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PREPARED BY AND RETURN TO:
Greenberg Nikoloff, P.A.
1964 Bayshore Blvd. Suite A
Dunedin, FL 34698

CERTIFICATE OF AMENDMENT
TO THE
AMENDED AND RESTATED DECLARATION OF RESTRICTIONS
(MULTI-FAMILY)
FOR
CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on the 27 day of March, 2024 by an affirmative vote of at least a majority of the voting interests of the Association present at a meeting duly called for this purpose, the Amended and Restated Declaration of Restrictions (Multi-Family), as originally recorded in O.R. Book 3149, Page 518 et seq., all of the Public Records of Citrus County, Florida, be, and the same is hereby amended as follows:

The Declaration is hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to the Declaration of Restrictions (Multi-Family) for Cypress Village Property Owners Association."

IN WITNESS WHEREOF, Cypress Village Property Owners Association, Inc. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 5 day of April, 2024.

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

(Corporate Seal)

By: Jennifer L. Dodrill
Cypress Village POA, President

Jennifer L. Dodrill
Printed Name

ATTEST:

Barbara (Bobbie) Perreault
Cypress Village POA, Secretary

Barbara (Bobbie) Perreault
Printed Name

STATE OF FLORIDA
COUNTY OF CITRUS

On this 5th day of April, 2024 personally appeared before me Jennifer Dodrill, as President, and Barbara Perreault, as Secretary of Cypress Village Property Owners Association, Inc., who are personally known to me or who have produced FL DL _____ as identification and who did take an oath.

NOTARY PUBLIC

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

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

ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY ~~STRIKE THROUGH~~

1. Section 3.1 of the Amended and Restated Declaration of Restrictions, shall be amended to read as follows:

3.1 Landscaping Plan and Approval – Before an Owner commences the construction of a Residential Unit, the Owner shall sign an agreement that Owner shall send a comprehensive landscaping plan to the ACB for approval. This plan must be compliant with the Citrus County Tree Preservation guidelines. A copy of the required permit shall accompany this plan. An Owner shall not complete or occupy Owner's Residential Unit until Owner obtains approval of Owner's landscaping plan. The ACB shall review the landscaping plan upon completion for compliance with these Restrictions and shall deny approval of Owner's landscaping plan if incompatible with surrounding landscaping plans within the Subdivision. A Lot Owner may utilize a Florida-friendly landscape design. The Board of Directors shall have the authority to adopt specifications and standards for Florida-friendly landscaping. Any Florida landscaping placed on a Lot shall meet the specifications as adopted by the Board from time to time. This provision shall not be deemed to prohibit Florida-friendly landscaping, but only to allow the Association to adopt specifications regarding same.

2. Section 4.2.7, of the Amended and Restated Declaration of Restrictions, shall be amended to add an entirely new Subsection, (a), to read as follows:

4.2.7 Temporary Structures – Any temporary structures used for parties, ceremonies, celebrations, etc., must be removed within 72 hours following the event.

(b) Temporary storage containers used for the purposes of moving furniture and personal belongings into and out of a Residential Unit ("PODS" or similar companies used for storing and/or transporting personal belongings for moving/relocating) by an Owner/Tenant may only be temporarily placed on the driveway of the lot for a period of seven (7) consecutive calendar days, and only after having received written permission from the CVPOA prior to placement.

3. Section 4.7.2 of the Amended and Restated Declaration of Restrictions, shall be amended to read as follows:

4.7.2 Swimming pools shall be located within a fully screened enclosure that is attached to the Residential Unit.

4. Section 4.8 of the Amended and Restated Declaration of Restrictions, shall be amended to add an entirely new Subsection, 4.8.3, to read as follows:

4.8.3 No window or wall air conditioning unit may be installed in any window or wall of a Residential Unit that is visible from the street. Any window or wall air conditioning unit must be concealed behind landscaping or fencing.

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5. Section 4.8 of the Amended and Restated Declaration of Restrictions, shall be amended to add an entirely new Subsection, 4.8.4, to read as follows:

4.8.4 Outdoor clotheslines, of any kind whatsoever, shall not be permitted on any Lot unless the lines are not visible from the front of the Owner's Lot on which the line is located.

