

Prepared By and Return To:  
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St. Petersburg, FL 33701

**CERTIFICATE OF AMENDMENTS TO THE AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND  
EASEMENTS FOR CAMBRIDGE GREENS OF CITRUS HILLS FIRST ADDITION**

WE HEREBY CERTIFY THAT the attached true and correct copy of the Amendments to the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Cambridge Greens of Citrus Hills First Addition, as recorded in Official Records Book 2743, Pages 2096-1107 of the Public Records of Citrus County, Florida, was duly adopted in the manner provided in the Governing Documents, by owner vote at a meeting held on February 27, 2024.

IN WITNESS WHEREOF, we have affixed our hands this 12<sup>th</sup> day of March, 2024, in Citrus County, Florida.

**WITNESSES:**

**CAMBRIDGE GREENS OF CITRUS HILLS, FIRST  
ADDITION, PROPERTY OWNERS ASSOCIATION, INC.**

Margaret M. Lamb  
Printed Name: Margaret M Lamb

Geralyn Bord  
Printed Name: Geralyn Bord

By: John Monroe  
Printed Name: John Monroe  
Title: President

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March 2024, by John Monroe, as President, on behalf of Cambridge Greens of Citrus Hills, First Addition, Property Owners Association, Inc., a Florida not-for-profit corporation. S/he is personally known to me or has produced valid photo identification.

WITNESS my hand and official seal in the County and State last aforesaid, this 12<sup>th</sup> day of March, 2024.



Kristina Ivana Jones  
Notary Public, State of Florida at Large  
My Commission Expires: \_\_\_\_\_

**ADOPTED AMENDMENTS TO THE AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND  
EASEMENTS FOR CAMBRIDGE GREENS OF CITRUS HILLS FIRST ADDITION**

- 1. Adopted amendment to Article VI, Section 2 of the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Cambridge Greens of Citrus Hills First Addition (the "Declaration"), to read as follows:**

ARTICLE VI  
ARCHITECTURAL CONTROL BOARD

...

Section 2. Construction. No building, fence, wall, swimming pool, or other structure, or landscaping shall be commenced, erected or maintained upon the properties, nor shall any exterior appearance thereof or change in landscaping be made until plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved by the ACB in writing, as to harmony to external design and location in relation to surrounding structures and topography. Forms are available online or through the Management Company to help provide the ACB with contact information and specifications along with approval signature spaces. Projects that affect the exterior of properties should, when in doubt, be presented in writing.

- 2. Adopted amendment to Article VII, Section 2(c) of the Declaration, to read as follows:**

ARTICLE VII  
GENERAL USE RESTRICTIONS

...

Section 2. Uses and Structures.

...

(c) No trailer, RV, garage, shed or other outbuilding erected on a building site covered by these Covenants shall, at any time, be used for human habitation. The keeping of a mobile home, a motor home, travel trailer, pop-up trailer, flatbed trailer, utility trailer, motor boat, bus, commercial vehicle (meaning those vehicles with any kind of commercial signage anywhere in or on the vehicle, and those vehicles not designed or used for customary personal/family purposes) or any recreational vehicle (RV, Classes A, B, C), and all terrain vehicles (ATV) and those not in operating condition shall only be maintained, stored or kept on any lot if housed completely within a structure which has been approved by the ACB. However, a motor home, bus, or travel trailer or RV may be temporarily parked at a residence for up to three (3) consecutive days within a seven (7) day period for the purpose of cleaning or packing and unpacking. If a longer period is needed, a special request must be made and approved by the ACB. Residents' handicapped personal transportation vehicles and police vehicles may be parked on the driveways.

- 3. Adopted amendment to Article VII, Section 2 of the Declaration to add a new subsection (h), to read as follows:**

ARTICLE VII  
GENERAL USE RESTRICTIONS

...

Section 2. Uses and Structures.

...  
(h) Lease, Rental and Property Restrictions:

(i) Renters, tenants, occupants and guests are required to comply with all applicable Association documents and guidelines vis-a-vis property care and maintenance. Owners, per Article VII, Section 13, have ultimate responsibility for compliance.

(ii) No owner may rent his/her real property for a period less than six (6) months. No portions of the property other than the entirety of the Lot or individual rooms may be rented whether as a "bed and breakfast" arrangement or otherwise.

(iii) Leases/rental agreements must be to a natural person and NOT an entity, such as a corporation, partnership, trust, etc. All leases, rental agreements and occupancy of homes by persons other than the owner shall be governed by the provisions of this document.

(iv) Owners must furnish the Association with a copy of the Lease or Rental Agreement so that our governing documents can be provided and so that they may also be welcomed to the community.

(v) Any violation of any provision of the governing documents is the responsibility and obligation of the property owner to correct.

(vi) The property owner shall provide the Association with a written statement naming a point-of-contact in case of emergency such as a natural disaster or abandonment. Telephone, mail, email or text are acceptable means of communication.

(vii) Occasionally the Association may promulgate additional rules and forms to comply with the foregoing.

4. **Adopted amendment to Article VII, Section 10 of the Declaration, to read as follows:**

ARTICLE VII  
GENERAL USE RESTRICTIONS

...  
Section 10. Parking. Owners shall provide adequate off-street parking for the parking of automobiles owned by such owner, and is guest, and shall not park or allow his guests to park their automobiles on the adjacent road and street right-of-way overnight or for periods of time longer than four (4) hours. Passenger vehicles may be parked in driveways only if they are in running order and properly registered. No vehicles may be parked on unpaved areas of Lots.

PLEASE NOTE: NEW LANGUAGE INDICATED BY UNDERLINING; UNAFFECTED TEXT INDICATED BY "..."