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01/07/2019 K. K., Dpty Clerk

PAULA S O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER  
01/07/2019 08:51am 1 of 4  
OR BK 9841 PG 411

Prepared By & Return To:

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

**THIRD 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 Third Amendment to the Declaration of Covenants, Conditions and Restrictions for CYPRESS PRESERVE OF PASCO COUNYT HOMEOWNERS ASSOCIATION , INC. (the "Second Amendment") is made and entered into this 28<sup>th</sup> day of Dec, 2018, effective the 28<sup>th</sup> day of Dec, 2018, 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 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 7<sup>th</sup> day of JAN, 2018, in O.R. Book 9841 Pages 406 through 410, of the Public Records of Pasco County, Florida; and Jth PC

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 Section 16, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Westerly most corner of Tract "D-2", according to CYPRESS PRESERVE PHASE 1A, as recorded in Plat Book 75, Page 108, same being a North corner of ASBEL CREEK PHASE FOUR, as recorded in Plat Book 57, Page 136, both of the Public Records of Pasco County, Florida; thence N87°28'48"W, along the North line of said ASBEL CREEK PHASE FOUR and the North line of ASBEL CREEK PHASE FIVE, as recorded in Plat Book 60, Page 77, of the Public Records of Pasco County, Florida, respectively, for 775.11 feet; thence leaving said North line of said ASBEL CREEK PHASE FIVE, N02°33'01"W, for 21.86 feet; thence N00°13'01"W, for 31.23 feet; thence N01°47'55"W, for 65.94 feet; thence N01°27'00"W, for 49.91 feet; thence N00°04'52"W, for 15.17 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 N01°28'11"W, 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 N88°51'50"W, for 25.01 feet, to the point of intersection with a non-tangent line; thence N01°28'13"E, for 123.67 feet; thence N03°24'39"W, for 478.65 feet; thence N71°00'13"W, for 23.35 feet; thence N02°24'00"W, for 38.05 feet; thence S83°52'04"W, for 75.24 feet; thence N70°03'37"W, for 83.40 feet; thence N55°31'22"W, for 19.72 feet; thence N10°29'06"E, for 570.87 feet; thence N02°49'24"W, for 45.94 feet; thence S84°22'31"E, for 1,077.30 feet to a Westerly corner of Tract "D-5", according to said CYPRESS PRESERVE PHASE 1A; thence the following eight (8) courses along the Westerly line of said CYPRESS PRESERVE PHASE 1A; (1) thence S13°25'52"W, along the West line of said Tract "D-5", for 1,013.47 feet to the Southwest corner of said Tract "D-5", same being intersection with a non-tangent curve, concave Southerly; (2) thence Easterly along the South line of said Tract "D-5", along the arc of said curve, with a radial bearing of S10°09'42"W, having a radius of 780.00 feet, a central angle of 20°08'52", an arc length of 274.28 feet, and a chord bearing S69°45'52"E, for 272.87 feet, to the point of reverse curvature of a curve concave Northeasterly; (3) thence Southeasterly along said South line of Tract "D-5", along the arc of said curve, having a radius of 220.00 feet, a central angle of 6°25'56", an arc length of 24.70 feet, and a chord bearing S62°54'24"E, for 24.68 feet, to the Northwest corner of Lot 1, Block 6, according to said CYPRESS PRESERVE PHASE 1A; (4) thence S23°52'38"W, along the West line of said Lot 1, Block 6, for 115.00 feet, to the Southwest corner of said Lot 1, Block 6, same being the Northwesterly most corner of that certain Right-of-Way known as HUNTERS MEADOW WALK, according to said CYPRESS PRESERVE PHASE 1A; (5) thence S16°18'23"E, along the Westerly most Right-of-Way line of said HUNTERS MEADOW WALK, for 62.66 feet to the Southwesterly most corner of said certain Right-of-Way known as HUNTERS MEADOW WALK, same being the Northwest corner of Lot 1, Block 5, according to said CYPRESS PRESERVE PHASE 1A; (6) thence S17°50'57"W, for 115.00 feet to the Southwest corner of said Lot 1, Block 5, same being the point of intersection with the North line of said Tract "D-2", same also being the point of intersection with a non-tangent curve, concave Northeasterly; (7) thence Northwesterly along said North line of Tract "D-2", along the arc of said curve, with a radial bearing of N17°50'57"E, having a radius of 500.00 feet, a central angle of 11°15'13", an arc length of 98.21 feet, and a chord bearing N66°31'26"W, for 98.05 feet, to the Northwesterly most corner of said Tract "D-2"; (8) thence S29°06'10"W (being the basis of bearings for this legal description), along the West line of said Tract "D-2", for 82.16 feet to the POINT OF BEGINNING.

Containing 1,345,265 square feet or 30.883 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.

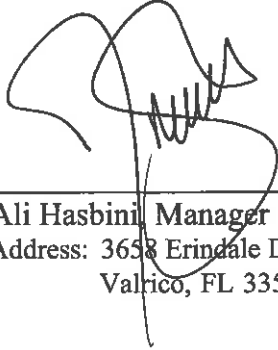
Signed, sealed and delivered

CYPRESS PRESERVE 841, LLC  
a Florida limited liability company

in the presence of:

Signature of Witness #1

Reesha Mercedes  
Reesha Mercedes  
Typed/Printed Name of Witness #1

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

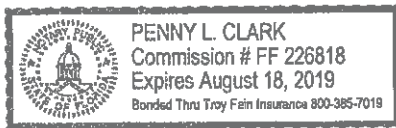
Signature of Witness #2

Penny Clark  
Penny Clark  
Typed/Printed Name of Witness #2

STATE OF FLORIDA  
County of Hillsborough

I HEREBY CERTIFY that on this day of Jan. 4, ~~2018~~<sup>2019</sup>, 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: *Pamela Wertman*

Print Name: Pamela Wertman

By: *Penny Clark*

Penny Clark, President

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

pw 2019 The forgoing instrument was acknowledged before me this 4<sup>th</sup> 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

