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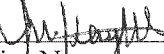
**CERTIFICATE OF AMENDMENT FOR
THE SECOND AMENDED AND RESTATED BYLAWS FOR
SWEETWATER BY DEL WEBB MASTER HOMEOWNERS' ASSOCIATION, INC.**



The undersigned, as President of SWEETWATER BY DEL WEBB MASTER HOMEOWNERS' ASSOCIATION, INC. (hereinafter "Association"), hereby certifies and confirms that the following amendment(s) to the *Amended and Restated Bylaws for Sweetwater by Del Webb Master Homeowners' Association, Inc.*, recorded in Official Records Book 18945, Page 1784, of the public records of Duval County, originally recorded in Official Records Book 12487, Page 1119 of the public records of Duval County, as amended and supplemented ("Bylaws"), were approved by an affirmative vote of a majority of the Board of Directors, at a duly and properly noticed meeting of the Board of Directors at which a quorum was present, held on August 25, 2025. The undersigned certifies that the amendments were proposed and adopted in accordance with the governing documents for the Association and applicable Florida law.

IN WITNESS WHEREOF, Sweetwater by Del Webb Master Homeowners' Association, Inc. has caused this Certificate of Amendment to be duly executed in accordance with the authority hereinabove expressed as of the date and year first above written.

WITNESSES:

SWEETWATER BY DEL WEBB MASTER HOMEOWNERS' ASSOCIATION, INC.


Print Name: Anna Puscello
Address: 9039 Del Webb Pkwy
Jacksonville, FL 32256

Print Name: MIKAYLA MARTIN
Address: 9039 DEL WEBB PKWY
JACKSONVILLE, FL 32256


By: 
Carl DiSalvo
Its: President
Attest: 
Susan Hamner
Its: Vice President

STATE OF FLORIDA
COUNTY OF Duval

The foregoing Instrument was acknowledged before me by means of physical presence or online notarization, on this 18th day of September 2025, by Carl DiSalvo, as President for Sweetwater by Del Webb Master Homeowners' Association, Inc., who are personally known to me or who have produced _____ as identification.

(Seal)




Notary Public, State of Florida
Print Name: Brielle Franco

**THE SECOND AMENDED AND RESTATED BYLAWS FOR SWEETWATER BY DEL WEBB
MASTER HOMEOWNERS' ASSOCIATION, INC.**

*Substantial Rewording. See governing documents for current text recorded in the current Public
Records of Duval County, Florida at Book 18945, Page 1784.*

EXHIBIT C

**THE SECOND AMENDED AND RESTATED BYLAWS
FOR SWEETWATER BY DEL WEBB MASTER
HOMEOWNERS' ASSOCIATION, INC.**

As Amended:

*1-28-2010.1; 1-28-2010.2; 9-4-2013; 5-24-2019 (Master BOD vote); 8-26-2019 (Master BOD vote); 7-25-2025 (Master
BOD vote)*

**ARTICLE 1
DEFINITIONS**

All terms in these Bylaws shall have the meanings as set forth in the Declaration of Covenants, Conditions, Restrictions, and Easements for Sweetwater by Del Webb Master Homeowners' Association.

**ARTICLE 2
BOOKS AND PAPERS**

The books, records, and papers of the Association shall at all times, during reasonable business hours, be subject to the inspection of any Member of the Association.

**ARTICLE 3
MEMBERSHIP**

3.1 Membership of the Association is as set forth in Article 6 of the Articles of Incorporation of the Association, (the "Articles").

3.2 The rights of membership are subject to the payment of annual and special assessments levied by the Association, the obligation of which assessments is imposed against each Owner of, and becomes a lien upon, that portion of the Property against which such assessments are made as provided in the Declaration.

