

Declaration of Covenants, Conditions and Restrictions of a Townhouse subdivision Delwood Estates
Phase 1

Section 4. Annexation to Additional Property.
By Members:

Annexation of additional real property by Members shall require the assent of two-third (2/3) of the Members at a meeting duly called for this purpose, written notice of which shall be sent to all Members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting setting forth the purpose of the meeting. The presence of Members or of proxies entitled to cast sixty percent (60%) of the votes of the Members shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth above, and the required quorum at such subsequent meeting shall be one-half (1/2) of the required quorum of the preceding meeting. No subsequent meeting shall be held more than 60 days following the preceding meeting. The event that two-thirds (2/3) of the Membership are not present in person or by proxy, Members not present may give their written consent to the action taken thereat.

Section 5. Gender and Grammar. The singular wherever used herein shall be construed to mean the plural when applicable and the necessary grammatical changes required to make the provisions hereof apply either to corporations or individuals, men or women, shall in all cases be assumed as though in each case fully expressed without the written consent of Members.

IN WITNESS WHEREOF, the undersigned, being the Association herein,
has hereunto set its hand and seal this 24 day of November 2021

Signed, sealed and delivered in
presence of:

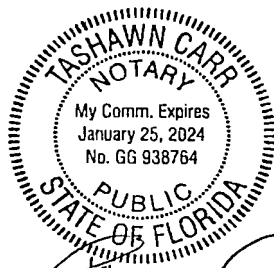
Delwood Estates Community Association, Inc

James S Ward
Karen A. Fester

by James S Ward President
Attest Karen A Fester Secretary
(corporate Seal)

State of Florida
County of

The foregoing instrument was acknowledge before me this 24th day of November, 2021, by James S Ward and Karen A Fester
of Delwood Estates Community Association, Inc
a resident & secretan corporation, on behalf of the corporation.



STATE OF Florida COUNTY OF Bay
The foregoing instrument was sworn to and subscribed before
me by means of ☒ physical presence or ☐ online notarization
this 24 day of November 2021
by James Ward Karen Fester who () is personally known to me
or () has produced drivers license as identification.

Tashawn Carr
(Print/Type Name)
NOTARY PUBLIC
Commission Number C6938764
My Commission Expires 25 January 2024

[NOTARIAL SEAL]

07/10/2020

c. Said Claim of Lien will be for the full amount of assessments and fees due for the entire year plus a preparation and recording fee of \$75.00. The Lien will remain in effect until cleared by payment of the entire sum owed. The Board of Directors may at any time pursue the collection of delinquent fees, fines, assessments, etc. through the Small Claims Courts.

d. The Board may, at its discretion, choose to foreclose on the Lien if it is not paid with 30 days of filing.

3. Any unit owner (including his or her family, guests, renters or friends) who is delinquent in payment of assessments and fees shall not be allowed the privilege of use of the common area facilities (clubhouse, swimming pool, tennis courts, etc.) because these facilities are maintained with the fees and assessments and are for the benefit of those who pay their share.

4. Any violation of the provisions in the foregoing Paragraph 3 shall allow the Board to, after; 1) notice to the offending owner; 2) giving such owner and opportunity to be heard; and 3) approval by two-thirds vote of the Board of D.E.C.A., assess a \$50.00 fine against the unit involved for each violation. Said amount shall be added to any current delinquency owed by the unit.

5. This Rule applies to all member of D.E.C.A., members of their households and guests and renters.

6. Notice of the adoption of this Rule shall be furnished in writing to all members of D.E.C.A.

DELWOOD ESTATES COMMUNITY
ASSOCIATION, INC.

That I am duly elected and acting secretary of the Delwood Estates Community Association, Inc., a Florida Corporation not for profit; and

That the forgoing constitute Rule 90-2 of the Operational Rules of said Association and the revisions approved by the Board of Directors at the regularly scheduled board meeting held Thursday, December 2, 1993 at 7:00 PM in the Associations Clubhouse, which is located at 1025 W. 19th Street, Panama City, Florida.

IN WITNESS WHEREOF. I have hereunto subscribed my name and fixed the seal of the Association this ___ day of

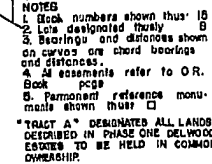
11/24/21

SECRETARY

Karen A Fester
Karen Fester

WITNESS

JAMES WARD



Bruce Collins
BRUCE COLLINS
Clerk of the Circuit Court
Brevard County, Florida