

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
DECLARATION OF RESTRICTIONS (MULTI-FAMILY)**

WHEREAS, the Revived Amended and Restated Declaration of Restrictions (Multi-Family) was revitalized at Official Records Book 2974, Page 2280, *et seq.* and amended and restated at Official Records Book 3377, Page 40, *et seq.* of the public records of Citrus County, Florida (the "Declaration"); and

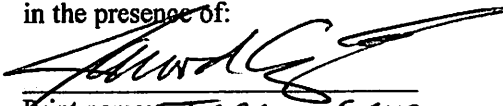
WHEREAS, the Declaration provides in Article 17 that the Declaration may be amended by approval of not less than a majority of the voting interests of the Association present, in person or by proxy, at a duly noticed meeting of the membership; and

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 Declaration has been approved in accordance with Florida Statutes and the Declaration and are attached hereto as Exhibit "A":

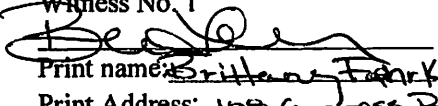
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*Certificate of Amendment to the Revived
Amended and Restated Declaration of Restrictions (Multi-Family)*

Signed, sealed and delivered in
in the presence of:

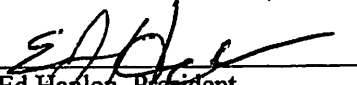

Print name: JARED CRUZ
Print Address: 108 Cypress Blvd W
Homosassa, FL 34446

Witness No. 1

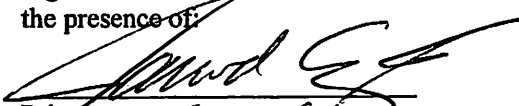

Print name: Brittany FahrKolb
Print Address: 108 Cypress Blvd W.
Homosassa, FL 34446

Witness No. 2

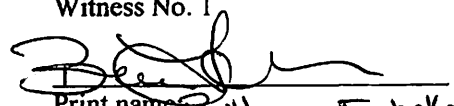
CYPRESS VILLAGE PROPERTY
OWNERS ASSOCIATION, INC.

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

Signed, sealed and delivered in
the presence of:

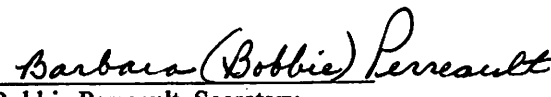

Print name: JARED CRUZ
Print Address: 108 Cypress Blvd W
Homosassa, FL 34446

Witness No. 1


Print name: Brittany FahrKolb
Print Address: 108 Cypress Blvd. W
Homosassa, FL 34446

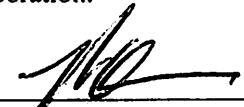
Witness No. 2

ATTEST:

By: 
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 19 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.



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



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

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ROBERT S. CHRISTENSEN
Commissioner
Exp. March 15, 2013



**PROPOSED AMENDMENTS TO THE AMENDED AND RESTATED DECLARATION OF
RESTRICTIONS (MULTI-FAMILY)**

1. The Section entitled "Definitions" is amended solely to create subsection cc which reads as follows:

cc. "Well maintained" is defined as follows to ensure the aesthetic appeal and overall quality thereby protecting the property values of the community:

1. Driveways: Must be structurally sound with no crumbling concrete, missing or loose pavers, peeling paint, oil stains, cracks or lifting greater than one inch in width, algae, mildew, mold, or weeds/vegetation growing through any cracks.
2. Homes: Should be structurally sound with no crumbling, peeling, or cracked stucco; no missing or rotting siding/wood or damaged surface areas; no damaged gutters, downspouts, soffit, or fascia; no weeds or algae, mold, or mildew; no broken windows or doors or outdoor lights.
3. Roofs: Shingles should have no missing or damaged tiles.
4. Fencing: Must be properly painted or stained, or in original condition, free of damage, rotting wood, peeling paint, mold, algae, or missing pieces.
5. Repairs: Owners must fix any damage to home exterior including but not limited to broken windows and doors, shutters, gutters, fencing, siding, broken/missing outdoor lights, rotting wood, peeling paint, or damaged roofing/missing shingles, etc.