**ARTICLE 4
BOARD OF DIRECTORS**

(amended 01-28-2010.1; 01-28-2010.2; 09-4-2013; 08-26-2019; 08-25-2025)

4.1 Number of Directors. The affairs of the Association shall be managed by a Board of Directors. The Board of Directors shall consist of the following seven (7) Directors:

(a) one (1) Single Family Home Director will be elected by the Owners of single family homes; provided however, that the Single Family Home Director must be an Owner of a single family home and be in good standing with the Master Association at the time they submit their intent to run for the Master Board of Directors.

(b) one (1) Tides Director will be appointed to the Master Board for a one (1) year term by the Tides Board each year at a February organizational meeting provided, however, that the appointed Tides Director must be an Owner of a Tides unit and be in good standing with the Master Association at the time of the appointment to the Master Board. one (1) Tides II Director will be appointed to the Master Board for a one (1) year term by the Tides II Board each year at a February organizational meeting provided, however, that the appointed Tides II Director must be an Owner of a Tides II unit and be in good standing with the Master Association at the time of the appointment to the Master Board.

(c) one (1) Sandpiper Director will be appointed to the Master Board for a one (1) year term by the Sandpiper Board each year at a February organizational meeting provided, however, that the appointed Sandpiper Director must be an Owner of a Sandpiper unit and be in good standing with the Master Association at the time of the appointment to the Master Board.

(d) three (3) At- Large Directors will be elected by all Owners of Sweetwater by Del Webb homes or units; provided, however, that the At Large Directors must be an Owner of a Sweetwater by Del Webb Master Association home or unit and be in good standing with the Master Association at the time they submit their intent to run for the Master Board of Directors.

(f) The Directors' seats will be identified as Single-Family Homes Director, Tides Director, Tides II Director, Sandpiper Director, At-Large Director Seat 1, At-Large Director Seat 2, and At-Large Director Seat 3.

(g) The Members may vote to increase or decrease the number of Directors on the Board of Directors by amending this Section 4.1.

(h) All Directors will be elected by receiving the largest number of votes.

(i) The term "be in good standing" stated above is defined as not being delinquent to the Master Association for maintenance fees, special assessments, unpaid fines, or any unpaid common property damage or other monetary obligations.

4.2 Election and Removal

(a) Terms. Directors of the Association shall be elected, as applicable, at the annual meeting of the Members in the manner determined by and subject to the qualifications set forth in these Bylaws. Each Director shall hold office until his/her successor has been elected/appointed.

(i) Commencing with the 2025 Annual Membership Meeting and Election, the Members shall elect one (1) At-Large Director Seat 1 to serve a term of three (3) years, and the Owners of single-family homes shall elect one (1) Single-Family Home Director to serve a term of three (3) years. At the 2027 Annual Membership Meeting and Election, the Members shall elect two (2) At-Large Directors to Seat 2 and Seat 3 to serve a term of three (3) years. Thereafter, at each election, the newly elected Directors will serve a term of three (3) years.

(b) Removal of Directors. Directors may be removed with or without cause by a majority of the total voting interests.

4.3 Resignations

(a) All Directors shall have the absolute right to resign at any time. The resignation must be in writing and have a designated effective date. The remaining Directors in office shall then fill a vacancy by a majority vote of the remaining Directors to fill the remaining time of the Director who resigned subject to the provisions of Section 4.1

(b) No person currently serving on the Master Board of Directors may be appointed by the other Directors to fill a different, vacant seat on the Board.

(c) A Director who resigns cannot serve again on the Master Board of Directors until after the expiration of the term from which he/she resigned.

(d) If all Master Board of Directors should resign, a special meeting of the Board of Directors of each Sub-Association shall be called as soon as possible to appoint new Directors as stated above. In the event that the Association fails to fill the vacancies on the Master Board of Directors sufficient to constitute a quorum, any Member may give notice of the Member's intent to apply for the appointment of a receiver in accordance with Section 720.3053, Florida Statutes.