6. Section 6.2.2, Subsection (a), of the Amended and Restated Declaration of Restrictions, shall be amended to read as follows:

6.2.2(a) Out-of-town visitors or guests traveling with a Boat, Trailer, Motor Home, Recreational Vehicle, or Camper may park on the Owner's driveway, along with Owner's vehicles if applicable, only, for a period of not more than seventy-two (72) consecutive hours and shall not be used as living space. Due to extenuating circumstances, Owner may, upon approval from the DRC on a case-by-case basis, request an Association Extended Parking Waiver. No parking is allowed on County right-of-way's, which include all cul-de-sacs.

7. Section 6.2.2, Subsection (c), of the Amended and Restated Declaration of Restrictions, shall be amended to read as follows:

6.2.2(c) Owner's performing ACB-approved~~,~~ and County-permitted remodeling tasks may allow a Construction Vehicle and/or Trailer directly related to the remodeling activity to be parked upon Owner's ~~Lot~~ driveway while such activity is being conducted.

8. Section 7.2.1, of the Amended and Restated Declaration of Restrictions, shall be amended to read as follows:

7.2.1 ~~Does not exceed four (4) feet in height measured from the existing, pre-construction Lot elevation; and~~ Sections will not exceed four (4) feet in height (except for private fence sections). An allowance of four (4) inches is permitted under fence sections for uneven ground.

9. Section 7.2.6, of the Amended and Restated Declaration of Restrictions, shall be amended to read as follows:

7.2.6 Privacy Screening Fences shall not exceed six feet (6') in height and ~~twenty-four feet (24')~~ thirty feet (30') in length for any single continuous run, not to exceed two (2) runs per lot. Owner may have privacy screening on one (1) or two (2) sides of the property. The color is to be white, off-white, or natural. Transition fencing is prohibited.

10. Section 10.1, of the Amended and Restated Declaration of Restrictions, shall be amended to read as follows:

10.1 Household Waste, Trash, and Garbage Containers – Household waste, trash and garbage may be placed in and collected from closed containers sealed with secured or latched lids. Household waste, trash, and garbage may be placed curbside for collection. Under no circumstance may bagged or open waste, trash, or garbage be placed curbside as it must be placed in a closed container with the lid secured. Containers may not be placed any earlier than ~~six o'clock (6:00) p.m.~~ five o'clock (5:00) p.m. the evening prior to the day of collection. Containers then must be recovered from curbside and returned to their concealed storage location by ~~six o'clock (6:00) p.m.~~ five o'clock (5:00) p.m. on the same day of scheduled collection. Trash containers cannot be stored in the front of a house and

should be stored in concealed storage location. Property owners are responsible for any trash spillage/dispersal and are required to pick up dispersed trash by sunset on the day of the event.

11. Section 10.2, of the Amended and Restated Declaration of Restrictions, shall be amended to read as follows:

10.2 Owner Provided Yard Waste and Recyclable Materials Containers – Owner's containers shall be stored at a concealed location not visible from ~~adjacent properties or~~ the street, such as inside owner's garage, or behind a four-foot (4') Fence, or Natural Barrier located around the in-ground containers. Owners may place containers curbside for collection no earlier than ~~six o'clock (6:00) p.m.~~ five o'clock (5:00) p.m. the evening prior to day of collection. Containers shall be recovered from curbside and returned to their concealed storage location the same day of collection. Failure to adhere to this restriction will result in a fine of $50.00 per occurrence, issued after one (1) courtesy reminder, with a maximum fine of $1,000.00 for a continued violation.

12. Section 11 of the Amended and Restated Declaration of Restrictions, shall be amended to add an entirely new Subsection, 11.7, to read as follows:

11.7 One (1) sign announcing the candidacy of any person or persons for elected public office is subject to the following standards: the total area of any such sign shall not exceed four (4) square feet in area, and the sign shall be located within displayer's property lines and at least ten feet (10') from the property lines. All such signs may be displayed thirty (30) days prior to pertinent election and must be removed seven (7) days after election.

