THIS INSTRUMENT WAS PREPARED BY:

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**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WESTCHASE**

THIS SUPPLEMENTAL DECLARATTION OF COVENANTS CONDITIONS AND RESTRICTIOSN FOR WESTCHASE (“Supplemental Declaration”) is made this \_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_, 2025, by WESTCHASE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, (“Westchase”) and STANLEY MARTIN HOMES, LLC a Delaware limited liability company (“Stanley Martin”). Westchase and Stanley Martin consent, agree, and join in the execution hereof. Both of said parties together shall be referred to as the “parties”.

**WITNESSETH:**

**WHEREAS,** Westchase is responsible for the governance and operation of the community in Hillsborough County, Florida commonly known as Westchase in accordance with Florida law and the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Westchase (the “Declaration”), recorded in Official Records Book 20930, Page 1434, et. seq., of the public records for Hillsborough County, Florida, as established and amended from time-to-time by documents recorded in the public records of Hillsborough County, Florida, including, without exclusion, the following:

1. The Declaration of Covenants, Conditions, and Restrictions for Westchase and Bylaws of Westchase Community Association, Inc. originally recorded 3/22/91 in O.R. Book 6223, Page 1704, et. seq.
2. The Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westchase recorded 10/15/91 in O.R. Book 6406, Page 149, et. seq.;
3. The First Amendment to the Bylaws of Westchase Community Association, Inc. recorded 11/13/92 in O.R. Book 6794, Page 317;
4. The First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westchase recorded 11/13/92 in O.R. Book 6794, Page 323, et. seq.;
5. The Second Amendment to the By-laws of Westchase Community Association, Inc. recorded 2/4/94 in O.R. Book 7280, Page 1657, et. seq.;
6. The Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westchase recorded 2/22/94 in O.R. Book 7297, Page 1210, et. seq.;
7. Third Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westchase recorded 7/2/97 in O.R. Book 8623, Page 784 et. seq.;
8. Third Amendment to the Bylaws of Westchase Community Association, Inc. recorded 12/4/97 in O.R. Book 8817, Page 1307, et. seq.;
9. Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westchase recorded 12/11/98 in O.R. Book 9376, Page 432, et. seq.;
10. Certificate of Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westchase and Bylaws of Westchase Community Association, Inc., recorded 3/21/02 in O.R. Book 11508, Page 524, et. seq.;
11. Certificate of Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westchase and Bylaws of Westchase Community Association, Inc., recorded 9/29/03 in O.R. Book 13153, Page 1844, et. seq.;
12. Certificate of Amendment to The Bylaws of Westchase Community Association, Inc., recorded 2/3/06 in O.R. Book 16074, Page 96, et. seq.;
13. Certificate of Amendment to The Bylaws of Westchase Community Association, Inc., recorded 7/22/06 in O.R. Book 16740, Page 1836, et. seq.;
14. Certificate of Amendment Approving Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westchase and Certificate of Amendment Approving Amended and Restated Bylaws of Westchase Community Association, Inc. recorded 5/3/07 in O.R. Book 17729, Page 807, et. seq.;
15. Certificate of Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westchase and Certificate of Amendment to the Amended and Restated Bylaws of Westchase Community Association, Inc. as recorded 7/31/09 in O.R. Book 19387, Page 819, et. seq.;
16. Certificate Approving Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westchase and Certificate Approving Amended and Restated Bylaws of Westchase Community Association, Inc. recorded 9/9/09 in O.R. Book 19457, Page 172, et. seq.;
17. Certificate of Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westchase and Certificate of Amendment to the Amended and Restated Bylaws of Westchase Community Association, Inc., recorded 2/22/11 in O.R. Book 20371, Page 1993, et. seq.;
18. Certificate Approving Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westchase and Certificate Approving Amended and Restated Bylaws of Westchase Community Association, Inc. recorded 2/22/11 in O.R. Book 20372, Page 5, et. seq.;
19. Certificate of Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westchase and Amended and Restated Bylaws of Westchase Community Association, Inc., recorded 2/1/12 in O.R. Book 20930, Page 1434, et. seq.;
20. Certificate of Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westchase and Amended and Restated Bylaws of Westchase Community Association, Inc., recorded in O.R. Book 22677, Page 338, et. seq.;
21. Certificate of Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westchase, the Amended and Restated Bylaws of Westchase and the Articles of Incorporation for Westchase Community Association, Inc.,

recorded 2/23/17 in O.R. Book 24752, Page 1054, et. seq.;