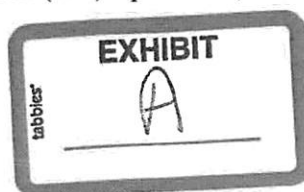
2. Section 2 of the Amended and Restated Declaration of Restrictions (Multi-Family) is amended to read as follows:

2. RESTRICTIONS ON COMMERCIAL OR BUSINESS USE OF LOTS AND RESIDENTIAL UNITS

Except as otherwise provided herein, no commercial or business use shall be conducted within a Residential Unit or Lot within the Cypress Village Subdivision of Sugarmill Woods. Notwithstanding the foregoing, and subject to applicable statutes and ordinances may maintain a Home Occupation within a Home for such Owner's personal use, as further defined herein.

A Home Occupation shall be defined as the conduct of business or commercial enterprise in the home which are incidental and secondary to the use of the residence for residential purposes and shall not change the character thereof. Where permitted, Home Occupations shall be conducted in accordance with the following provisions:

- 1- 2.1 No person other than members of the family residing on the premises shall be engaged in such Home Occupation.
- 2- 2.2 There shall be no display of goods, machinery, equipment, or any performance of work visible or audible from any street or adjoining property, nor shall there be any sign, symbol, logo, nameplate, or display visible from the street or adjoining property identifying or providing any information of any nature regarding the Home Occupation.
- 3- 2.3 No Home Occupation shall occupy an area greater than twenty (20) percent or three hundred (300) square feet, whichever is less, of the floor area of



the Residential Unit. No Home Occupation shall be conducted in any accessory building or garage; such occupation shall be conducted in the main residence.

4. 2.4 No equipment or process shall be used in such Home Occupation which creates noise, vibration, glare, or any fumes, odors, or electrical interference detectable to the normal senses off the Lot.
5. 2.5 No Home Occupation shall generate or attract traffic to a residence in excess of the average trip generation rate for the applicable type of Residential Unit.
6. 2.6 Home Occupations shall exclude, but not limited to, physicians, dentists, welding, or machine shops, minor or major auto repair, painting of vehicles, trailers, or boats, as well as barbershops, beauty parlors, dining facilities, animal hospitals, animal day care, animal grooming, and day cares.
- 2.7 Notwithstanding the foregoing, a Builder or Developer may operate one model home within the Subdivision subject to the following restrictions:
 - a. The model home shall not be used as a sales center.
 - b. The model home use shall be registered with the Association.
 - c. The Builder or Developer must have all applicable licenses and permits with the municipality to operate a model home.
 - d. Model home use shall only be used by Builder or Developer.
 - e. The Builder or Developer must be the record owner of the Lot and Residential Unit.
 - f. Upon sale or transfer of title to the Lot, the Residential Unit must immediately cease operation as a Model Home.
 - g. The Builder or Developer shall adhere to all applicable restrictions within the Subdivision.

~~A Builder or Developer may operate a model home use, subject to the following restrictions:~~

- ~~1. For purposes of this section, the term "model home use" includes model homes, sales office, and sales centers located within a Lot and Residential Unit that is owned by the Builder or Developer.~~
- ~~2. The model home use shall be registered with the Association.~~
- ~~3. The Builder or Developer must have all applicable licenses and permits with the municipality to operate a model home or sales center.~~
- ~~4. Model home use shall only be used by Builder or Developer.~~
- ~~5. The Builder or Developer must be the record owner of the Lot and Residential Unit.~~
- ~~6. Upon sale or transfer of title to the Lot, the Residential Unit must immediately cease operation as a Model Home or Sales Center.~~