13. Section 13.1, of the Amended and Restated Declaration of Restrictions, shall be amended to read as follows:

13.1 Residential Unit Maintenance – All Residential Units and all other improvements to the Property, when completed, shall be maintained in a ~~like new~~ well-maintained condition, and shall be kept adequately and appropriately painted. Improvements may include painted sidewalks, driveways, and tile or metal roofs, with ACB permit.

14. Section 13.2, of the Amended and Restated Declaration of Restrictions, shall be amended to read as follows:

13.2 Landscaping Maintenance – Florida-friendly or other environmentally beneficial landscaping and all other landscaping, lawns, and yards are to be maintained in a condition that meets the overall standards of the community. Mulch is to be replenished as necessary. Dead or broken limbs or branches of trees/shrubs shall be trimmed as necessary. Dead or dying seasonal plants are to be trimmed/cut back and the trimmings promptly removed. Any dead trees must be removed, and stumps must be ground out or cut to ground level. Only grass may be installed (planted) along the county-road frontage in the county right-of-way.

15. Section 13.3, of the Amended and Restated Declaration of Restrictions, shall be amended to read as follows:

13.3 ~~Sodded~~ Grassed areas are to be irrigated, per Citrus County Watering Restrictions, ~~sufficiently~~ to remain green during the growing season (March through September) and must be mowed and edged regularly throughout the year. Landscape maintenance (mowing and edging) of the grassed areas in the county right-of-way is the responsibility of the

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Owner. Grass height shall be maintained by mowing and edging at least weekly from March through September and every other week or as needed from October through February. Weeds, insects, and diseases in the sod must be appropriately treated on a continuing basis. These activities are to be performed on an ongoing basis even during an Owner's absence from the Property or when Property is vacant or rented to others.

16. Section 20.1, of the Amended and Restated Declaration of Restrictions, shall be amended to read as follows:

20.1 No Lot Owner may lease or rent his/her Residence for a lease period of less than ~~one~~ six (6) months. No individual rooms may be rented and subleasing is prohibited. Owners are required to notify the Association of all rental agreements. ~~Short term vacation rentals of less than thirty (30) days and/or overnight rentals are strictly prohibited.~~ Owners are expressly prohibited from renting, leasing, and/or advertising any Residence as a short-term or vacation rental on Airbnb, VRBO, or any other such rental website or service. Owners shall not advertise or cause to be advertised the leasing of a Residence within the community that would be for a period of less than ~~thirty (30)~~ one hundred eighty (180) consecutive days, nor more than ~~twelve (12)~~ two (2) occasions in any given twelve (12) months.

17. Section 24.4, of the Amended and Restated Declaration of Restrictions, shall be 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 ~~should~~ must be completed at the time of shed installation with plant selections & sizes that will continuously screen and grow to at least six (6) ~~foot~~ 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.

18. The Amended and Restated Declaration of Restrictions, shall be amended to add an entirely new Section, 26, to read as follows:

26. Drones or similar unmanned aircraft systems shall only be operated in accordance with Federal, State, and Local regulations, all as amended from time to time. No person shall operate a drone or similar unmanned aircraft system in any manner that constitutes a nuisance, or harasses, annoys, or disturbs the quiet enjoyment of another person, including without limitation, an Owner or a lessee, guest, or invitee.

19. Section 2, of the Amended and Restated Declaration of Restrictions, shall be amended to read as follows:

~~NO TRADE, BUSINESS, PROFESSION.~~ RESTRICTIONS ON COMMERCIAL OR BUSINESS USE OF LOTS AND RESIDENTIAL UNITS

~~No trade, business, profession or other type of commercial activity shall be carried on upon any of the land covered by these restrictions without the express written consent of the Grantor. This shall not prevent an owner of a building from renting said property for residential use. Trade, business, profession and other type of commercial activity shall be defined as any activity which involves receiving, storing and/or shipping of any inventory of goods to or from any lot or portion of the land covered by these restrictions, as well as any activity which involves or creates dust, noise, dirt, traffic, commotion or any noxious~~

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~~or nuisance-type of activity on the lot, or any portion of the land covered by these restrictions.~~

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. No person other than members of the family residing on the premises shall be engaged in such Home Occupation.
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 visible from the street or adjoining property identifying or providing any information of any nature regarding the Home Occupation.
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. 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. 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. 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.

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.