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

WHEREAS, that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Cambridge Greens of Citrus Hills First Addition is recorded at Official Records Book 2743, Page 2096, Public Records of Citrus County, Florida (hereinafter the “Declaration”); and

WHEREAS, the members of the Cambridge Greens of Citrus Hills First Addition Owners Association, Inc. (hereinafter the “Association”) desire to make Amendments to the Declaration which governs the real property subject to the Declaration; and

WHEREAS, pursuant to Article VII, Section 15 of the Declaration, the Declaration may be amended by an affirmative vote of owners who collectively hold not less than two-thirds (2/3) of the voting interests of the Association, present, in person, or by proxy at a duly called meeting of the membership at which a quorum is present; and

WHEREAS, the Association desires to amend the Declaration to require new record title holders to contribute an initial contribution assessment at the time of record title transfer for each Unit; and

WHEREAS, the necessary vote was obtained pursuant to Article VII, Section 15 of the Declaration.

NOW, THEREFORE, pursuant to the Amendment procedure set forth in said Declaration, the following Amendment is hereby added:

1. Article VII, Section 2 of the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Cambridge Greens of Citrus Hills First Addition is amended and shall read as follows:
a) No lot shall be used except for residential purposes, unless an outbuilding is requested and approved by the ACB for an adjoining lot to the owner's primary residence (as per paragraph (g) below), and no structure shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling not to exceed two (2) stories in height as permitted by county zoning laws and ACB approved accompanying outbuildings. Notwithstanding these restrictions, an outbuilding may be requested and approved by the ACB for the owner's primary lot or for an adjoining lot to the owner's primary residence (as per paragraph (g) below).

b) No structure or any part thereof shall be used for any purpose except as a private dwelling for one family; nor shall business of any kind or noxious or offensive activity be carried on upon any lot; nor shall anything be done therein which may be or become an annoyance or nuisance to the neighborhood.

c) No trailer, 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, or motor boat, bus, travel trailer, motor boat or any recreational vehicle 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 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.

d) Any electrical or mechanical equipment, if otherwise visible from the road right-of-way, shall be shielded therefrom by shrubbery or by an enclosure. No television antennas, clotheslines and/or satellite dishes are permitted unless expressly allowed by the second paragraph of this section.

Digital satellite system and/or wireless cable television reception dishes not larger than one (1) meter in diameter are expressly allowed; provided that, any such qualifying reception dish must be installed by a qualified installer so as to be harmoniously screened from the road right-of-way and

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neighboring properties. Plans for installation of such reception dishes must be submitted to the ACB for their approval.

e) Postlamps shall be required to be installed at the time of construction of the home on the lot subject to these Restrictive Covenants. The postlamps shall be installed in a location that will efficiently illuminate the front area of the property. Design and location of the postlamp is subject to approval of the ACB. Postlamps shall be controlled by a photo-electric cell or similar device in order that they are automatically controlled. It shall be the obligation of the lot owner to maintain the postlamp in an operable condition in order that the lamp will be lit from dusk until dawn. The Association shall be responsible to enforce this obligation.

f) When exterior lighting is placed or constructed on any lot or residence on said lot, the lighting will be screened, focused or directed in such direction so as not to disturb adjoining property owners or create an annoyance or nuisance.

g) An Owner who owns two adjoining Lots where one Lot is a developed residential Lot and one Lot is unimproved may place one accessory structure on the unimproved Lot with ACB approval. The accessory structure may not exceed 200 sq. ft. in size and 10 ft. in height and must comply with all state and local laws, rules and regulations regarding accessory structures. The accessory structure may only be accessed from Owner's developed Lot. Owner may not add additional improvements to the unimproved Lot to accommodate the accessory structure except that which is required by local or state law for the installation of the accessory structure such as a foundation or slab. The structure must adhere to all Restriction setback provisions except for setbacks from Owner's adjoining Lot. The ACB will adopt general specifications regarding size, building materials, colors and other aesthetic requirements for the accessory structure. In addition to the general specifications adopted by the ACB for accessory structures, the provisions and restrictions contained in Article VI of this Declaration also apply to accessory structures.

CERTIFICATE OF AMENDMENT

I hereby certify that this Amendment was duly adopted by a 2/3 vote of a quorum of
eligible voters of the Association at a meeting pursuant to Article VII, Section 15 of the Declaration this 28th day of May, 2017.

Witnesses:

Erica G. Barker
Witness Signature
Print Name: Erica G. Barker
Linda Ames
Witness Signature
Print Name: Linda Ames

Cambridge Greens of Citrus Hills First Addition Owners Association, Inc.

By: Robert D. Prince
President
Print Name: Robert D. Prince
Address: c/o Villages Services Cooperative
2541 Reston Terrace
Hernando, FL 34442

The foregoing instrument was acknowledged before me this 14th day of July, 2017, by Robert D. Prince as President of Cambridge Greens of Citrus Hills First Addition Homeowners Association, Inc., who is personally known to me or has produced __________________ as identification.

Geralyn A. Bond
Notary Signature
Printed Name: Geralyn A. Bond
Commission #
My Commission Expires: 6/3/18

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