

Prepared by and return to:
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**CERTIFICATE OF RECORDING AMENDMENT TO THE SECOND AMENDED AND
RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR GREAT CYPRESS VILLAGE**

WHEREAS, the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Great Cypress Village was recorded in Official Records Book 10975, Page 943 of the Public Records of Pasco County, Florida (the “Declaration”);

WHEREAS, Article IX, Section 9.4 of the Declaration provides that the Declaration may be amended with the affirmative vote of at least fifty-five percent (55%) of the Members entitled to vote and voting in person or by proxy at a meeting of the members at which a quorum is present;

NOW, THEREFORE, Deb Burke, as President, and Margaret Scamman, as Secretary, of Great Cypress Village Homeowners Association, Inc. do hereby certify that the following amendments to the Declaration were duly approved by the Members at a meeting of the members held on May 8, 2024.

I. Section 5.3 of the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Great Cypress Village is hereby amended as follows:

Section 5.3. Age Restriction. Each Lot which has one (1) or more permanent Occupants shall have at least one (1) permanent Occupant who is fifty-five (55) years of age or older, and all permanent Occupants must be at least eighteen (18) years of age. Upon approval of the Board, a surviving spouse or other surviving household member who is a permanent occupant under the age of fifty-five (55) years, may be allowed to remain as a permanent Occupant, provided that at least eighty percent (80%) of the Lots occupied since ~~September 13, 1988~~ are occupied

by at least one (1) person fifty-five (55) years of age or older. A "permanent Occupant" means a person who occupies a Lot for more than 26 weeks in any calendar year. Persons under the age of eighteen (18) are permitted to occupy a Lot for a maximum of 28 days in any calendar year as a guest of an Owner. The Association shall have the right to adopt Rules governing the visitation and temporary residence of persons under the age of eighteen (18) years. This restriction shall not apply to any person currently occupying a Lot at the time this amendment is recorded who is a permanent occupant under the age of fifty-five (55) years and such person shall be allowed to remain as a permanent Occupant for as long as they own or lease the Lot.

II. The Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Great Cypress Village is hereby amended to add Section 5.27 as follows:

Section 5.27. Limitations on Occupancy. Effective on the date of recording this amendment, no Lot or Common Area subject to this Declaration shall be occupied, temporarily or permanently, by a "sexual offender" or "sexual predator" (as those terms are defined in Sections 775.21 and 943.0435, Florida Statutes, as amended or renumbered from time to time). Any sexual offender or sexual predator properly residing in a Dwelling on a Lot at the time of recording this amendment shall be permitted to continue in residence despite the foregoing limitation, provided the individual is registered with the Association's Board of Directors within thirty (30) days following the date this amendment is recorded and so long as they continuously reside in that same Dwelling on a permanent basis. Notwithstanding any other notice requirement set forth herein, in addition to its other remedies as set forth in this Declaration and Florida law, the Association is hereby authorized to evict or eject any person from the Property who is in violation of this provision without notice, except where required by Chapter 83, Florida Statutes, as amended from time to time.

CODING: Deleted language is marked with a ~~strikethrough~~ line and new language is marked by a double underline.

Witnesses:

GREAT CYPRESS VILLAGE HOMEOWNERS ASSOCIATION, INC.

Lisa Schumacher
 Print Name: Lisa Schumacher
 Address: 8213 Red Oak Dr
Bismarck, ND 58501

Deb Burke
 BY: Deb Burke, President

Denys Dowling
 Print Name: DENYS DOWLING

Address: 16839 OLIVAUD ST.
HUDSON, FL 34667

Witnesses:

GREAT CYPRESS VILLAGE HOMEOWNERS ASSOCIATION, INC.

[Signature]
Print Name: Deborah Dowling
Address: 16839 OLIVAUD ST
HUDSON, FL 34667

[Signature]
BY: Margaret Scamman, Secretary

[Signature]
Print Name: Dennis Dowling
Address: 16839 OLIVAUD ST
HUDSON, FL 34667

STATE OF FLORIDA
COUNTY OF PASCO

Sworn to (or affirmed) and subscribed before me, by means of physical presence or online notarization, this 3rd day of September, 2024, by Deb Burke, as President and Margaret Scamman, as Secretary, of Great Cypress Village Homeowners Association, Inc., who are ~~personally known to me~~ or have produced _____ as identification, who did take an oath under the laws of the State of Florida, who executed the foregoing Certificate of Recording Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Great Cypress Village, and severally acknowledge the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they have affixed thereto the seal of said corporation, and the said instrument is the act and deed of said corporation.

In Witness Whereof, I have hereunto set my hand and official seal this 3rd day of September, 2024.

[NOTARY SEAL]



CARA N. WING
Commission # HH 272711
Expires October 3, 2026

[Signature]
NOTARY PUBLIC
Print Name: Cara N. Wing
My Commission Expires: 10/3/26