(e) Notwithstanding the foregoing, if the term of a Director expires, if a Director is removed in accordance with the terms of these Bylaws, or if a Director resigns, the replacement Director must be appointed or elected in a manner which is consistent with the required composition of the Board as set forth in Section 4.1 of these Bylaws.

4.4. For the purposes of organization, a meeting of the duly elected Master Board of Directors shall be held immediately after the annual meeting of Members, provided the majority of the members of the Board elected be present. Any action taken at such meeting shall be by a majority of the whole Board. If the majority of the members of the Board shall not be present at that time, or if the Directors shall fail to elect officers, the meeting of the Board to elect officers shall then be held within thirty (30) days after the annual meeting of Members upon three (3) days notice in writing to each member of the Board so elected, stating the time, place, and object of such meeting.

4.5 Action Taken Without a Meeting. To the extent permitted by law, the Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all of the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Directors.

4.6 Subject to the provisions of Section 4.8 below, regular meetings of the Board of Directors may be held at any place or places in Florida as designated by the Board, on such days and at such hours as the Board of Directors may, by resolution, designate.

4.7 Subject to the provisions of Section 4.8 below, special meetings of the Board of Directors may be called at any time by the President a majority of the members of the Board and may be held at any place or places within Florida as designated by the Board, and at any time.

4.8 Except only for meetings between the Board and its attorney with respect to proposed or pending litigation where the contents of the discussion would otherwise be protected by the attorney-client privilege, and meeting to address personal matters, all regular and/or special meetings of the Board of Directors shall be open to all Owners, and notices of all Board meetings shall be posted in a conspicuous place on the property governed by the Association at least forty-eight (48) hours prior to the meeting, except in the event of an emergency. In the alternative, if notice is not conspicuously posted, notice of the Board meeting must be mailed or delivered to each Member at least seven (7) days before the meeting, except in an emergency. Notice of any meeting in which assessments against Lots or Units are to be considered shall specifically contain a statement to that effect as well as a statement of the nature of such assessments.

4.9 Each Director shall have one (1) vote and Directors may not vote by proxy or secret ballot; provided, however, that secret ballots may be used for the election of officers.

4.10 The Directors of the Association have a fiduciary duty to the Owners of Lots and Units governed by the Association.

**ARTICLE 5
OFFICERS**

5.1 Any officer may be removed at any time by the affirmative vote of a majority of the Board of Directors at any duly called regular or special meeting of the Board.

5.2 The President shall preside at all meetings of the Members of the Association and of the Board of Directors. He shall have the general powers and duties of supervision and management of the Association which usually pertain to his office, and shall perform all such duties as are properly required of him by the Board of Directors. The Board of Directors shall elect at least one (1) Vice-President, who shall have such powers and perform such duties as usually pertain to such office or as are properly required of him by the Board of Directors. In the absence or disability of the President, any Vice-President shall perform the duties and exercise the powers of the President. If more than one (1) Vice-President is elected, the Board shall designate which Vice-President is to perform which duties. The Secretary shall issue notices of all meetings of the membership of the Association and the Directors, where notices of such meetings are required by law or in these Bylaws. He shall keep the minutes of the meetings of the membership and the Board of Directors. The Treasurer shall have the care and custody of all the monies and securities of the Association. He shall enter on the books of the Association, to be kept by him for that purpose, full and accurate accounts of all monies received by him and paid by him on account of the Association. He shall sign such instruments as require his signature and shall perform all such duties as usually pertain to his office or as are properly required of him by the Board of Directors.

5.3 Vacancies in any office arising from any cause may be filled by the Board of Directors at any regular or special meeting.

5.4 The officers of the Association have a fiduciary duty to the Owners or Lots governed by the Association.

**ARTICLE 6
MEETINGS OF MEMBERS**

6.1 The regular annual meeting of the Members shall be held in the month of October in each year at such time and place as shall be determined by the Board of Directors. The election of directors shall be held at, or in conjunction with, the annual meeting.

