

3120200021998 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL
BK: 3293 PG: 2390, 4/20/2020 11:37 AM

This instrument was prepared by:
MARK D. FRIEDMAN, ESQ.
Becker & Poliakoff, P.A.
625 North Flagler Drive – 7th Floor
West Palm Beach, FL 33401

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF CITRUS SPRINGS, VILLAGE “F”**

WHEREAS, the **Declaration of Covenants, Conditions and Restrictions** for **Citrus Springs, Village “F”** has been duly recorded in the Public Records of Indian River County, Florida, in Official Record Book **1749** at Page **1081**; and

WHEREAS, the aforementioned Declaration of Covenants, Conditions and Restrictions was amended pursuant to the provisions of said Declaration of Covenants, Conditions and Restrictions by written agreement in accordance with Article 12.5 thereof, and Chapter 617.0701, Florida Statutes.

NOW, THEREFORE, the undersigned hereby certify that the following amendment to the Declaration of Covenants, Conditions and Restrictions is a true and correct copy of the amendment as amended by the membership:

**AMENDMENTS TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
CITRUS SPRINGS, VILLAGE “F”**

(Additions shown by “underlining”,
deletions shown by “~~strikeout~~”)

ARTICLE 10

ARCHITECTURAL CONTROLS

* * *

10.4 Miscellaneous Restrictions.

10.4.1 Unless otherwise set forth or required by any federal, state or local law, statute, rule, regulation, code or ordinance, no fence or hedge shall be erected within the Subdivision. ~~No fences shall be constructed on any Lot without the prior~~

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~~written approval of the Association which may be withheld for any reason. All shrub lines must be approved by the Subdivision Association prior to construction or installation. Additionally, fences may be constructed on any lot with the prior written approval of the Association and all fences or hedges to be erected on any Lot within the Subdivision shall, at a minimum, comply with the following requirements and restrictions:~~

- ~~(a) All fencing must have written approval of the Association's Board of Directors prior to installation, which may be withheld for any reason.~~
- ~~(b) Unless otherwise set forth or required by any federal, state or local law, statute, rule, regulation, code or ordinance, no fence or hedge shall be erected within the Subdivision which shall unreasonably restrict or block the view of an adjoining Lot. For this purpose, a hedge or fence shall be maintained at a height not greater than five (5) feet. No wall or fence of any kind, whatsoever, shall be constructed on any Lot until after the height, type and design, and location thereof shall have been approved in writing by the Subdivision Association.~~
- ~~(c) Wooded fences, chain link fences or wire fences are not permitted on any residential Lots, except as expressly provided herein.~~

* * *

10.4.3 Trash, garbage or other waste shall not be kept on any Lot except in sanitary containers such as trash bags or trash cans or garbage compactor units. Garbage containers, if any, shall be kept in a clean and sanitary condition, and shall be so placed or screened as not to be visible from any road or adjacent property within sight distance of the Lot at any time except during refuse collection. Swimming pool equipment and housing must be underground or placed in walled-in areas or landscaped areas so that they are not visible from any adjoining Lot or any street. No outside burning of wood, leaves, trash, garbage or household refuse shall be permitted. No Lot shall be used or maintained as a dumping ground for rubbish, trash or other waste. Clotheslines, if any, shall be installed so that ~~contained within the fenced areas of Lots.~~ No clothing or cleaning articles shall be hung or displayed on any part of the Lot so that it is visible outside of the Lot. Any pole, line or other device used for hanging of laundry shall be portable and shall be removed when not in use. Nothing herein contained shall be construed to conflict with §163.04, Florida Statutes.

* * * * *

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WITNESS my signature hereto this 14 day of April, 2020, at Indian River County, Florida.

**CITRUS SPRINGS VILLAGE "F"
HOMEOWNERS ASSOCIATION, INC.**

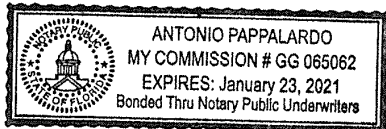
Nancy Boyle
Witness
Nancy Boyle
(PRINT NAME)

By: Dana Turner Bunnell
President

Jayne DeMello
Witness
Jayne
(PRINT NAME)

STATE OF FLORIDA :
COUNTY OF INDIAN RIVER :

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14 day of April, 2020, by ^{Dana}Turner-Bunnell, as President of Citrus Springs Village "F" Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/She is personally known to me, or has produced known Personally as identification and did take an oath.



[Signature] (Signature)

Antonio Pappalardo (Print Name)
Notary Public, State of Florida at Large