1. Supplemental Declaration of Covenants, Conditions and Restrictions for Westchase recorded 3/8/17 in O.R. Book 24780, Page 1981, et. seq.;
2. Notice of Westchase Community Association, Inc. Preservation of Documents recorded 10/23/19 in O.R. Book 27054, Page 1624, et. seq.
3. Certificate of Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Westchase and Amended and Restated Bylaws of Westchase, recorded 8/16/2022 as Instrument Number 2022401246; and

**WHEREAS**, any term not specifically defined herein shall have the same meaning as in the Declaration; and

**WHEREAS**, Article VIII Section 1, of the Declaration provides that Westchase may annex real property, that annexation shall require the consent of the owner of such property and the affirmative vote of Voting Members representing at least 75% of the votes of the Association, and that annexation shall be accomplished by filing in the public records of Hillsborough County, Florida, a Supplemental Declaration describing the property being annexed; and

**WHEREAS**, Stanley Martin is the owner of the real property described on **Exhibit A** hereto, which will be known as Westchase Station Townhomes (“Westchase Station”); and

**WHEREAS**, Voting Members representing at least seventy-five percent (75%) of the votes of the Association have moved affirmatively in favor of annexing Westchase Station; and

**WHEREAS**, the parties desire to submit Westchase Station to the provisions of the Declaration and to the jurisdiction of the Association; and

**WHEREAS**, by signing this Supplemental Declaration, Stanley Martin acknowledges that all statements herein are true; and

**WHEREAS**, Stanley Martin certifies that it is the exclusive owner in fee simple of Westchase Station, there are no others claiming any right, title, or interest in Westchase Station, there are no liens, mortgages, or other encumbrances on the Westchase Station, and all other restrictions on Westchase Station, if any, are and shall be, as of the date of recording this Supplemental Declaration, subordinate to the Declaration as it may be amended from time to time; and

**WHEREAS**, Stanley Martin agrees that Stanley Martin, so long as it owns all or any portion of the Westchase Station,and anyone taking title by or through Stanley Martin, together with its agents, successors and assigns, shall be bound by this Supplemental Declaration and the Declaration as it may be amended from time to time.

**NOW, THEREFORE**, the Association hereby supplements the Declaration as follows:

1. All the foregoing recitals are true and correct and are incorporated herein by reference.
2. The property described on Exhibit A is annexed into the property subject to the Declaration and is hereby subjected to the provisions of the Declaration as it may be amended from time-to-time, to the control of Westchase in accordance with the Declaration and Florida Law, and to each and every term, condition, covenant and restriction of the Declaration, the Articles of Incorporation of Westchase, the Bylaws of Westchase, and all Rules, Regulations, Residential Guidelines and Policies adopted by Westchase as they now exist and as they may be and may have already been amended from time-to-time.
3. Westchase Station shall be, and hereafter is, a Neighborhood within West Park Village, subject to the covenants, conditions, and restrictions pertaining to Westpark Village as set forth in the Declaration, the Articles of Incorporation of Westchase, the Bylaws of Westchase, and all Rules, Regulations, Residential Guidelines and Policies adopted by Westchase that pertain to West Park Village as they now exist and as they may be and amended from time-to-time.
4. The Declaration is hereby ratified and confirmed in its entirety.
5. This Supplemental Declaration shall be effective immediately upon its recording in the public records of Hillsborough County, Florida.
6. This Supplemental Declaration shall be a covenant running with the land and Westchase Station, or any portion thereof, shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of this Supplemental Declaration and the Declaration, both of which shall run with the title to such property and shall be binding upon all persons having any right, title, or interest in such property, and their respective heirs, legal representatives, successors, successors-in-title, and assigns.
7. The provisions of this Supplemental Declaration shall be binding upon the Association in accordance with the terms of the Declaration.