6.2 Special meetings of the Members for any purpose may be called at any time by the President, the Vice-President, the Secretary or Treasurer, or by any four (4) or more members of the Board of Directors, or upon written request of the Members who have a right to vote one-third (1/3) of all the votes of the entire membership, or who have a right to vote one-third (1/3) of the votes of the Class A membership. Business conducted at a special meeting shall be limited to the purposes set forth in the notice of meeting.

6.3 Notice may be given to the Members either personally, or by sending a copy of the notice through the mail, postage thereon fully paid, to the addresses appearing on the records of the Association. Each Member shall register his address with the Secretary, and notices of meetings shall be mailed to him at such address. Notice of any meeting, regular or special, shall be mailed or personally delivered at least six (6) days in advance of the meeting and shall set forth the general nature of the business to be transacted, provided, however, that if any business of any meeting shall involve any action governed by the Articles of Incorporation, notice of such meeting shall be given or sent as therein provided.

6.4 The presence in person or by proxy at the meeting of Members entitled to cast at least thirty percent (30%) of the votes of the membership shall constitute a quorum for any action governed by these Bylaws. Unless a greater percentage is expressly required, decisions of the Members shall be made by a majority of the voting interests represented at a meeting at which a quorum is present.

6.5 Members have the right to vote in person or by proxy, except that proxies shall not be used to elect members of the Board of Directors. To be valid, a proxy must be in writing and be signed by the Member and the proxy must state the date, time, and place of the meeting for which it was given. A proxy is effective only for the meeting for which it was given, as the meeting may be legally adjourned and reconvened from time to time, and automatically expires ninety (90) days following the date of the meeting for which it was originally given. A proxy is revocable at any time at the pleasure of the person who executes it. If the proxy form so provides, the proxy holder may appoint, in writing, a substitute to act in the proxy holder's place.

6.6 Any Owner may tape record or videotape meetings of the Members, subject however to the rules established from time to time by the Board regarding such tapings.

6.7 Except when specifically, or impliedly waived by the chairman of a meeting (either of Members or Directors), Robert's Rules of Order (latest edition) shall govern the conduct of Association meetings when not in conflict with the Declaration, the Articles, or these Bylaws' provided, however, that a strict or technical reading of said Robert's Rules of Order shall not be made as to frustrate the will of the persons participating in said meeting.

ARTICLE 7
AMENDMENTS
(amended 08-25-2025)

7.1 Procedure. These Bylaws may be amended at a regular or special meeting of the Board of Directors by a majority vote of the Directors. Amendments to these Bylaws need to be filed in the minute book, and need to be recorded in the public records of the County.

7.2 Conflict. In the case of any conflict between the Articles and these Bylaws, the Articles shall prevail. In the case of any conflict between the Declaration and these Bylaws, the Declaration shall prevail.

ARTICLE 8
OFFICIAL RECORDS

In accordance with the requirement of Section 720.303(4), Florida Statutes, the Official Records of the Association shall consist of:

8.1 General Records.

- (a) A copy of any plans, specifications, permits, and warranties related to improvements constructed on the Common Property or other property which the Association is obligated to maintain, repair, or replace.
- (b) A copy of the Bylaws of the Association and of each amendment to the Bylaws.

- (c) A copy of the Articles of Incorporation of the Association and of each amendment
- (d) A copy of the Declaration of Covenants and of each amendment thereto.
- (e) A copy of the current rules of the Association.
- (f) The minutes of all meetings of the Board of Directors and of the Members, which minutes must be retained for at least seven (7) years.

(g) A current roster of all Members and their mailing addresses and Lot identifications. The Association shall also maintain the electronic mailing addresses and the numbers designated by Members for receiving notice sent by electronic transmission of those Members consenting to receive notice by electronic transmission. The electronic mailing addresses and numbers provided by Owners to receive notice by electronic transmission shall be removed from Association records when consent to receive notice by electronic transmission is revoked. However, the Association is not liable for an erroneous disclosure of the electronic address or the number for receiving electronic transmission of notices.

