

Prepared by and return to:
David J. Lopez, P.A.
PO Box 172717
Tampa, FL 33672-0717

INSTRUMENT #: 2022024600
01/13/2022 at 12:26:54 PM
Deputy Clerk: SMARGESON
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 15 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 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 7, 2021.

IN WITNESS WHEREOF, we have affixed our hands this 12 day of January, 2022, at Hillsborough County, Florida.

WITNESSES

(two for each Director signature)

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

As to: David Page

Sign

Print

Roger Kessler

Sign

Print

Angela Applegate Speckner

By: David R Page

Print Name: David Page

As: Vice President of The Villages at
Cypress Creek Master Property Owners
Association, Inc.

As to: Adam Miller

Sign

Print

Roger Kessler

Sign

Print

Angela Applegate Speckner

By: Adam Miller

Print Name: Adam Miller

As: President of The Villages at
Cypress Creek Master Property Owners
Association, Inc.

As to: N/A

Sign

Print

N/A

Sign

Print

N/A

By: N/A

Print Name: N/A

As: N/A 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 [X] physical presence or [] online notarization, this 12 day of January, 2022, by David Page

8036023C-9A25-4A5D-AF7D-A2756EDCD268 --- 2022/01/12 14:11:25 -5:00 --- Remote Notary



Adam Miller, and N/A 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.



Angela Applegate Speckner
Signature of Notary Public – State of Florida

Angela Applegate Speckner

Print, Type or Stamp Commissioned Name of Notary Public

Personally Known X OR Produced _____ as Identification

Notarial act performed by audio-visual communication





Certificate of Amendment - 10.2021 - 01122022.pdf

DocVerify ID: 8036023C-9A25-4A5D-AF7D-A2756EDCD268
 Created: January 12, 2022 14:11:25 -5:00
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E-Signature Summary

E-Signature 1: Adam Miller (AM)

January 12, 2022 16:28:28 -5:00 [01A21E938BC5] [174.202.230.192]
 squadrarealty@gmail.com (Principal) (Personally Known)

E-Signature 2: David R Page (DP)

January 12, 2022 16:28:28 -5:00 [550F815A000F] [24.129.142.42]
 dpage@wmryan.com (Principal) (Personally Known)

E-Signature 3: Roger Kessler (RK)

January 12, 2022 16:28:28 -5:00 [86AC215A5F07] [67.79.162.90]
 rkessler@uniquepropertieservices.com (Principal) (Personally Known)

E-Signature Notary: Angela Applegate Speckner (AAS)

January 12, 2022 16:28:28 -5:00 [E222FD081975] [47.203.46.101]
 aspeckner_notary@yahoo.com

I, Angela Applegate Speckner, did witness the participants named above electronically sign this document.



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

Amendment to Section 15 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 “. . .”

...

15. Restrictions on Use

All use and development of the Properties shall conform with the Master Plan and the exhibits submitted in connection therewith as amended from time to time with the approval of all applicable public authorities. For so long as Declarant owns any land within the Properties that has not been devoted to actual commercial or residential use, any attempt to develop or use a Privately Owned Site other than in compliance with the Master Plan is strictly prohibited, without the prior written approval of Declarant.

(a) **Use.** No commercial enterprise (except as hereinafter provided), noxious or offensive trade or activity shall be carried on upon any Privately Owned Site, nor shall anything be done thereon which may, in the opinion of the Association, be or become an annoyance or nuisance to the neighboring Owners or residents. For the purpose hereof, leasing or renting of a Privately Owned Site shall not constitute a commercial use or enterprise notwithstanding the provisions of hotel or resort-type services in connection with such leasing or renting. The following activities shall be deemed to be commercial uses and are prohibited on Privately Owned Sites, unless such use is expressly permitted in the recorded governing documents of the Project Association for that Privately Owned Site, if any: any lease of a Privately Owned Site for less than six (6) months, use of a Privately Owned Site for operation of a bed and breakfast, rooming house or hostel, nightly rentals, short-term rentals (including, but not limited to, Airbnb, VRBO, HomeAway, or similar), and use of the Unit for transient purposes or to offer hotel or resort services. Any Project Association restriction or rule regarding such uses must first be approved by the Board of Directors of the Villages at Cypress Creek Master Property Owners Association. Uses other than residential will be permitted in those areas designated for other forms of use in the Master Plan. The following uses are permitted only at such locations and in such density as approved by the Declarant or Board of Directors:

...

(j) **No Tents and Outbuildings.** No Mobile home, tent, shack, or other outbuilding, including prefabricated storage buildings, shall be kept upon any Lot or Privately Owned Site in any street within the Properties, except in connection with work of construction diligently pursued. No swing set, storage building, or other large scale structure, improvement or recreational equipment shall be maintained on any Lot or Privately Owned Site in an area visible from any

other Lot, Privately Owned Site, Common Area, or the Golf Course Property. All such items must be shielded from view in accordance with the Villages at Cypress Creek Master Property Owners Association Design Review Guidelines. Any individual Project Association restriction or rule regarding such improvements must first be approved by the Board of Directors of the Villages at Cypress Creek Master Property Owners Association.

...

(m) Parking and Auto Repair. Adequate off-street parking shall be provided in all areas as required by the Design Guidelines. No resident shall park any vehicles in any street on any landscaped area or grass, on the sidewalk or obstructing the sidewalk, or upon any Lot or Privately Owned Site, except within garages, carports or designated parking areas. Residents are strongly encouraged to park their vehicles within a garage whenever possible. No vehicle may be regularly, consistently, or recurrently parked on the street, and no vehicle may be parked on the street overnight between the hours of 1:00 a.m. and 5:00 a.m., except where expressly permitted by an individual Project Association with private roads within the Properties. Any Project Association restriction or rule regarding parking must first be approved by the Board of Directors of the Villages at Cypress Creek Master Property Owners Association, and all vehicles must be parked and operated in accordance with local laws and ordinances. No vehicles shall be parked on jack stands or blocks except on a temporary basis not to exceed 24 hours for emergency repair or in a garage. No work of automobile repair shall be performed on any Lot or Privately Owned Site or on the Common Area in areas visible from any other Lot, Privately Owned Site, the Common Area or the Golf Course Property, except in emergency cases.

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