

Prepared By & Return To:

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

**FOURTH 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 Fourth 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 14 day of AUG, 2019, effective the 15th day of AUGUST, 2019, 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, 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 further modified and 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;

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 2 A

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 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 the following four (4) courses along the West line of said plat of CYPRESS PRESERVE PHASE 1B; (1) thence S05°45'05"W, for 181.54 feet; (2) thence S07°59'04"W, for 50.04 feet; (3) thence S00°08'47"E, for 292.08 feet; (4) thence S20°34'26"E, (being the basis of bearing for this legal description), for 518.39 feet to the Southwest corner of TRACT "D-5", according to said plat of CYPRESS PRESERVE PHASE 1B, same being the Northwest corner of TRACT "D-5", according to the plat of CYPRESS PRESERVE PHASE 1A, as recorded in Plat Book 75, page 108, same also being the Northeast corner of TRACT "D-5", according to the plat of CYPRESS PRESERVE PHASE 2A, as recorded in Plat Book 78, Page 68, all of the Public Records of Pasco County, Florida; thence N84°22'31"W, along the North line of said TRACT "D-5", according to said plat of CYPRESS PRESERVE PHASE 2A, for 1,077.30 feet to the Northwest corner of said TRACT "D-5", according to the plat of CYPRESS PRESERVE PHASE 2A; thence N11°34'13"W, for 159.99 feet; thence N53°24'11"W, for 45.42 feet; thence N30°33'25"W, for 40.07 feet; thence N06°33'31"W, for 46.78 feet; thence N09°41'49"E, for 90.91 feet; thence N12°43'19"E, for 60.98 feet; thence N08°01'30"E, for 85.61 feet; thence N26°11'18"E, for 60.54 feet; thence N12°54'03"W, for 10.04 feet; thence S69°56'43"W, for 160.51 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, 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 S77°52'26"W, for 148.97 feet to the point of intersection with a non-tangent curve, concave Westerly; thence Southerly along the arc of said curve, with a radial bearing of N86°37'25"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 S07°47'43"W, for 179.52 feet, to the point of intersection with a non-tangent line; thence N88°53'32"W, for 51.00 feet; thence N77°16'52"W, for 115.00 feet; thence N80°16'59"W, for 64.27 feet; thence N90°00'00"W, for 1,398.84 feet to 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, same being the point of intersection with a non-tangent curve, concave Easterly; thence Northerly along said East Right-of-Way of CSX Railroad, same being the arc of said curve, with a radial bearing of N73°47'36"E, having a radius of 5,679.65 feet, a central angle of 12°47'38", an arc length of 1,268.25 feet, and a chord bearing N09°48'34"W, for 1,265.62 feet, to the point of intersection with a non-tangent line; thence leaving said East Right-of-Way of CSX Railroad, N85°36'27"E, for 136.27 feet; thence N72°26'14"E, for 56.87 feet; thence N61°09'16"E, for 105.49 feet; thence S65°12'22"E, for 49.14 feet; thence N89°55'47"E, for 59.87 feet; thence N66°30'17"E, for 136.87 feet; thence S28°50'14"E, for 246.89 feet; thence S34°39'39"E, for 36.25 feet; thence S76°46'34"E, for 134.31 feet; thence S68°37'12"E, for 146.87 feet; thence S87°12'52"E, for 271.37 feet; thence S29°19'35"E, for 225.10 feet; thence S50°57'38"E, for 137.75 feet; thence S66°10'06"E, for 153.76 feet; thence N81°45'48"E, for 296.40 feet; thence N83°44'55"E, for 237.71 feet; thence S78°05'41"E, for 548.30 feet; thence S83°01'56"E, for 494.07 feet to the POINT OF BEGINNING.

Containing 2,957,078 square feet or 67.885 acres, more or less.

