

Prepared by and return to:
Brittnie M. Burns, Esquire
Bush Ross, P.A.
Post Office Box 3913
Tampa, FL 33601-3913

**CERTIFICATE OF AMENDMENT TO THE REVIVED AMENDED AND RESTATED
BYLAWS OF CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.**

WHEREAS, the Amended and Restated Bylaws of Cypress Village Property Owners Association, Inc. was recorded at Official Records Book 2907, Page 984, *et seq.* of the public records of Citrus County, Florida (the “Bylaws”); and

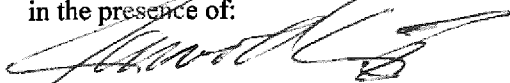
WHEREAS, the Bylaws provides in Article 8.3 that the Bylaws may be amended by approval of a majority of the Board of Directors and an affirmative vote of more than fifty percent (50%) of the voting interests of the Association present, in person or by proxy, at a duly noticed meeting of the membership; and

NOW, THEREFORE, Ed Hanlon, as President, and Bobbie Perreault, as Secretary, of Cypress Village Property Owners Association, Inc., do hereby certify that the following amendments to the Bylaws has been approved in accordance with Florida Statutes and the Bylaws and are attached hereto as Exhibit “A”:


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*Certificate of Amendment to the Bylaws
Of Cypress Village Property Owners Association, Inc.*


Signed, sealed and delivered in
in the presence of:


Print name: JARROO CARR
Print Address: 108 Cypress Blvd W
HOMOSASSA, FL 34446


Witness No. 1



Print name: Brittanee Faehrkelb
Print Address: 108 Cypress Blvd W
HOMOSASSA, FL 34446
Witness No. 2

CYPRESS VILLAGE PROPERTY
OWNERS ASSOCIATION, INC.

By: 
Ed Hanlon, President
6972 Lake Gloria Blvd
Orlando, FL 32809

Signed, sealed and delivered in
the presence of:


Print name: JARROO CARR
Print Address: 108 Cypress Blvd W
HOMOSASSA, FL 34446
Witness No. 1


Print name: Brittanee Faehrkelb
Print Address: 108 Cypress Blvd W
HOMOSASSA, FL 34446
Witness No. 2

ATTEST:


By: Barbara (Bobbie) Perreault
Bobbie Perreault, Secretary
6972 Lake Gloria Blvd
Orlando, FL 32809

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Certificate of Amendment was acknowledged before me ☒ in person or by ☐ remote notarization, this 15th day of April, 2025, Ed Hanlon, as President and Bobbie Perreault, Secretary of Cypress Village Property Owners Association, Inc., who are ☒ personally know to me or ☐ who have produced _____ as identification, who executed the foregoing Certificate of Amendment and severally acknowledge the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they have affixed thereto the seal of said corporation, and the said instrument is the act and deed of said corporation.



ROBERT S. CHRISTENSEN
Commission # HH 218053
Expires March 12, 2026


Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

**PROPOSED AMENDMENTS TO
THE BYLAWS OF CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.**

1. Section 3.2 of the Bylaws of Cypress Village Property Owners Association Inc. is amended to read as follows:

3.2 Time, Place and Frequency of Meetings.

The annual members' meeting shall be held within Citrus County at a location designated by the Board of Directors at 7:00 P.M., on the third or fourth Wednesday week in March of each year, for the purpose of electing directors and transacting any other business authorized to be transacted by the members provided, ~~however, that if that day is a legal holiday, the meeting shall be held at the same hour on the next day that is not a legal holiday.~~

2. Section 6.4 of the Bylaws of Cypress Village Property Owners Association Inc. is amended to read as follows:

6.4 Assessments Determined/Assessment Payment

Annual assessments will be determined for each fiscal year on or before the thirty-first (31st) day of March. Invoices for annual assessments will be issued to Owners on or before April 7th of each year. Annual assessments must be paid on one (1) installment not later than May 7th 30th of each year. Payments not received by May 7th 30th are past due.

3. Section 6.5 of the Bylaws of Cypress Village Property Owners Association Inc. is amended to read as follows:

6.5 Past Due Assessment Payments

If an annual assessment is not received by May 7th 30th, a late payment penalty of \$25.00 will be levied, along with interest from the due date at the rate of 18% per annum. Interest and penalty will continue to accrue until paid in full.

CODING: Stricken language is marked with a ~~strikethrough~~. New language is marked with a double-underline.

