

Prepared By and Return To:  
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**CERTIFICATE OF AMENDMENTS TO THE AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND  
EASEMENTS FOR CAMBRIDGE GREENS OF CITRUS HILLS**

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, originally recorded in Official Records Book 770, Pagers 472-489, and subsequently amended and restated and recorded in Official Records Book 1844, Pages 895-905, both of the Public Records of Citrus County, Florida, were duly adopted in the manner provided in the Governing Documents, by owner vote at a meeting held on March 18, 2025.

IN WITNESS WHEREOF, we have affixed our hands this 15<sup>th</sup> day of April, 2025, in Citrus County, Florida.

WITNESSES:

CAMBRIDGE GREENS OF CITRUS HILLS  
PROPERTY OWNERS ASSOCIATION, INC.

*Matthew Rasbury*  
Printed Name: MATTHEW RASBURY

By: *Suzanne Novita, President*  
SUZANNE NOVITA, PRESIDENT

*Marianne Messina*  
Printed Name: Marianne Messina

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of April, 2025, by SUZANNE NOVITA, as President, on behalf of Cambridge Greens of Citrus Hills Property Owners Association, Inc., a Florida not-for-profit corporation. She 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 15<sup>th</sup> day of April, 2025.

*Elaine B. Boszak*  
Notary Public, State of Florida at Large  
My Commission Expires: June 19, 2026



ELAINE B. BOSZAK  
Commission # HH 242084  
Expires June 19, 2026

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

**1. Adopted amendment to Article II of the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Cambridge Greens of Citrus Hills (the "Declaration"), to add a new Section 2.1 and renumber the previous Section 2.1 to Section 2.2, to read as follows:**

Article II. General Use Restrictions

2.1. Lease, Rental and Property Restrictions:

2.1.1. 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 Restrictive Covenant 2.14, have ultimate responsibility for compliance.

2.1.2. 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.

2.1.3. 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.

2.1.4. 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.

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

2.1.6. 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.

2.1.7. Occasionally the Association may promulgate additional rules and forms to comply with the foregoing.

**2. Adopted amendment to Article II, Section 2.2.1 of the Declaration, to read as follows:**

Article II. General Use Restrictions

2.2. Uses and Structures:

2.2.1. No Lot shall be used except for residential purposes, and no structures shall be erected, altered, placed or permitted to remain on any Lot, other than one detached single family dwelling, not to exceed two stories in height, as permitted by Citrus County. Sheds, as approved by the PRC, are allowed. See section 2.13.

3. **Adopted amendment to Article II, Section 2.2.2 of the Declaration, to read as follows:**

Article II. General Use Restrictions

2.2. Uses and Structures:

...  
2.2.2. ~~No structure or any part thereof shall be used for any purpose except for residential use; nor shall~~ A structure may be used for commercial purposes, as long as such commercial purposes (including home businesses) are incident to the primary use of the lot. aAny business of any kind or that produces any kind of noxious or offensive activity cannot be carried-on upon any Lot, within or without the dwelling. As a minimum, home businesses must not increase traffic, produce noise, increase parked vehicles or block rights-of-way; nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

4. **Adopted amendment to Article II, Section 2.2.5 of the Declaration, to read as follows:**

Article II. General Use Restrictions

2.2. Uses and Structures:

...  
2.2.5. ~~Post lamps shall be required to be installed at the time of construction of the home on a Lot. Post lamps shall be installed within fifteen (15) feet of the front lot line location. The design and location of the post lamp shall be approved by the ARB-PRC. The post lamps shall be controlled by a photoelectric cell, or similar device, in order that they are automatically controlled. It shall be the obligation of the Owner to maintain the post lamp in an operable condition, in order that the lamp will be lit from dusk until dawn.~~

5. **Adopted amendment to Article II, Section 2.7 of the Declaration, to read as follows:**

2.7 Garbage and Rubbish. Garbage (including but not limited to paper, cardboard, all household waste), rubbish, construction debris, yard debris (including but not limited to leaves, twigs, tree limbs, branches, cut logs)

shall not be dumped or ~~burned~~ allowed to remain on any Lot, ~~except that~~ Garbage (including but not limited to paper, cardboard, all household waste), rubbish, construction debris, yard debris (including but not limited to leaves, twigs, tree limbs, branches, cut logs) ~~rubbish or other debris,~~ must be properly contained in a metal or plastic receptacle, may be placed outside the dwelling for collection on the day of, and prior to the time of scheduled collection, in accordance with the regulations of the collection agency. At all other times, such receptacles shall be placed on the Lots so as not to be visible from the road. All refuse receptacles, propane gas tanks and fuel oil tanks shall be so constructed, placed or screened, so as not to be visible from any public roads.

2.7.1 All refuse receptacles shall be promptly (24 hours or less) removed from the side of the road. At all other times, such receptacles shall be placed on the Lots so as not to be visible from the road.

2.7.2 All refuse receptacles, propane gas tanks and fuel oil tanks shall be so constructed, placed, or screened, so as not to be visible from any public road.

2.7.3 THERE WILL BE NO OPEN FIRES OR BURNING ALLOWED ON ANY LOTS WITHIN CAMBRIDGE GREENS OF CITRUS HILLS.

**6. Adopted amendment to Article III, Section 3.1 of the Declaration, to read as follows:**

Article III. ~~Architectural Control Board~~ Property Review Committee (PRC)

3.1. Architectural Control Board (ACB) Property Review Committee (PRC). The Board of Directors of the Association shall appoint a committee known as the ~~Architectural Control Board (ACB) Property Review Committee (PRC).~~ Such committee shall consist of three or more members who shall serve at the pleasure of the Board. Each member shall serve for a period up to (3) years with terms expiring on alternate years. Using these Restrictions, said Committee shall review and recommend approval/rejection disposition on all applications. No recommendations shall be made to the Board with less than two PRC member signatures. If there is only one PRC signature, one and only one, member of the Board of Directors may sign.

The Architectural Control Board (ACB) shall hereinafter be referred to as the Property Review Committee (PRC).

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