

LIMITED DURABLE POWER OF ATTORNEY
FOR CODE ENFORCEMENT/REAL ESTATE TRANSACTIONS ONLY

Know all persons by these presents that I,

**ROBERT L. GERMAIN, JR., as Trustee of THE ROBERT L GERMAIN, JR.
REVOCABLE TRUST, under Amended and Restated Trust Agreement dated February
9, 2023,**

(the "Principal") do hereby appoint

- a. **JAMES DENITTO, individually and AS TRUSTEE OF THE 1555 DE HAVILLAND
LAND TRUST, dated January 4, 2023;** and
- b. **Marc S. Tepfitz,** attorney at law; and
- c. **Walter St. Surin**

(jointly and severally the "Agent") to act in my name and place, to the fullest extent which I could act if I were personally present in connection with the transaction described in Section 1 of this Power of Attorney.

Section 1. Delegation of Power. The Principal appoints the Agent to act for the Principal:

To appear before the Village of Wellington, including its Code Enforcement Board or Special Magistrate or Code Enforcement Hearing Officer, to apply for and act in all manner, at all levels, to contest, apply for, seek mitigation or reduction of the following code enforcement liens and fines regarding that property located at 15555 De Havilland Court, Wellington, Florida:

1. Code Enforcement Lien filed by Village of Wellington recorded in O.R. Book 35106, Page 1605, Public Records of Palm Beach County, Florida, case Village of Wellington v Kreedden LLC Trustee of 15555 de Havilland Land Trust, Case # NOH-CC-1298-2024; and
2. Code Enforcement Lien filed by Village of Wellington recorded in O.R. Book 35288, Page 1578, Public Records of Palm Beach County, Florida, case Village of Wellington v Kreedden LLC Trustee of 15555 de Havilland Land Trust, Case # NOH-CC-2581-2024; and
3. Code Enforcement Order/Lien recorded in O.R. Book 35565, Page 1254, Public Records of Palm Beach County, Florida, case Village of Wellington v Kreedden LLC Trustee of 15555 de Havilland Land Trust, Case # NOH-CC-3418-2024; and
4. Any other currently pending code lien against 15555 De Havilland Court, Wellington, Florida.

Section 2. Term. This power of attorney shall become effective on the date the Principal signs this instrument and shall continue until revoked or terminated by me or upon my death. The expiration of this power of attorney shall not affect the validity of any action taken by the Agent pursuant to this power while this power of attorney was in effect.

Section 3. Durable Power of Attorney. This Durable Power of Attorney shall not be terminated or affected by any subsequent physical or mental disability that I may suffer except as provided by Florida Statutes Chapter 709

Section 4. Binding Acts. All acts done by my attorney pursuant to this power shall bind me, my heirs, devisees and personal representatives. My attorney-in-fact shall not be held liable for any acts or decisions made by my attorney-in-fact in good faith and under the terms of this Durable Power of Attorney.

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Section 5. **Third Party Reliance.** Any third party may rely upon the authority granted by this instrument until the third party has received notice of revocation, partial or complete termination, suspension or otherwise. Third parties who act in reliance upon the authority granted to the attorney-in-fact by this instrument will be held harmless by the principal from any loss suffered or liability incurred as a result of actions taken prior to receipt of written notice of revocation, suspension, notice of petition to determine incapacity, partial or complete termination or death of the principal.

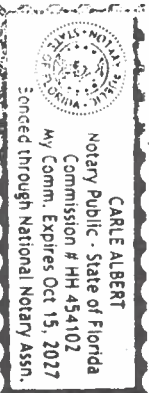
Section 6. **Governing Law.** This Power of Attorney shall be governed by the laws of the State of Florida. IN WITNESS WHEREOF, I have set my hand and seal this 4th day of March 2026.

Witness signature: <u>[Signature]</u>	<u>[Signature]</u> ROBERT L. GERMANN, JR., as Trustee of THE ROBERT L GERMANN, JR. REVOCABLE TRUST, under Amended and Restated Trust Agreement dated February 9, 2023
Print Witness Name: <u>Carle Albert</u>	
Witness signature: <u>[Signature]</u>	
Print Witness Name: <u>Eliana Garcia</u>	

STATE OF Florida
COUNTY OF Palm Beach

ACKNOWLEDGED before me by, by means of physical presence or online notarization, this 4th day of March 2026, by Robert L. Germann, Jr., who is personally known to me or produced as identification FLID 6655-772-61-74-0

(NOTARY SEAL)

	Notary Public - State of <u>FL</u> Stamp/Print Notary Name: <u>Carle Albert</u> Commission Expires: <u>10/15/2027</u> Commission Number: <u>HH 454102</u>
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Signature of other Principal on next page