

Prepared By & Return To:

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

**FIFTH 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 made and entered into this 15th day of October, 2019, effective the 15th day of October, 2019, 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;

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 2B(1) AND 2B(2)

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 the at the Northwest corner of TRACT "D-4", according to the plat of CYPRESS PRESERVE PHASE 1B, as recorded in Plat Book 78, Page 72, of the Public Records of Pasco County, Florida; thence N83°01'56"W, for 494.07 feet; thence N78°05'41"W, for 548.30 feet; thence S83°44'55"W, for 237.71 feet; thence S81°45'48"W, for 296.40 feet; thence N66°10'06"W, for 153.76 feet; thence N50°57'38"W, for 137.75 feet; thence N29°19'35"W, for 225.10 feet; thence N09°19'52"E, for 206.47 feet to the point of intersection with a non-tangent curve, concave Northerly; thence Easterly along the arc of said curve, with a radial bearing of N09°19'52"E, having a radius of 1,420.00 feet, a central angle of 8°22'45", an arc length of 207.67 feet, and a chord bearing S84°51'30"E, for 207.48 feet to the point of intersection with a non-tangent line; thence N00°57'07"E, for 115.00 feet; thence N04°33'10"E, for 50.10 feet; thence N00°48'30"E, for 115.00 feet to the point of intersection with a non-tangent curve, concave Northerly; thence Westerly along the arc of said curve, with a radial bearing of N00°48'30"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 N77°13'25"W, for 472.79 feet to the point of intersection with a non-tangent line; thence N36°31'44"E, for 465.61 feet; thence S53°27'14"E, for 400.20 feet to the point of curvature of a curve concave Northeasterly; thence Southeasterly 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 S58°06'34"E, for 370.11 feet to the point of tangent; thence S62°45'54"E, for 144.69 feet; thence N27°14'06"E, for 115.00 feet; thence N37°09'47"E, for 50.76 feet; thence N27°14'06"E, for 140.00 feet; thence S62°45'54"E, for 426.48 feet; thence S55°32'21"E, for 637.75 feet; thence S89°50'54"E, for 290.00 feet; thence S00°08'19"W, for 15.00 feet; thence S89°51'41"E, for 94.97 feet; thence S05°36'26"E, for 120.61 feet to the point of intersection with a non-tangent curve, concave Southeasterly; thence Southwesterly along the arc of said curve, with a radial bearing of S00°08'19"W, 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 S24°33'39"W, for 45.53 feet to the point of intersection with a non-tangent line; thence N89°51'41"W, for 152.52 feet to the point of intersection with a non-tangent curve, concave Northeasterly; thence Southeasterly along the arc of said curve, with a radial bearing of N54°52'26"E, having a radius of 978.00 feet, a central angle of 24°47'12", an arc length of 423.09 feet, and a chord bearing S47°31'10"E, for 419.80 feet to the point of tangent; thence S59°54'46"E, for 256.17 feet; thence S00°21'27"W, for 20.21 feet to the Northeast corner of said TRACT "D-4"; thence N89°38'33"W, (being the basis of bearings for this legal description), along the North line of said TRACT "D-4", for 722.46 feet to the POINT OF BEGINNING.

Containing 1,912,169 square feet or 43.897 acres, more or less.

