

Prepared By & Return To:

Cypress Preserve 841, LLC  
3658 Erindale Drive  
Valrico, FL 33596

**SEVENTH AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
CYPRESS PRESERVE OF PASCO COUNTY HOMEOWNERS  
ASSOCIATION, INC.**

KNOW ALL MEN BY THESE PRESENTS:

That this Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for CYPRESS PRESERVE OF PASCO COUNTY HOMEOWNERS ASSOCIATION, INC. (the "Fifth Amendment") is April, 2020, by Cypress Preserve 841, LLC, a Florida limited liability company, hereinafter referred to as Declarant.

WITNESSETH:

WHEREAS, the Cypress Preserve of Pasco County Homeowners Association, Inc. Declaration of Covenants, Conditions and Restrictions (the "Declaration"), was recorded on the 21<sup>st</sup> day of August, 2017, in O.R. Book 9592, Pages 1773 through 1846, of the Public Records of Pasco County, Florida, as modified and amended by a First Amendment to the Declaration of Covenants, Conditions and Restrictions for Cypress Preserve of Pasco County Homeowners Association, Inc. recorded on the 2nd day of April, 2018, in O.R. Book 9701, Pages 3731 through 3740, of the Public Records of Pasco County, Florida, as modified and amended by a Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Cypress Preserve of Pasco County Homeowners Association, Inc. recorded on the 7th day of January, 2019, in O.R. Book 9841, Pages 406 through 410, of the Public Records of Pasco County, Florida; and as amended by a Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Cypress Preserve of Pasco County Homeowners Association, Inc. recorded on the 7th day of January, 2019, in O.R. Book 9841, Pages 411 through 414, of the Public Records of Pasco County, Florida and as further modified and amended by a Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Cypress Preserve of Pasco County Homeowners Association, Inc. recorded on the 19th day of August, 2019, in O.R. Book 9958, Pages 808 through 811, of the Public Records of Pasco County, Florida and as amended by a Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for Cypress Preserve of Pasco County Homeowners Association, Inc. recorded on the 17<sup>th</sup> day of October, 2019, in O.R. Book 9991, Pages 581 through 584 and re-recorded the 14<sup>th</sup> day of January, 2020, in O.R. Book 10037 pages 986 through 989, and as amended by a Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions for Cypress Preserve of Pasco County Homeowners Association, Inc. recorded on the 19<sup>th</sup> day of March,

2020 in O.R. Book 10072 pages 3483 through 3485, of the Public Records of Pasco County, Florida;

WHEREAS, Declarant desires to submit additional real property to the terms of the Declaration in accordance with the provisions of Article III of the Declaration; and

NOW, THEREFORE, the Declarant does hereby declare:

1. By virtue of the authority reserved in Article III, of the Declaration, the following real property is annexed to and made subject to the provisions of the Declaration:

**CYPRESS PRESERVE PHASE 2B3, 2B4 AND 3B**

**LEGAL DESCRIPTION:**

A Subdivision of land being a portion of the Northwest 1/4 of Section 16, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Northeast corner of the Northwest 1/4 of Section 16, Township 25 South, Range 18 East, Pasco County, Florida; thence S00°04'38"W, along the East line of the Northeast 1/4 of the Northwest 1/4 of said Section 16, (being the basis of bearings for this legal description), for 1,316.55 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 16; thence N89°49'17"W, along the South line of said Northeast 1/4 of the Northwest 1/4, of Section 16, for 96.65 feet to the point of intersection with a line lying 96.65 feet West of and parallel to the East line of the Southeast 1/4 of the Northwest 1/4 of said Section 16; thence leaving said South line of the Northeast 1/4 of the Northwest 1/4 of Section 16, S00°09'16"E, along said line lying 96.65 feet West of and parallel to said East line of the Southeast 1/4 of the Northwest 1/4 of Section 16, for 480.01 feet to a North corner of TRACT "D-6", according to the plat of CYPRESS PRESERVE PHASE 2B(1) & 2B(2), as recorded in Plat Book 81, Page 63, of the public records of Pasco County, Florida, same being the point of intersection with the Northerly line of said CYPRESS PRESERVE PHASE 2B(1) & 2B(2); thence the following thirteen (13) courses along said Northerly line of the plat of CYPRESS PRESERVE PHASE 2B(1) & 2B(2); (1) thence leaving said line lying 96.65 feet West of and parallel to said East line of the Southeast 1/4 of the Northwest 1/4 of Section 16, N55°32'21"W, for 637.75 feet; (2) thence N62°45'54"W, for 426.48 feet; (3) thence S27°14'06"W, for 140.00 feet; (4) thence S37°09'47"W, for 50.76 feet; (5) thence S27°14'06"W, for 115.00 feet; (6) thence N62°45'54"W, for 144.69 feet to the point of curvature of a curve concave Northeasterly; (7) thence Northwesterly along the arc of said curve, having a radius of 2,280.00 feet, a central angle of 9°18'39", an arc length of 370.51 feet, and a chord bearing N58°06'34"W, for 370.11 feet to the point of tangent; (8) thence N53°27'14"W, for 400.20 feet; (9) thence S36°31'44"W, for 465.61 feet to the point of intersection with a non-tangent curve, concave Northerly; (10) thence Easterly along the arc of said curve, with a radial bearing of N24°44'40"E, having a radius of 1,140.00 feet, a central angle of 23°56'10", an arc length of 476.25 feet, and a chord bearing S77°13'25"E, for 472.79 feet to the point of intersection with a non-tangent line; (11) thence S00°48'30"W, for 115.00 feet; (12) thence S04°33'10"W, for 50.10 feet; (13) thence S00°57'07"W, for 115.00 feet to the point of intersection with a

