

Prepared by and Return to:
Mankin Law Group
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Clearwater, FL 33761

 **AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR CYPRESS PRESERVE**

This Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Cypress Preserve ("Amendment") is made by Cypress Preserve 841, LLC, a Florida Limited Liability Company, whose address is 3658 Erindale Drive, Valrico, Florida 33596 ("Developer").

WITNESSETH

WHEREAS, Developer recorded the Declaration of Covenants, Conditions, Restrictions and Easements for Cypress Preserve on August 21, 2017 in Official Records Book 9592, Page 1773, et. seq., of the Public Records of Pasco County, Florida ("Declaration"); and

WHEREAS, pursuant to Declaration Article Section XV, Section 8 states that the Developer shall have right to amend the Declaration in its sole discretion so long as such amendment does not impair the then existing property right of any Owner; and

WHEREAS, Cypress Preserve 841, LLC, a Florida Limited Liability Company, as Developer, desires to amend the Declaration as hereinafter provided; and

NOW THEREFORE, the Declaration are amended as follows [New Wording Double Underlined; Deleted Wording ~~Stricken Through~~]:

Article VII, Section 4 is amended to read as follows:

Section 4. Villa Lot Maintenance. The maintenance of Villa Lots shall be the primary responsibility of the Owner. However, the Association shall have certain responsibilities related to exterior maintenance as follows: The Owner shall be responsible for annually cleaning the fascia, eaves, window and door returns, and exterior walls of Dwellings. The Owner shall be responsible for pressure washing the concrete walks and driveways on Villa Lots. The Owner shall own and maintain the irrigation system serving the Villa Lots. The Association shall be responsible for landscape maintenance, front lawn fertilization and maintenance including lawn weed and lawn pest control on Villa Lots. Back yards will not be fertilized. The Owner shall be responsible for periodic repainting of the exterior of the dwellings. The Owner shall be solely responsible for all other maintenance, pest control, repair and replacement of improvements and

replacements of landscaping plans or trees to or on their Villa Lot. The Owner's responsibilities include, but are not limited to, maintenance, repair and replacement of all screened enclosures; annual cleaning of fascia, eaves, window and door returns and exterior walls located within any screened enclosure; maintenance, repair and replacement of concrete walks and driveways located on a Villa Lot or on any right of way abutting any Villa Lot; maintenance, repair and replacement of eaves, fascia, window and door returns, roofs, windows, skylights, vents, doors, patios, fences, pools, pool equipment, air conditioning equipment, stucco repairs, exterior lighting and all interior elements of any Dwelling built on a Villa Lot. Any landscaping modifications or additional landscaping added by the Owner on the Villa lot will require irrigation modifications by the Owner. Routine maintenance of the irrigation system is the responsibility of the Owner.

Article XI, Section 6 is amended to read as follows:

Section 6. Landscaping. All residences shall have sodded lawns and basic shrubbery planted along the front of the house except as may be approved for installation of xeriscape landscaping by the ACB. Lawns shall be fertilized, mowed, and edged as needed to maintain the health and appearance of the grass, except for the fertilization limitations for Villa Lots stated in Article VII, Section 4. Landscaped areas shall be weeded, mulched and kept free of dead plants. Trees and shrubs shall be pruned on an as needed basis. No Owner shall remove trees located on said Owner's lot and shall not substantially alter the shape or configuration of any such tree that would cause the premature deterioration or shortening of the life span of any tree. It is the intention of this Section that the trees existing on the Properties shall be preserved and maintained as best as possible in their natural state and condition.

Article XI, Section 5 is amended to read as follows:

Section 5. Garage. All single family residences shall have at least a two (2) car enclosed garage (equipped with garage doors that shall be maintained in usable condition) and concrete drive that will provide off-street parking for at least two (2) motor vehicles.

No building erected for use as a garage upon the land hereby conveyed or upon any parcel thereof or any lot therein shall ever be used as a residence, nor shall any trailer or vehicle that could be used for housing of any kind be allowed to park or remain within the boundaries of any of the lots or Common Area, whether for dwelling purposes or not, except for loading and unloading purposes. Owners may install a screened garage door in addition to their regular garage door after written approval by the ACB. Garage doors shall remain closed at all times except

when vehicular or pedestrian access is required. In the alternative, garage screen doors may be closed while a resident is actively working in the garage, but the solid garage door must be closed when work is done.

IN WITNESS WHEREOF, the Developer has set has hand and seal this 11 day of MARCH, 2020.

Witnesses:

[Signature]
Print Name: GAIL POPOVICH

[Signature]
Print Name: DAVID NEJMAN

Cypress Preserve 841, LLC, a Florida Limited Liability Company

By: [Signature]
Print Name: ALI HASBINI
Title: MBR

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH

BEFORE ME, the undersigned authority, personally appeared ALI HASBINI, as the MBR (title), of Cypress Preserve 841, LLC, a Florida Limited Liability Company, on behalf of the company by means of physical presence or online notarization. He/She is personally known to me or [] has produced the following as identification:
_____.

WITNESS my hand and official seal in the County and State last aforesaid, this 11 day of MARCH, 2020.

[Signature]
Notary Public
Printed Name: _____

My commission expires: _____