2. This Fifth 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

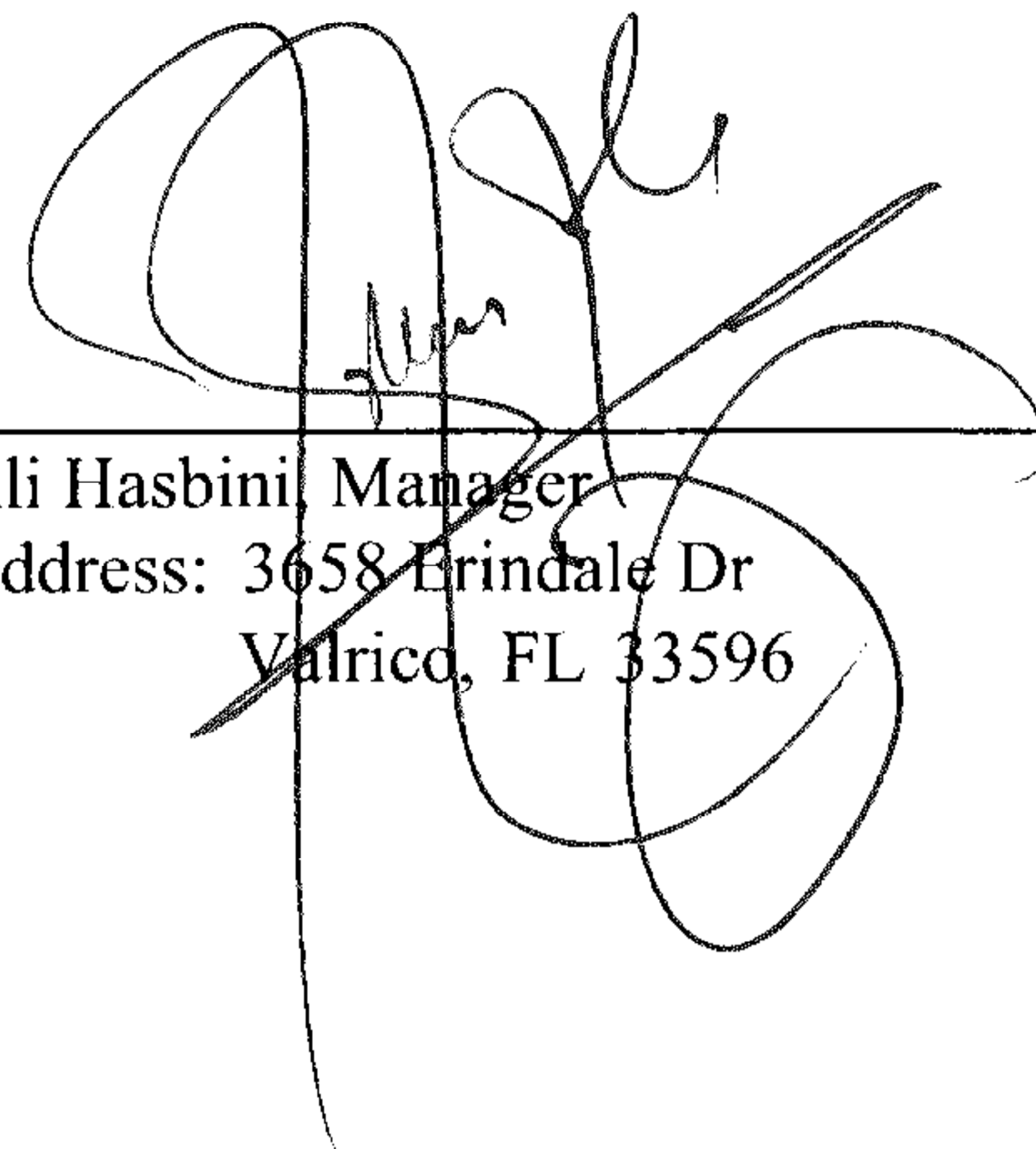
CYPRESS PRESERVE 841, LLC
a Florida limited liability company

in the presence of:

Signature of Witness #1

Robin Timms Robin Timms
Typed/Printed Name of Witness #1

By:


