

This instrument prepared by:
McCabe & Ronsman
Michael J. McCabe, Esq.
110 Solana Road, Suite 102
Ponte Vedra Beach, Florida 32082

**CERTIFICATE OF AMENDMENT
FOR THE
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
SWEETWATER BY DEL WEBB MASTER HOMEOWNERS' ASSOCIATION**

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SWEETWATER BY DEL WEBB MASTER HOMEOWNERS' ASSOCIATION (this "Amendment") is made on this 27th day of April, 2020, by **SWEETWATER BY DEL WEBB MASTER HOMEOWNERS' ASSOCIATION, INC.**, a Florida-not-for profit corporation ("Association") whose address is 9039 Del Webb Parkway, Jacksonville, Florida 32256.

W I T N E S S E T H:

WHEREAS, that certain Declaration of Covenants, Conditions, Restrictions and Easements for Sweetwater by Del Webb Master Homeowners' Association was recorded in Official Records Book 12487, Page 1119, et seq., of the Public Records of Duval County, Florida (the "Original Declaration"), as amended by that certain Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Sweetwater by Del Webb Master Homeowners' Association, recorded in Official Records Book 14403, Page 341, Public Records of Duval County, Florida (the "First Amendment"), that certain Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Sweetwater by Del Webb Master Homeowners' Association, recorded in Official Records Book 14555, Page 1941, Public records of Duval County, Florida (the "Second Amendment"), that certain Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Sweetwater by Del Webb Master Homeowners' Association, recorded in Official Records Book 14692, Page 1580, Public Records of Duval County, Florida (the "Third Amendment"), that certain Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Sweetwater by Del Webb Master Homeowners' Association, recorded in Official Records Book 14877, Page 1789, Public Records of Duval County, Florida (the "Fourth Amendment"); that certain Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Sweetwater by Del Webb Master Homeowners' Association, recorded in Official Records Book 15142, Page 246, Public Records of Duval County, Florida (the "Fifth Amendment"), that certain Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Sweetwater by Del Webb Master Homeowners' Association, recorded in Official Records Book 16516, Page 804, Public Records of Duval County, Florida (the "Sixth Amendment"), and that certain Corrective Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Sweetwater by Del Webb Master Homeowners' Association, recorded in Official Records Book 16903, Page 1467, Public Records of Duval County, Florida. The Original Declaration together with the amendments thereto shall hereinafter be collectively referred to as the "Declaration;" and

WHEREAS, pursuant to the provision of Article 18.6 of the Declaration, after Turnover, the Declaration may be amended by a vote of at least 66 2/3% of the Members represented at a duly called meeting of the Association.

WHEREAS, at a duly called meeting of the Members of Sweetwater by Del Webb Master Homeowners' Association, Inc. ("Association") on October 28, 2019, the amendments set forth below were adopted by a vote of at least 66 2/3% of the Members represented at the meeting.

NOW, THEREFORE, the President and Secretary of the Association hereby attest to the foregoing recitals, and the Association hereby amends the Declaration in accordance with the provisions set forth hereinafter:

(Additions are indicated by underline, deletions are indicated by ~~strikethrough~~)

1. Section 1.1(a) of the Declaration is hereby amended as follows:

(a) "Architectural Review ~~Committee Board~~ or "ARC ARB" shall mean and refer to the committee of the Master Association responsible for performing the architectural review and approval functions set forth in Article 8 of this Declaration and in the Design Guidelines. All references in the Declaration, the Articles, and Bylaws to "Architectural Review ~~Board Committee~~" and "~~ARB~~ARC" are hereby deleted and replaced with "Architectural Review Committee Board" and "ARC ARB," respectively.

2. Section 1.1 of the Declaration is hereby amended to add subsection (hh) as follows:

(hh) "Single Family Homes" shall mean and refer to any single-family residential dwelling constructed on any Lot, together with any permitted appurtenance Improvements, including without limitation, garages, driveways, and patios, constructed as an Initial Improvement or which have been approved by the ARB.

3. ARTICLE 17 of the Declaration is hereby amended and restated as follows:

**ARTICLE 17
BAYMEADOWS ROAD EAST OWNERS ASSOCIATION, INC.
SEABREEZE COVE (SINGLE FAMILY HOMES)**

~~The Property is subject to the terms and conditions of the Protective Covenants for the Baymeadows Road East Owners Association ("Baymeadows Covenants"). In accordance with all permit requirements and conditions, governmental regulations, and the PUD for the subject area (as defined in the Baymeadows Covenants), the Baymeadows Road East Owners Association ("Baymeadows Association") is responsible for the improvement, operation, maintenance, or repair of the following: (1) the common area, including the landscaped and irrigated areas of medians, lying with Baymeadows Road East Extension and R.G. Skinner Boulevard, Nurseryfields Drive north and west of Baymeadows Road East Extension and Nurseryfields Drive that is south and east of Baymeadows Road East Extension (collectively the "Baymeadows Common Area"), and (2) the common facilities, including but not limited to walls, gates, landscaping, irrigation equipment,~~

~~signs, architectural features, roadways, ditches, and benches located in the Baymeadows Common Area. The Baymeadows Association will also be responsible for common services (as defined in the Baymeadows Covenants) which may include but are not limited to street lighting, certain utility or drainage pipes, fire hydrants, fences or the like, taxes on Baymeadows Common Areas, liability insurance, security, supervision of activities, and traffic control.~~

17.1 Preamble

(a) The Developer intended to develop certain real property located in Duval County, Florida as a planned unit community consisting of single family homes, which community would be commonly referred to as "Seabreeze Cove at Sweetwater by Del Webb," and which land is more fully described in the plat for Sweetwater by Del Webb Phase I, recorded at Plat Book 57, pages 83, 83A, 83B, 83C, 83D, 83E, 83F, 83G, 83H, 83I, 83J, 83K, and 83L of the public records of Duval County, Florida (the "Seabreeze Cove Property").

