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DS: 0.00 IT: 0.00
01/07/2019 K. K., Dpty Clerk

Prepared By & Return To:

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

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
01/07/2019 08:51am 1 of 5
OR BK 9841 PG 406

**SECOND 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 Second Amendment to the Declaration of Covenants, Conditions and Restrictions for CYPRESS PRESERVE OF PASCO COUNTY HOMEOWNERS ASSOCIATION, INC. (the "Second Amendment") is made and entered into this 28 day of Dec., 2018, effective the 28th day of Dec., 2018, 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 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; and

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 1B

LEGAL DESCRIPTION:

A subdivision of land being a portion of Section 16, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

Begin at a Northeast corner of TRACT "D-4", of CYPRESS PRESERVE PHASE 1A, as recorded in Plat Book 75, Page 108 of the Public Records of Pasco County, Florida; thence the following four (4) courses along the North line of said CYPRESS PRESERVE PHASE 1A; (1) thence N89°38'33"W, for 125.00 feet; (2) thence N89°21'59"W, for 50.00 feet; (3) thence N89°38'33"W, for 110.00 feet; (4) thence S52°23'23"W, (being the basis of bearing for this legal description), for 346.80 feet to the Northwest corner of TRACT "D-5", of CYPRESS PRESERVE PHASE 1A; thence N20°34'26"W, for 518.39 feet; thence N00°08'47"W, for 292.08 feet; thence N07°59'04"E, for 50.04 feet; thence N05°45'05"E, for 181.54 feet; thence S89°38'33"E, for 722.46 feet; thence S00°21'27"W, for 793.46 feet to the POINT OF BEGINNING.

Containing 611,776 square feet or 14.044 acres, more or less.

TOGETHER WITH

A subdivision of land being a portion of Section 16, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Northwest corner of Lot 5, Block 2, same being an East corner of TRACT "M-3", of CYPRESS PRESERVE PHASE 1A, as recorded in Plat Book 75, Page 108 of the Public Records of Pasco County, Florida; thence the following three courses (3) along the North line of said CYPRESS PRESERVE PHASE 1A; (1) thence N38°13'01"W, for 111.30 feet to the point of intersection with a non-tangent curve, concave Southeasterly; (2) thence Southwesterly along the arc of said curve, with a radial bearing of S49°15'00"E, having a radius of 200.00 feet, a central angle of 21°06'30", an arc length of 73.68 feet, and a chord bearing S30°11'46"W, for 73.27 feet, to the point of intersection with a non-tangent line; (3) thence N70°21'29"W, for 188.90 feet to the point of intersection with a non-tangent curve, concave Easterly, same being the Northwest corner of TRACT "D-5", of said CYPRESS PRESERVE PHASE 1A; thence Northerly along the arc of said curve, with a radial bearing of S71°10'21"E, having a radius of 385.00 feet, a central angle of 5°55'16", an arc length of 39.79 feet, and a chord bearing N21°47'17"E, for 39.77 feet, to the point of tangent; thence N24°44'55"E, for 42.24 feet to the point of curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 625.00 feet, a central angle of 3°49'00", an arc length of 41.63 feet, and a chord bearing N22°50'25"E, for 41.63 feet to the point of tangent; thence N60°40'11"E, for 55.18 feet; thence N51°46'59"E, for 788.96 feet to the point of intersection with the Westerly Right-of-Way line of LAND O' LAKES BOULEVARD (U.S. HIGHWAY 41, S.R. 45); thence S40°21'43"E, along said Westerly Right-of-Way line of LAND O' LAKES BOULEVARD (U.S. HIGHWAY 41, S.R. 45), for 282.05 feet to the Northeast corner of TRACT "A-1", of CYPRESS PRESERVE PHASE 1A; thence the following three (3) courses along said North line of CYPRESS PRESERVE PHASE 1A; (1) thence S47°32'57"W, for 157.32 feet; (2) thence S50°01'52"W, for 50.05 feet; (3) thence S51°46'59"W, (being the basis of bearing for this legal description), for 586.99 feet to the POINT OF BEGINNING.

Containing 255,904 square feet or 5.875 acres, more or less.