3. Section 4.1 of the Amended and Restated Declaration of Restrictions (Multi-Family) is amended to read as follows:

4.1 Application and Submittal – In order to ensure that all construction within the Subdivision shall preserve a high standard of construction, no residential unit shall be developed, erected, placed, or constructed on any portion of the Property until a set of Citrus County approved plans of the working drawings and specifications, including a certified land survey and legal description executed by a State of Florida registered surveyor is submitted in a Building permit application to the ACB for approval. Construction shall not commence

without prior written approval from the ACB. The ACB may approve or deny a Building permit application based solely on compatibility within the Subdivision. A site plan showing the location of the residential unit, pools, terraces, patios, walls, fences, driveways, property lines, poles and setbacks shall also be submitted. Owner's application shall also include the requisite permit fee, an affidavit of Building restrictions, landscape and irrigation plans, (or a signed landscaping agreement), a copy of Owner's Citrus County Building permit, a 1/4" scale drawing of the proposed residential unit noting the Residential Unit's square footage broken down into total square footage and living space square footage, a description and color of roofing material, exterior Residential Unit paint color including trim color and Impervious Surface Ratio calculation. For applications and submittal of Building additions, alterations, or pools, Section 4.8 and/or 4.9 shall apply.

4. Section 4.2.4 of the Amended and Restated Declaration of Restrictions (Multi-Family) is amended to read as follows:

4.2.4 Exterior Residential Unit/Garage Door Color – Prior to painting or repainting the exterior of a residential unit or a garage door, even in the existing color, Owner shall apply for and obtain a permit issued by the ACB. All colors must conform to the ACB approved color selections in effect at the time of painting/repainting. If painted, garage doors shall be white or the color of the dwelling or trim. Shutters must follow the same rules and color chart used for the trim.

5. Section 4.2.11a of the Amended and Restated Declaration of Restrictions (Multi-Family) is amended to read as follows:

4.2.11a ~~Artificial turf and~~ All species of bamboo are prohibited. Artificial turf shall only be installed behind the rear building line of the Residential Unit and must be adequately and appropriately maintained by the Owner.

6. Section 4.3 of the Amended and Restated Declaration of Restrictions (Multi-Family) is amended to read as follows:

4.3 Review Procedures – Construction Commencement (New Construction) - The ACB shall review the submittal for compliance with these restrictions. The ACB shall deny a permit for not complying with the terms and conditions of these Restrictions. The ACB may approve or deny a submittal based solely on compatibility within the Subdivision.

[The remainder of Section 4.3 remains in full force and effect]

7. Section 4.8 of the Amended and Restated Declaration of Restrictions (Multi-Family) is amended to read as follows:

4.8 Post Construction Repairs, Modifications, Re-roofing, Additions or Alterations - Owner shall first obtain ACB approval and applicable County permits prior to making any modifications, including, but not limited to, changing any exterior color, swimming pool or cage, replacement roofing or alterations to the exterior appearance of the Residential Unit. Approved ACB permits are only valid for twelve (12) months from the date of issuance. Once the ACB permit expires, Owners must reapply for ACB approval if the approved work is not

complete. All alterations, or additions must be attached to the main Residential Unit and shall be constructed of the same, or acceptable material as may be approved by the ACB. Surface painted colors shall be compatible with the main Residential Unit. No portion of the original residential unit non-living areas, including, but not limited to, garage, veranda, patio, lanai, or storage areas shall be altered, or converted to living space without Owner first obtaining ACB approval and applicable County permits. The ACB may approve or deny such application based solely on compatibility within the Subdivision. The Residential Unit must always have a garage for a minimum of one (1) car.

[The remainder of Section 4.8 remains in full force and effect]

8. Section 6.1.9 of the Amended and Restated Declaration of Restrictions (Single Family) is amended to read as follows:

6.1.9 "Utility Trailer" means anything produced by the Original Manufacturer, to be sold and registered as a single or multiple axel trailer having an open, or enclosed cargo area and is designed to be coupled to or pulled by a motorized vehicle for utility/service purposes.

