

Prepared By & Return To:

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

**EIGHTH 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 Eighth Amendment to the Declaration of Covenants, Conditions and Restrictions for CYPRESS PRESERVE OF PASCO COUNTY HOMEOWNERS ASSOCIATION, INC. (the "Eighth Amendment") this the 13th day of August, 2020, by Cypress Preserve 841, LLC, a Florida limited liability company, hereinafter referred to as Declarant.

W I T N E S S E T H:

WHEREAS, the Cypress Preserve of Pasco County Homeowners Association, Inc. Declaration of Covenants, Conditions and Restrictions (the "Declaration"), was recorded on the 21st 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 17th day of October, 2019, in O.R. Book 9991, Pages 581 through 584 and re-recorded the 14th 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 19th day of March, 2020 in O.R. Book 10072 pages 3483 through 3485, of the Public Records of Pasco County, Florida and as amended by a Seventh Amendment to the Declaration of Covenants, Conditions and Restrictions for Cypress Preserve of Pasco County Homeowners Association, Inc. recorded on the 20th day of April, 2020 in O.R. Book 10088 pages 2670 through 2675, 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 3A and 4A

LEGAL DESCRIPTION:

A Subdivision of land being a portion of Sections 16 and 17, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southwest corner of TRACT "D-2", according to the plat of CYPRESS PRESERVE PHASE 2A, as recorded in Plat Book 78, Page 68, of the Public Records of Pasco County, Florida, same being a point on the North line of ASBEL CREEK PHASE FIVE, as recorded in Plat Book 60, Page 77, of the Public Records of Pasco County, Florida; thence N87°28'48"W, along said North line of ASBEL CREEK PHASE FIVE, (being the basis of bearings for this legal description), for 1,455.51 feet to the Northwest corner of said ASBEL CREEK PHASE FIVE, same being the point of intersection with the East Right-of-Way of CSX Railroad as recorded in Deed Book 45, Page 117 of the Public Records of Pasco County, Florida; thence the following two (2) courses along said East Right-of-Way of CSX Railroad; (1) thence N21°47'19"W, for 1,312.92 feet to the point of curvature of a curve concave Easterly; (2) thence Northerly along the arc of said curve, having a radius of 5,679.65 feet, a central angle of 5°34'55", an arc length of 553.33 feet, and a chord bearing N18°59'51"W, for 553.11 feet to the Southwest corner of the plat of CYPRESS PRESERVE PHASE 3C, as recorded in Plat Book 81, Page 18, of the Public Records of Pasco County, Florida, same being the point of intersection with a non-tangent line; thence the following sixteen (16) courses along the South line of said CYPRESS PRESERVE PHASE 3C; (1) N90°00'00"E, for 1,398.84 feet; (2) thence S80°16'59"E, for 64.27 feet; (3) thence S77°16'52"E, for 115.00 feet; (4) thence S88°53'32"E, for 51.00 feet to the point of intersection with a non-tangent curve, concave Westerly; (5) thence Northerly along the arc of said curve, with a radial bearing of N77°47'09"W, having a radius of 1,165.00 feet, a central angle of 8°50'15", an arc length of 179.70 feet, and a chord bearing N07°47'43"E, for 179.52 feet, to the point of intersection with a non-tangent curve, concave Northerly; (6) thence Easterly along the arc of said curve, with a radial bearing of N04°11'52"W, having a radius of 540.00 feet, a central angle of 15°51'25", an arc length of 149.45 feet, and a chord bearing N77°52'26"E, for 148.97 feet, to the point of tangent; (7) thence N69°56'43"E, for 160.51 feet; (8) thence S12°54'03"E, for 10.04 feet; (9) thence S26°11'18"W, for 60.54 feet; (10) thence S08°01'30"W, for 85.61 feet; (11) thence S12°43'19"W, for 60.98 feet; (12) thence S09°41'49"W, for 90.91 feet; (13) thence S06°33'31"E, for 46.78 feet; (14) thence S30°33'25"E, for 40.07 feet; (15) thence

S53°24'11"E, for 45.42 feet; (16) thence S11°34'13"E, for 159.99 feet to the Southwest corner of TRACT "D-5", according to the plat of CYPRESS PRESERVE PHASE 3C, same being the Northwest corner of TRACT "D-5, according to said plat of CYPRESS PRESERVE PHASE 2A; thence the following fifteen (15) courses along the West line of said plat of CYPRESS PRESERVE PHASE 2A; (1) thence S02°49'24"E, for 45.94 feet; (2) thence S10°29'06"W, for 570.87 feet; (3) thence S55°31'22"E, for 19.72 feet; (4) thence S70°03'37"E, for 83.40 feet; (5) thence N83°52'04"E, for 75.24 feet; (6) thence S02°24'00"E, for 38.05 feet; (7) thence S71°00'13"E, for 23.35 feet; (8) thence S03°24'39"E, for 478.65 feet; (9) thence S01°28'13"W, for 123.67 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 N03°44'31"E, having a radius of 275.00 feet, a central angle of 5°12'42", an arc length of 25.01 feet, and a chord bearing S88°51'50"E, for 25.01 feet, to the point of intersection with a non-tangent line; (11) thence S00°04'52"E, for 15.17 feet; (12) thence S01°27'00"E, for 49.91 feet; (13) thence S01°47'55"E, for 65.94 feet; (14) thence S00°13'01"E, for 31.23 feet; (15) thence S02°33'01"E, for 21.86 feet to the POINT OF BEGINNING.

Containing 3,006,078 square feet or 69.010 acres, more or less.

2. This Eighth 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 hereunto 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 Popovich

GAIL POPOVICH

Typed/Printed Name of Witness #1

By:

Ali Hasbini

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

Signature of Witness #2

David Netman

Typed/Printed Name of Witness #2

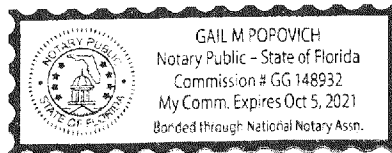
STATE OF FLORIDA
County of Hillsborough

I HEREBY CERTIFY that on this day ¹³ of AUG, 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 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 August 2020.
PC (17)

Signed, sealed and delivered
in the presence of:

CYPRESS PRESERVE OF PASCO
COUNTY HOMEOWNERS
ASSOCIATION, INC.

Witness: [Signature]

Print Name: Lori P. Katzman

Witness: [Signature]

Print Name: Denise L. Borichard

By: [Signature]

Penny Clark, President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The forgoing instrument was acknowledged before me this 17th day of August, 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: 6/22/2024