non-tangent curve, concave Northerly; thence continue along said Northerly line of the plat of CYPRESS PRESERVE PHASE 2B(1) & 2B(2) and the Westerly extension of said Northerly line of the plat of CYPRESS PRESERVE PHASE 2B(1) & 2B(2), respectively, Westerly along the arc of said curve, with a radial bearing of N00°57'07"E, having a radius of 1,420.00 feet, a central angle of 28°54'32", an arc length of 716.47 feet, and a chord bearing N74°35'37"W, for 708.89 feet, to the point of compound curvature of a curve concave Easterly; thence Northerly along the arc of said curve, having a radius of 190.00 feet, a central angle of 96°40'05", an arc length of 320.56 feet, and a chord bearing N11°48'19"W, for 283.87 feet, to the point of tangent; thence N36°31'44"E, for 565.80 feet; thence N53°28'16"W, for 40.77 feet; thence N00°00'00"E, for 827.95 feet to the point of intersection with the North line of said Northwest 1/4 of Section 16; thence S89°48'47"E, along said North line of the Northwest 1/4 of Section 16, for 2,174.99 feet to the POINT OF BEGINNING.

Containing 3,269,857 square feet or 75.066 acres, more or less.

Together with,

A Subdivision of land being a portion of the Northeast 1/4 Section 16, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4 of Section 16, Township 25 South, Range 18 East, Pasco County, Florida; thence S00°04'38"W, along the West line of the Northwest 1/4 of the Northeast 1/4 of said Section 16 (being the basis of bearings for this legal description), for 1,316.55 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 16; thence S00°09'16"E, along the West line of Southwest 1/4 of the Northeast 1/4 of said Section 16, for 30.00 feet to the point of intersection with the South Right-of-Way line of KEENE ROAD; thence leaving said West line of Southwest 1/4 of the Northeast 1/4, of Section 16, S89°51'41"E, along said South Right-of-Way line of KEENE ROAD, for 193.35 feet to the POINT OF BEGINNING; thence continue S89°51'41"E, along said South Right-of-Way line of KEENE ROAD, for 580.38 feet; thence leaving said South Right-of-Way line of KEENE ROAD, S00°02'29"E, for 319.69 feet; thence S89°51'17"E, for 97.00 feet; thence S20°31'13"E, for 224.74 feet; thence S89°52'57"E, for 407.81 feet to the point of intersection with the West Right-of-Way line of LAND O' LAKES BOULEVARD (U.S. HIGHWAY 41, S.R. 45), according to Official Records Book 9982, Page 3731, of the Public Records of Pasco County, Florida, same being the point of intersection with a non-tangent curve, concave Easterly; thence Southerly along said West Right-of-Way line of LAND O' LAKES BOULEVARD (U.S. HIGHWAY 41, S.R. 45), and along the arc of said curve, with a radial bearing of N72°00'33"E, having a radius of 2,183.48 feet, a central angle of 14°46'53", an arc length of 563.30 feet, and a chord bearing S25°22'53"E, for 561.74 feet to the point of intersection with a non-tangent line; thence leaving said West Right-of-Way line of LAND O' LAKES BOULEVARD (U.S. HIGHWAY 41, S.R. 45), S76°46'12"W, for 279.43 feet; thence N00°20'44"E, for 110.36 feet; thence S88°55'12"W, for 487.47 feet; thence N59°54'46"W, for 392.94 feet to the point of curvature of a curve concave Northeasterly; thence Northwesterly along the arc of said curve, having a radius of 858.00 feet, a central angle of 18°53'45", an arc length of 282.97 feet, and a chord bearing