9. Section 6.1.11 of the Amended and Restated Declaration of Restrictions (Multi-Family) is created to read as follows:

6.1.11 "Recreational Trailers" means anything produced by the Original Manufacturer, to be sold and registered for recreational transportation purposes, which may include transportation of watercrafts and Boats as defined herein.

10. Section 6.2.2 of the Amended and Restated Declaration of Restrictions (Multi-Family) is amended to read as follows:

6.2.2 Boats, Recreational Trailers, Motor Homes, Recreational Vehicles, Campers, or Commercial Vehicles and Service Vehicles shall only be parked within the Subdivision with an approved 72-hour parking permit request as follows:

[The remainder of Section 6.2.2 remains in full force and effect]

11. Section 11.5 of the Amended and Restated Declaration of Restrictions (Multi-Family) is amended to read as follows:

11.5 Outdoor holiday decorations on the exterior of a Residential Unit or in a yard shall be permitted no sooner than thirty (30) days before a holiday and must be removed within fifteen (15) days after a holiday. Owners shall remove holiday decorations during inclement weather and will be responsible for any damage to adjacent properties caused by his or her failure to comply with this section.

12. Section 15.2.1 of the Amended and Restated Declaration of Restrictions (Multi-Family) is amended to read as follows:

15.2.1 Late Fees and Interest. The Association shall be entitled to assess a late charge in an amount to be determined by the Board of Directors from time to time up to, but not to exceed,

the maximum allowed by law, as same may be amended from time to time. Should the Board of Directors fail to set an amount for the administrative late fee, it shall be the maximum allowed by law from time to time, which at the time of recording this amendment is the greater of Twenty-Five Dollars (\$25.00) or five percent (5%) of the installment due, together with interest at the rate of whatever percentage per annum may be established or set by the Board of Directors from time to time up to, but not to exceed, the maximum allowed by law, as same may be amended from time to time, from the due date until the date of payment for any Assessment, regular or special, made hereunder which is not paid within ~~ten (10)~~ thirty (30) days of the due date of any such Assessment.

13. Section 19 of the Amended and Restated Declaration of Restrictions (Multi-Family) is amended to read as follows:

19. GARAGE, ESTATE, YARD SALES – Garage sales and yard sales are prohibited within the Subdivision. Estate sales are permitted, provided the proper permit is obtained from the Association. Owner must apply for and obtain a permit from the CVPOA for no longer than a three (3) day estate sale at a frequency of no more than once (1) per year. Estate sales must be conducted only within the Residence. Provision for vehicle parking must be made so as not to create a traffic safety hazard or intrusion on Property of other Owners. Notwithstanding the restrictions in Section 11 herein, No more than one (1) Estate sale sign may be placed in front of the Residence in which the Estate sale is being conducted. Any Owner in violation of this provision may be subject to a \$100.00 fine in accordance with Section 16.4. Notwithstanding this restriction, the CVPOA Board may authorize community-wide garage sales or community-wide yard sales.

14. Section 22 of the Amended and Restated Declaration of Restrictions (Multi-Family) is amended to read as follows:

22. FIREWORKS – No fireworks of any kind will be allowed anywhere within Cypress Village. Any Owner who allows fireworks to be discharged from his or her Lot shall be responsible for all damages which incurred from such activity. Any Owner in violation of this provision may be subject to a \$100.00 fine in accordance with Section 16.4.

15. Section 24.4 of the Amended and Restated Declaration of Restrictions (Multi-Family) is amended to read as follows:

24.4 Landscaping – Proposed shed plans shall include landscape plans which would minimize appearance of same from the street and adjacent properties. If not enclosed by a Common Area, sides that are not facing a Common Area, (except a side that may be facing the Residential Unit), are to be landscaped. Planting must be completed at the time of shed installation with plant selections & sizes which conform to the ACB approved selections in effect at the time and must include plantings that will continuously screen and grow to at least six (6) feet in height within two (2) years of installation. The exception would be if a privacy Fence is in existence or is to be installed between the Lot and an adjacent Property.

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