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

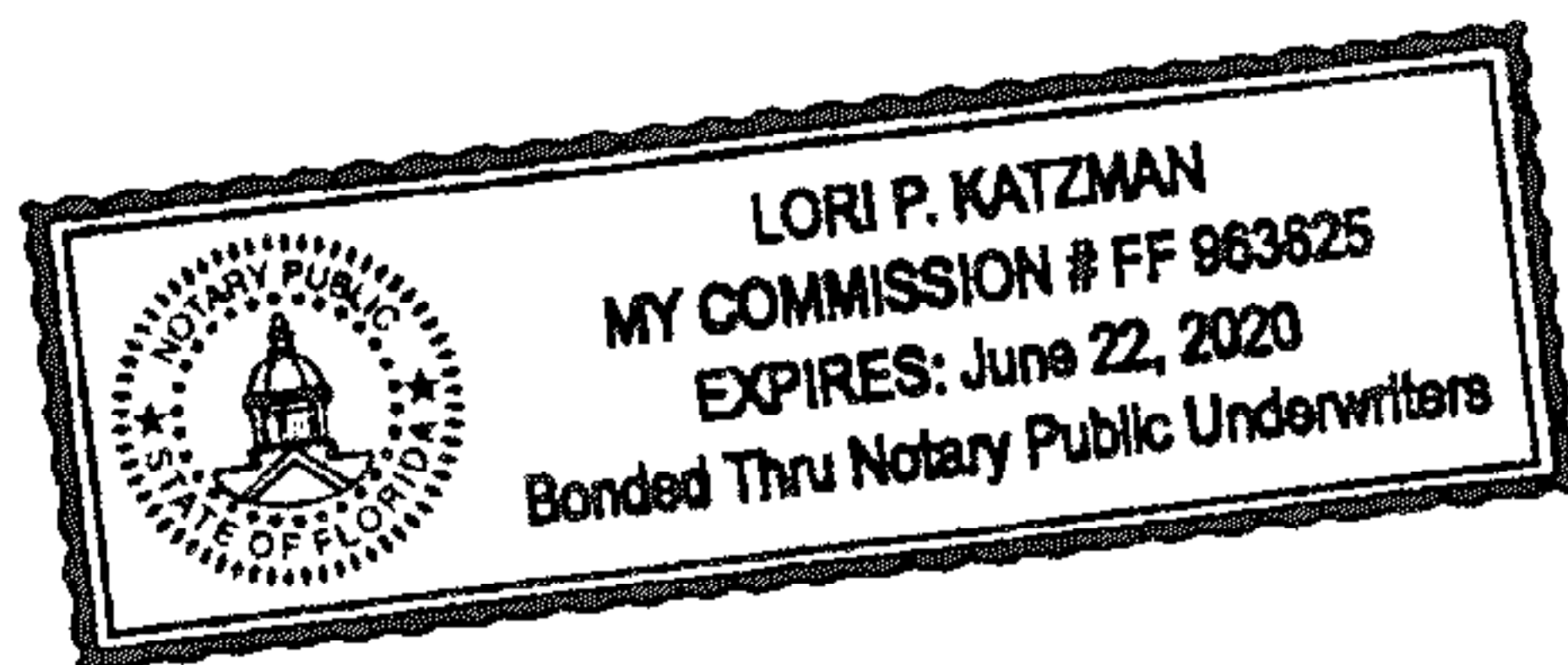
Signature of Witness #2

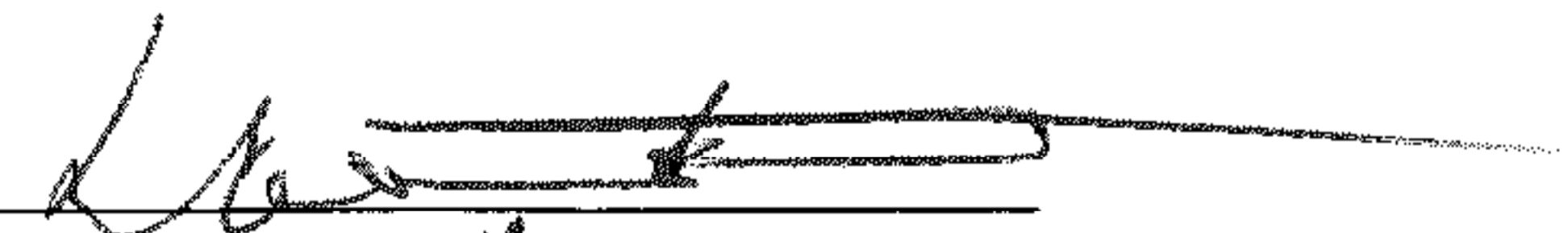
Lori P. Katzman
Typed/Printed Name of Witness #2

STATE OF FLORIDA
County of Hillsborough

I HEREBY CERTIFY that on this day of October 16, 2019, 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: 
My commission Expires: 6-22-2020
Lori P. Katzman

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 16th day of October 2019.

Signed, sealed and delivered
in the presence of:

CYPRESS PRESERVE OF PASCO
COUNTY HOMEOWNERS
ASSOCIATION, INC.

Witness: Robin Timms

Print Name: Robin Timms

Witness: [Signature]

Print Name: Lori Katzman

By: [Signature]

Penny Clark, President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The forgoing instrument was acknowledged before me this 16th day of October, 2019, 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: 6-22-2020

LORI P. KATZMAN