N50°27'54"W, for 281.68 feet to the point of compound curvature of a curve concave Southeasterly, same being the Southeast corner of GRAND LIVE OAK BOULEVARD, according to the plat of CYPRESS PRESERVE PHASE 2B(1) & 2B(2), as recorded in Plat Book 81, Page 63, of the public records of Pasco County, Florida, same also being the point of intersection with the Easterly line of said plat of CYPRESS PRESERVE PHASE 2B(1) & 2B(2); thence the following four (4) courses along said Easterly line of the plat of CYPRESS PRESERVE PHASE 2B(1) & 2B(2); (1) thence Northeasterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 131°09'20", an arc length of 57.23 feet, and a chord bearing N24°33'39"E, for 45.53 feet, to the point of intersection with a non-tangent line; (2) thence N05°36'26"W, for 120.61 feet; (3) thence N89°51'41"W, for 94.97 feet; (4) thence N00°08'19"E, for 15.00 feet to the Northeast corner of said plat of CYPRESS PRESERVE PHASE 2B(1) & 2B(2), same being the point of intersection with a line lying 193.35 feet East of and parallel to said West line of the Southwest 1/4 of the Northeast 1/4 of Section 16; thence N00°09'16"W, along said line lying 193.35 feet East of and parallel to said West line of the Southwest 1/4 of the Northeast 1/4 of Section 16, for 450.01 feet to the POINT OF BEGINNING.

Containing 804,061 square feet or 18.459 acres, more or less.

2. This Seventh Amendment to Declaration is adopted by Declarant in accordance with the provisions of Article XIII of the Declaration.

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IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed by its duly authorized officer and its corporate seal to be hercunto affixed as of the day and year first above written.

Signed, sealed and delivered

CYPRESS PRESERVE 841, LLC  
a Florida limited liability company

in the presence of:

Signature of Witness #1

*Gail M Popovich*

GAIL M POPOVICH  
Typed/Printed Name of Witness #1

*Zeina Hasbini*  
Signature of Witness #2

ZEINA HASBINI  
Typed/Printed Name of Witness #2

By:

*Ali Hasbini*

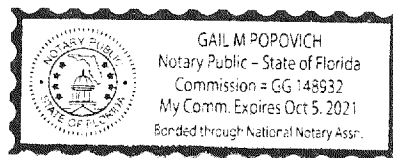
Ali Hasbini, Manager  
Address: 3658 Erindale Dr  
Valrico, FL 33596

STATE OF FLORIDA  
County of Hillsborough

I HEREBY CERTIFY that on this <sup>6</sup> day of APR, 2020, before me personally appeared, Ali Hasbini, as Manager of Cypress Preserve 841, LLC, a Florida limited liability company, on behalf of the company, to me known to be the person described in and who executed the foregoing amendment and he acknowledged the execution thereof to be his free act and deed as such officer, for the uses and purposes therein mentioned; and that he affixed thereto the official seal of said company, and declared said instrument to be the act and deed of said company. He is personally known to me.

WITNESS my hand and official seal at Tampa, County of Hillsborough, State of Florida, the day and year last aforesaid.

Notary Public: *Gail M Popovich*  
My commission Expires: \_\_\_\_\_



**JOINDER AND CONSENT**

The undersigned hereby joins in and consents to the foregoing Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Cypress Preserve of Pasco County Homeowners Association, Inc.

IN WITNESS WHEREOF the said homeowners association has duly executed this instrument this 17 day of APRIL 2020.

Signed, sealed and delivered  
in the presence of:

CYPRESS PRESERVE OF PASCO  
COUNTY HOMEOWNERS  
ASSOCIATION, INC.

Witness: [Signature]

Print Name: Reesha Mercedes Smith

Witness: [Signature]

By: [Signature]

Print Name: Madeline Ortiz Rivera Penny Clark, President

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The forgoing instrument was acknowledged before me this 17 day of April, 2020, by Penny Clark, as President of Cypress Preserve of Pasco County Homeowners Association, Inc., on behalf of the association. She is personally known to me.

Notary Public: [Signature]  
My commission expires: 3-28-20