(h) All of the Association’s insurance policies, or a copy thereof, which policies must be retained for at least seven (7) years.

(i) A current copy of all contracts to which the Association is a party, including, without limitation, any management agreement, lease, or other contract under which the Association has any obligation or responsibility. Bids received by the Association for work to be performed must also be considered official records and must be kept for a period of one (1) year.

(j) A copy of the disclosure summary described in Section 720.401(1), Florida Statutes.

(k) All other written records of the Association not specifically included in the foregoing which are related to the operation of the Association.

8.2 Financial Records. Accounting records for the Association shall be kept according to good accounting practices. All financial and accounting records must be maintained for a period of at least seven (7) years. The financial and accounting records must include, but are not limited to:

(a) Accurate, itemized, and detailed records of all receipts and expenditures.

(b) A current account and a periodic statement of the account for each Member of the Association, designating the name and current address of each Member who is obligated to pay Assessments, the due date and amount of each Assessment or other charge against the Member, the date and amount of each payment on the account, and the balance due.

(c) All tax returns, financial statements, and financial reports of the Association.

(d) Any other records that identify, measure, record, or communicate financial information.

8.3 Inspection and Copying of Records. The foregoing official records shall be maintained within the State of Florida and must be open to inspection and available for photocopying by Members or their authorized agents at reasonable times and places within ten (10) business days after receipt of a written request for access. The Association may adopt reasonable rules and regulations governing the frequency, time, location, notice, and manner of inspections and may impose fees to cover the costs of providing copies of official records.

ARTICLE 9
BOOKS AND PAPERS: FISCAL YEAR; MINUTES;
BUDGETS: FINANCIAL REPORTS
(amended 05-24-2019)

9.1 The official records shall be maintained within the State of Florida and must be open to inspection and available for photocopying by an Association Member or the authorized agent(s) of such Member at all reasonable times and places within ten (10) business days after receipt of a written request for access. The Association may adopt reasonable written rules regarding the frequency, time, location, notice, and manner of inspections and may impose fees to cover the costs of providing copies of the official records, including, without limitation, the costs of copying. The Association shall maintain an adequate number of copies of the recorded Declaration, Articles, Bylaws, and any rules to ensure their availability to Members and prospective Members, and may charge only its actual costs for reproducing and furnishing these documents.

9.2 The fiscal year of the Association shall be the twelve (12) month period commencing January 1st and terminating on December 31st of each year.

9.3 Minutes of all meetings of the Members and of the Board must be maintained in written form or in another form that can be converted into written form within a reasonable time. The vote or abstention from voting on each matter voted upon must be recorded in the minutes.

9.4 The Association shall prepare an annual budget reflecting, among other things, the estimated revenues and expenses for the budgeted year, and the estimated surplus or deficit for the end of the current year. The budget must separately set out all fees or charges for recreational amenities, whether owned by the Association or another person. The Association shall provide each Member with a copy of the annual budget or a written notice advising that a copy of the budget is available upon request at no charge to the Member. The copy must be provided to the Member in accordance with the time limits set forth in Section 9.1 above.

9.5 The Association shall prepare an annual financial report within one hundred twenty (120) days following the close of each fiscal year of the Association. The financial report must consist of either, at the determination of the Board, (a) financial statements presented in conformity with generally accepted accounting principles, or (b) a financial report of actual receipts and expenditures, cash basis, showing the amount of receipts and expenditures by classification and the beginning and ending cash balances of the Association. The Association shall provide each Member with a copy of the annual financial report or a written notice advising that a COPY of the report is available upon request at no charge to the Member. The copy must be provided to the Members in accordance with the time limits set forth in Section 9.1 above.

The foregoing was adopted as the Bylaws of the Association at a duly-noticed meeting of the Board of Directors on August 25, 2025.