**IN WITNESS WHEREOF**, the parties agree to and have caused this Supplemental Declaration to be executed on the date hereinabove specified.

**WITNESSES:** STANLEY MARTIN HOMES, LLC,

a Delaware limited liability company

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ By:

Address: Title:

Address:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address:

STATE OF FLORIDA )

) SS:

COUNTY OF )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_, 2025, by as the of STANLEY MARTIN HOMES, LLC, a Delaware limited liability company on behalf of the company and as an act of such corporation. He/She is personally known to me or produced as identification.

Notary Public, State of

Typed, Printed or Stamped Name of Notary Public

My Commission Expires:

**WITNESSES:** WESTCHASE COMMUNITY ASSOCAITION, INC., a Florida not-for-profit corporation

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ By:

Address: Title:

Address:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address:

STATE OF FLORIDA )

) SS:

COUNTY OF )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_, 2025, by as the of WESTCHASE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the company and as an act of such corporation. He/She is personally known to me or produced as identification.

Notary Public, State of

Typed, Printed or Stamped Name of Notary Public

My Commission Expires:

**Exhibit “A”**

DESCRIPTION 1:

A parcel of land lying in the Northeast ¼ of Section 21, Township 28 South, Range 17 East, Hillsborough County, Florida, and being more particularly described as follows:

From the Northeast corner of said Section 21, run thence S.01°05’14’’W., 334.82 feet along the East boundary of the Northeast 1/4 of said Section 21 to the POINT OF BEGINNING; thence continue long said East boundary, S.01°05’14’’W., 125.06 feet to the Northerly boundary of a 100 foot wide Railroad right-of-way line for CSX Transportation, Inc.; thence S.89°14’03’’W., 96.14 feet along said Northerly boundary; thence N.00°45’57’W., 125.00 feet to the South boundary of Tate Lane (now Montague Street) as shown on the plat of WESTCHASE SECTION “325A”, according to the map or plat thereof as recorded in Plat Book 85, Page 77, Public Records of Hillsborough County, Florida; thence N.89°14’03”E., 100.19 feet along said South boundary to the POINT OF BEGINNING.

AND

DESCRIPTION 2:

A parcel of land lying in the Northwest ¼ of Section 22, Township 28 South, Range 17 East, Hillsborough County, Florida, and being more particularly described as follows:

From the Northwest corner of said Section 22, run thence S.01°05’14’’W., 334.82 feet along the West boundary of the Northwest 1/4 of said Section 22 to the POINT OF BEGINNING; thence N.89°14’03”E., 707.37 feet along the South boundary of Tate Lane and Montague Street as shown on the plat of WESTCHASE SECTION “325A”, according to the map or plat thereof as recoded in Plat Book 85, Page 77, Public records of Hillsborough County, Florida, to the Southeast corner thereof; thence along the Southerly boundary of Montague Street as shown on the plat of WESTCHASE SECTION “324”, according to the map or plat thereof as recorded in Plat Book 87, Page 77, Public Records of Hillsborough County, Florida, the following three (3) courses: 1) continue, N.89°14’03”E., 157.04 feet to the point of curvature; 2) Southeasterly, 117.81 feet along the arc of a curve to the right having a radius of 75.00 feet and a central angel of 90°00’00” (chord bearing S.45°45’57”E., 106.07 feet) to a point of tangency; 3) S.00°45’57”E., 50.00 feet to the Northerly boundary of 100 foot wife Railroad right-of-way line o the CSX Transportation, Inc.; thence S.89°14’04”W., 943.46 feet along said Northerly boundary to the West boundary of the Northwest 1/4 of said Section 22; thence N.01°05’14”E., 125.06 feet along said West boundary to the POINT OF BEGINNING.