

Prepared by and return to:
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INSTRUMENT #: 2023065452
02/16/2023 at 12:26:13 PM
Deputy Clerk: LGARCIA
Cindy Stuart, Clerk of the Circuit
Court Hillsborough County

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR THE VILLAGES AT CYPRESS CREEK**

The undersigned, who constitute a majority of the members of the Board of Directors, HEREBY CERTIFY THAT the attached amendment to Section 17 of the Declaration of Covenants, Conditions, and Restrictions for THE VILLAGES AT CYPRESS CREEK MASTER PROPERTY OWNERS ASSOCIATION, INC., originally recorded at Official Records Book 5084, Page 006, et. seq. of the Public Records of Hillsborough County, Florida, and as may have been amended thereafter, was adopted in the manner provided by Section 22 of the Declaration by the written consent of the Delegates entitled to exercise sixty-six and two-thirds percent (66 2/3%) of each class of the total voting power of the Association, at a meeting of the Delegates duly noticed and held on October 4, 2022.

IN WITNESS WHEREOF, we have affixed our hands this 7th day of FEB, 2023, at HILLSBOROUGH County, Florida.

WITNESSES

Sign [Signature]
Print Michael Johnson

Sign [Signature]
Print Bogdan Kessler

THE VILLAGES AT CYPRESS CREEK
MASTER PROPERTY OWNERS
ASSOCIATION, INC.

By: [Signature]
Print Name: Ralph Lazar
As: President of The Villages at Cypress Creek
Master Property Owners Association, Inc.

By: [Signature]
Print Name: David Page
As: Secretary of The Villages at Cypress Creek
Master Property Owners Association, Inc.

STATE OF FLORIDA)
COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 7th day of FEB, 2023, by Ralph Lazar, and David Page as President and Secretary respectively, of The Villages at Cypress Creek Master Property Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation.



DAVID J. LOPEZ
Commission # GG 976898
Expires August 1, 2024

[Signature]
Signature of Notary Public - State of Florida

Personally Known ☒ OR Produced ☐ as Identification

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGES AT CYPRESS CREEK

Amendment to Section 17 of the Declaration of Covenants, Conditions, and Restrictions for THE VILLAGES AT CYPRESS CREEK MASTER PROPERTY OWNERS ASSOCIATION, INC., originally recorded at Official Records Book 5084, Page 006, et. seq. of the Public Records of Hillsborough County, Florida, and as may have been amended thereafter:

Additions indicated by underlining
Deletions indicated by ~~striking through~~
Unaffected text by "..."

...

17. Design Review Committee

(a) **Composition of Design Review Committee.** Five (5) persons shall be appointed to act as a Design Review Committee and perform the functions set forth herein. So long as and during such period as Declarant is the Owner for the purposes hereof of ten percent (10%) or more of the remaining acreage within the Properties, Declarant shall have the sole right to appoint, replace and remove members of the Design Review Committee. Thereafter, appointments to the Design Review Committee shall be made by the Board and the appointees shall serve at the pleasure of the Board.

(b) **Addresses of Design Review Committee Members.** The address of the Design Review Committee shall be at the address of the principal office of the Association. The current record of the names, qualifications and business addresses of the members of the Design Review Committee shall be kept there. The Design Review Committee shall meet at the convenience of the members thereof and as often as necessary to transact its business, acting on the concurrences of three (3) out of five (5) members thereof. Applicants for Design Review Committee action may, but need not, be given an opportunity to be heard in support of their applications.

(c) **Applications, Standards of Review and Action by Design Review Committee.** Applications for Design Review Committee approval, the standards by which such applications shall be reviewed and the procedures for review shall be controlled by The Villages at Cypress Creek Design Guidelines, both residential and non-residential versions, as the same may be amended from time to time by the Design Review Committee. True and correct copies thereof shall be maintained at all times at the office of the Association and each Owner shall be entitled to a copy thereof upon written request and payment of the copying costs.

(d) **No Design Responsibility.** Neither the Design Review Committee nor any member or agent thereof or Declarant shall be responsible in any way for defects in any plans or specifications submitted, revised or approved in accordance with the foregoing provisions, nor for any structural or other defects in any work done according to such plans and specifications.

~~(e) **Limitations.** Notwithstanding anything to the contrary herein contained, any work performed upon any Lot or Privately Owned Site which requires the prior approval of the Design Review Committee shall be deemed approved unless an action to enjoin or abate the same has been commenced within one hundred twenty (120) days of the date when the Design Review Committee acquires actual knowledge or notice of the commencement or performance of such work.~~

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