vice-President

Attest: [Signature]
Kenita Mallon, Secretary

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

BEFORE ME, the undersigned authority, personally appeared Clarence Mattingly and Kenita Mallon, to me known to be the Vice-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 15 day of JUNE, 2026.

[Signature]
Notary Public

My commission expires: 12-14-2027

Printed Name: KARIN ODOM



KARIN ODOM
Commission # HH 463816
Expires December 14, 2027

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

The following is an amendment to the Phoebe Park Association Inc. 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 from time to time.

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

Declaration Article IV, Section 20, is amended to read as follows:

Section 20. Initial Construction, Repair and Rebuilding. Construction of any dwelling or other structure or improvement shall be completed within six (6)~~nine (9)~~ months from the commencement of construction thereof. Every building, structure or other improvement, the construction, repair, rebuilding, or reconstruction of which is begun on any Lot, shall be diligently and continuously prosecuted after the beginning of such construction, repair, rebuilding or reconstruction until the same shall be fully completed, except to the extent prevented by strikes, lockouts, boycotts, the elements, war, inability to obtain materials, acts of God and other similar causes.

No building, structure or improvement which has been partially or totally destroyed by fire or casualty shall be permitted to remain in such state for more than six (6)~~nine (9)~~ months from the date of such damage or destruction. If reconstruction or repair of any such building, structure or improvement is not so commenced within six (6)~~nine (9)~~ months, the owner thereof shall raze or remove the same promptly from such Lot. Any Owner who has suffered damage to his residence by reason of fire or any other casualty may apply to the Architectural Review Committee for approval for reconstruction, rebuilding or repair in a manner which will provide for an exterior appearance and design different from that which existed prior to the date of the casualty.

Declaration Article VI, Section 1, is amended to read as follows:

Section I. Architectural Control. The Property shall be subject to the architectural control provisions of this Declaration and of Article V of the Master Declaration. No dwelling, building, parking cover, shed, dock, structure, outbuilding, color change, addition, exterior alteration or substantial attachment may be erected, placed,

reconstructed or permitted to remain on any Lot unless and until approved by the Architectural Review Committee established pursuant to the Master Declaration. The Architectural Review Committee shall not be a committee of the Association. Rather, the members of the Architectural Review Committee shall initially be appointed (and removed) by FishHawk Communities. The address of the Architectural Review Committee is 3550 Bushwood Park Drive, Suite 135, Tampa, FL 33618. Once FishHawk Communities no longer owns or has any contractual right to lands within Fishhawk Ranch, the Board of Directors of the Master Association shall appoint (and remove) the members of the Architectural Review Committee. The procedures governing the submission of plans and applications for approval, fees, and duties of the Architectural Review Committee are set forth in the Master Declaration. The Architectural Review Committee shall from time to time adopt Design Guidelines (as such term is defined in the Master Declaration) establishing guidelines with respect to the approval and disapproval of design features, architectural styles, exterior colors and materials, details of construction, location and size of structures, and landscaping, as more particularly described in the Master Declaration.

Construction of the exterior and interior of any structure or improvement of any kind that is approved by the Architectural Review Committee shall be completed within six (6) ~~nine (9)~~ months from the date of the commencement of construction thereof. All construction shall be diligently pursued to completion within a reasonable time after such work has begun. The Architectural Control Committee shall have the authority, in its sole and absolute discretion to grant extensions for extreme hardships or other exigent circumstances.