

DELWOOD ESTATES COMMUNITY ASSOCIATION, INC  
1025 w 19<sup>TH</sup> St 24C Panama City, FL 32405  
850 785 1741  
[Delwoodestates@knology.net](mailto:Delwoodestates@knology.net)

Delwood Estates Declaration of Covenants, Conditions and restrictions signature page is being amended.

Official records  
File# 96-043976  
BK 1661 PG ~~1917~~ 1878

Original signed by Ann McMinn and Larry Bishop, dated September 10, 1996.

New signature is James Ward and Karen Fester dated November 24, 2021.  
See attached signature page  
Also the Delwood Estates Plat map needs to be added.

No other changes except as otherwise expressly provided, all of the terms and conditions  
of the Contract remain unchanged and in full force and effect.

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

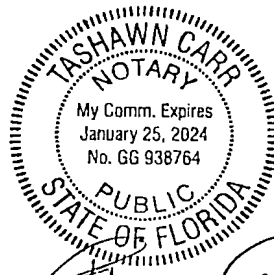
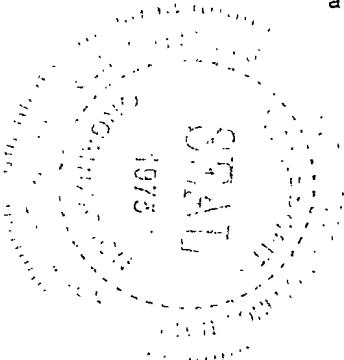
by James S Ward President

Karen A. Fester

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 Florida 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 S Ward and Karen A Fester is personally known to me  
or ( ) has produced Drivers License as identification.

Tashawn Carr  
(Print/Type Name)  
NOTARY PUBLIC  
Commission Number CG938764  
My Commission Expires 25 January 2024

[NOTARIAL SEAL]