TOGETHER WITH:

A subdivision of land being a portion of Section 16, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

Begin at a Southeast corner of TRACT "D-1", of CYPRESS PRESERVE PHASE 1A as described in Plat Book 75, Page 108, same being the Northwest most corner of TRACT "B-1" of ASBEL CREEK PHASE TWO, as recorded in Plat Book 54, Page 50, both of the Public Records of Pasco County, Florida; thence the following three (3) courses along the Northerly line of said ASBEL CREEK PHASE TWO and the Northerly line of ASBEL CREEK PHASE THREE, as recorded in Plat Book 57, Page 1 of the Public Records of Pasco County, Florida; (1) thence S72°37'53"W, for 39.66 feet; (2) thence S23°07'47"E, for 31.67 feet; (3) thence S68°45'23"W, for 441.70 feet to the Southeast corner of TRACT "D-2", of said CYPRESS PRESERVE PHASE 1A; thence the following fourteen (14) courses along the Easterly, Southerly and Westerly lines of said CYPRESS PRESERVE PHASE 1A; (1) thence leaving said Northerly line of ASBEL CREEK PHASE THREE, N13°55'44"E, for 138.91 feet; (2) thence N05°40'23"W, for 115.11 feet to the point of intersection with a non-tangent curve, concave Northerly; (3) thence Westerly along the arc of said curve, with a radial bearing of N02°56'37"W, having a radius of 525.00 feet, a central angle of 1°09'35", an arc length of 10.63 feet, and a chord bearing S87°38'11"W, for 10.63 feet, to the point of tangent; (4) thence S88°12'58"W, for 30.24 feet to the point of curvature of a curve concave Southerly; (5) thence Westerly along the arc of said curve, having a radius of 475.00 feet, a central angle of 2°13'42", an arc length of 18.47 feet, and a chord bearing S87°06'07"W, for 18.47 feet to the point of intersection with a non-tangent line; (6) thence N04°00'44"W, for 50.00 feet; (7) thence N01°47'02"W, for 115.07 feet to the point of intersection with a non-tangent curve, concave Southerly; (8) thence Easterly along the arc of said curve, with a radial bearing of S03°36'42"E, having a radius of 640.00 feet, a central angle of 1°49'40", an arc length of 20.42 feet, and a chord bearing N87°18'08"E, for 20.42 feet, to the point of tangent; (9) thence N88°12'58"E, for 30.24 feet to the point of curvature of a curve concave Northerly; (10) thence Easterly along the arc of said curve, having a radius of 360.00 feet, a central angle of 14°21'14", an arc length of 90.19 feet, and a chord bearing N81°02'21"E, for 89.95 feet to the point of tangent; (11) thence N73°51'44"E, for 145.41 feet; (12) thence N16°08'16"W, for 371.90 feet; (13) thence N73°51'44"E, for 120.00 feet; (14) thence S16°08'16"E, (being the basis of bearing for this legal description), for 684.85 feet to the POINT OF BEGINNING.

Containing 196,776 square feet or 4.517 acres, more or less.

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

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

By:

[Handwritten signature of Ali Hasbini]

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

Reesha Mercedes

Typed/Printed Name of Witness #1

Signature of Witness #2

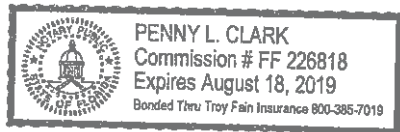
Penny Clark

Typed/Printed Name of Witness #2

STATE OF FLORIDA
County of Hillsborough

I HEREBY CERTIFY that on this day of Jan. 4, ²⁰¹⁹2018, 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: *Penny Clark*
My commission Expires: 8/18/19

JOINDER AND CONSENT

The undersigned hereby joins in and consents to the foregoing Second 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 4 day of Jan, ~~2018~~ 2019 PC

Signed, sealed and delivered
in the presence of:

CYPRESS PRESERVE OF PASCO
COUNTY HOMEOWNERS
ASSOCIATION, INC.

Witness: Reesha Mercedes
Print Name: Reesha Mercedes

Witness: Penny Clark By: Penny Clark
Print Name: Pamela Wertman Penny Clark, President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

PC 2019 The forgoing instrument was acknowledged before me this 4th day of January, 2018, 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 Pamela Wertman
My commission expires: 10/26/19