2. This Fourth 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

Gail Popovich

GAIL POPOVICH

Typed/Printed Name of Witness #1

Signature of Witness #2

Zeina Hasbini

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

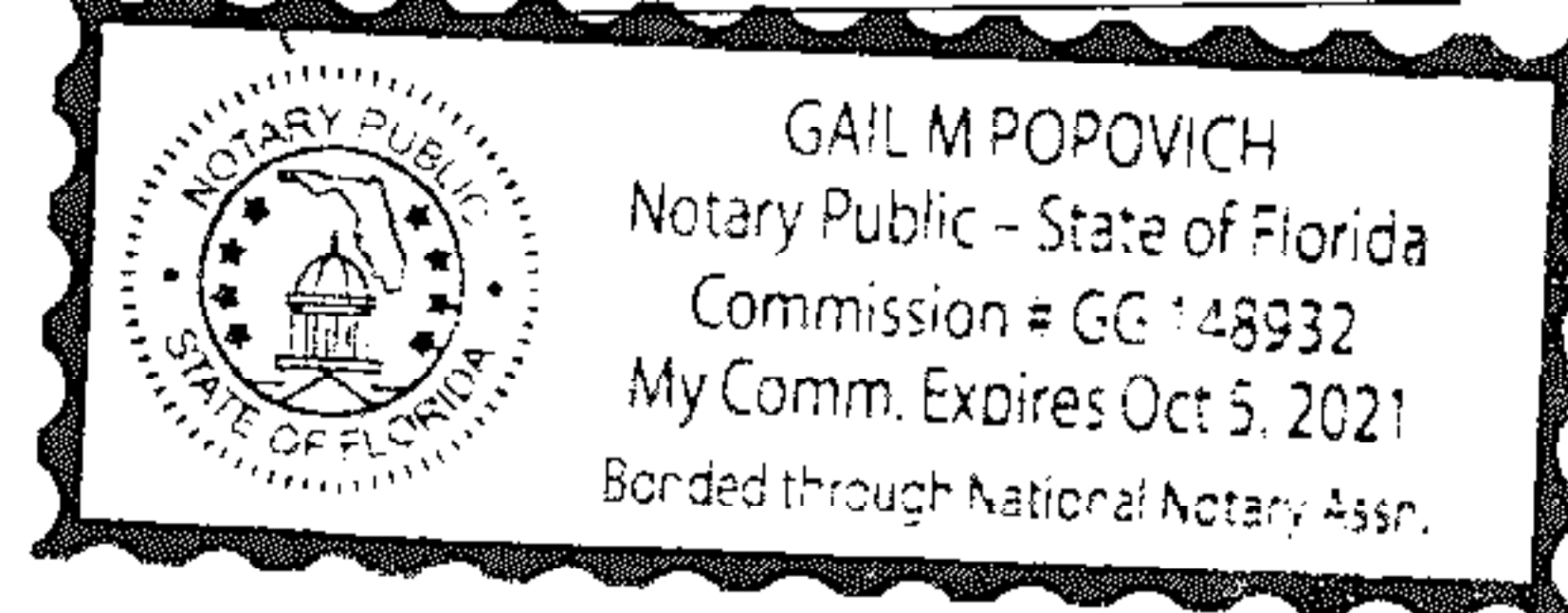
I HEREBY CERTIFY that on this ¹⁴ day of AUG, 2019, before me personally appeared, Ali Hasbini, as Manager of Cypress Preserve 841, LLC, a Florida limited liability company, on behalf of the company, to me known to be the person described in and who executed the foregoing amendment and he acknowledged 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:

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 15th day of August 2019.

Signed, sealed and delivered
in the presence of:

CYPRESS PRESERVE OF PASCO
COUNTY HOMEOWNERS
ASSOCIATION, INC.

Witness: [Signature]

Print Name: Lori Katzman

Witness: [Signature]

Print Name: Michelle Barthle

By: [Signature]

Penny Clark, President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The forgoing instrument was acknowledged before me this 15th day of August, 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: _____