(b) The Seabreeze Cove Property was intended to be developed as single family homes on 44" by 50" lots.

(c) The Developer subjected the "Seabreeze Cove Property" to that certain Declaration of Covenants, Conditions, Restrictions, and Easements for Seabreeze Cove at Sweetwater by Del Webb, Inc. (the "Seabreeze Cove Declaration") dated May 13, 2005 and recorded in Official Records Book 12487, Page 1196 of the public records of Duval County, Florida.

(d) To provide for the preservation, enhancement, maintenance, and efficient management of the Seabreeze Cove Property, the Developer created the "Seabreeze Cove at Sweetwater by Del Webb Homeowners Association, Inc." (the "Seabreeze Cove Association"), a Florida not-for-profit corporation, whose membership included all Owners of all or any part of the Sea Breeze Cove Property.

(e) The Seabreeze Cove Declaration provided certain rights and obligations pertaining to Seabreeze Cove.

(f) On June 28, 2007, the Master Association and the Seabreeze Cove Association entered into that certain ASSIGNMENT AND ASSUMPTION AGREEMENT, between SEABREEZE COVE AT SWEETWATER BY DEL WEBB HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation and SWEETWATER BY DEL WEBB MASTER HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation (the "Agreement"), recorded in Official Records Book 14126, Page 781, of the public records of Duval County, Florida.

(g) Pursuant to the Agreement, the Seabreeze Cove Association assigned, transferred, and set over to the Master Association all rights, benefits, interests, and obligations of the Seabreeze Cove Association under the Seabreeze Cove Declaration, as well as all rights, benefits, interests, and obligations of the Seabreeze Cove Association with respect to the Seabreeze Cove Association's assets, including but not limited to, the Seabreeze Cove Association's financial assets and liability, if any, from and after the date of the Agreement.

(h) The Master Association assumed and accepted all of the Seabreeze Cove Association's rights, benefits, interests, and obligations under the Seabreeze Declaration, and assumed and accepted all of the Seabreeze Cove Association's rights, benefits, interests, and obligations with respect to the Seabreeze Cove Association's assets, including but not limited to, the Seabreeze Cove Association's financial assets and liability, if any, from and after the date of the Agreement.

(i) The Master Association also assumed and accepted any and all, if any, of the Seabreeze Cove Association's obligations under any permits, including but not limited to, St. Johns River Water Management District permit number 40-031-860003-3 and Army Corps of Engineers permit number SAJ-2004-8157-NBF.

(j) On August 8, 2007, the Members of the Seabreeze Cove Association filed Articles of Dissolution with the Florida Department of State, Division of corporation, dissolving the Seabreeze Cove at Sweetwater by Del Webb Homeowners' Association, Inc.

17.2 Seabreeze Cove Declaration.

Except as amended by the Agreement, the Seabreeze Cove Declaration shall remain in full force and effect, as modified by the Agreement. The Seabreeze Cove Property (Single Family Homes) shall continue to be held, sold, occupied, and conveyed subject to the covenants, conditions, restrictions, easements, and limitations set forth in the Seabreeze Cove Declaration.

4. ARTICLE 17 of the Table of Contents of the Sweetwater by Del Webb Master Homeowners' Association, Inc. Declaration is hereby amended as follows:

**ARTICLE 17 ~~BAYMEADOWS ROAD EAST OWNERS ASSOCIATION, INC.~~
SEABREEZE COVE (SINGLE FAMILY HOMES)**

[Remainder of page left blank – signatures on following page]

IN WITNESS WHEREOF, SWEETWATER BY DEL WEBB MASTER HOMEOWNERS' ASSOCIATION INC., has caused this Certificate of Amendment to be executed in accordance with the authority herein above expressed this 27th day of April, 2020.

Witnesses

SWEETWATER BY DEL WEBB MASTER HOMEOWNERS' ASSOCIATION, INC.

Mona Arreola
Signature of Witness 1

[Signature]
Signature of President

MONA ARREOLA
Printed

STEPHEN J SEPE
Printed

Carol DiBenedetto
Signature of Witness 2

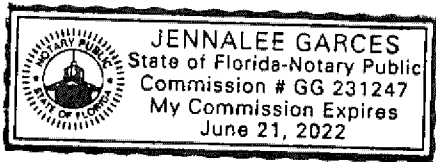
[Signature]
Signature of Secretary

Carol DiBenedetto
Printed

Jeanette Arnold
Printed

STATE OF FLORIDA
COUNTY OF Duval

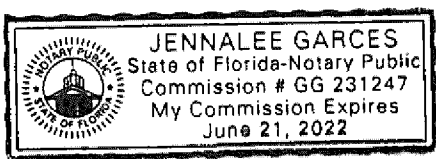
The foregoing Certificate of Amendment was sworn to, subscribed and acknowledged before me by means of physical presence or online notarization, this 27 day of April, 2020, by Stephen Sepe, as President of Sweetwater by Del Webb Master Homeowners' Association, Inc., on behalf of said corporation, who is personally known to me or produced a Florida Driver's license as identification.



Jennalee Garcés
Notary Public, State of Florida
My commission expires: June 21, 2022

STATE OF FLORIDA
COUNTY OF Duval

The foregoing Certificate of Amendment was sworn to, subscribed and acknowledged before me by means of physical presence or online notarization, this 27 day of April, 2020, by Jeanette Arnold as Secretary of Sweetwater by Del Webb Master Homeowners' Association, Inc., on behalf of said corporation, who is personally known to me or produced a Florida Driver's license as identification.



Jennalee Garcés
Notary Public, State of Florida
My commission expires: June 21, 2022