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DOCUMENT COVER PAGE

Document Title: REVIVALIZED RESTRICTIVE COVENANTS AND EASEMENTS OF
CAMBRIDGE GREENS OF CITRUS HILLS

Executed By: CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS
ASSOCIATION, INC.

Legal Description: CAMBRIDGE GREENS OF CITRUS HILLS, AS RECORDED IN PLAT
BOOK 13, PAGES 119-124, OF THE PUBLIC RECORDS OF CITRUS
COUNTY, FLORIDA: BLOCK 1 LOTS 1 - 64
BLOCK 2 LOTS 1 - 30
BLOCK 3 LOTS 1 - 14
BLOCK 4 LOTS 1 - 23
BLOCK 5 LOTS 1 - 31
BLOCK 6 LOTS 1 - 15
BLOCK 7 LOTS 1 - 17
BLOCK 8 LOTS 1 - 17
BLOCK 9 LOTS 1 - 22
BLOCK 10 LOTS 1 - 29
BLOCK 11 LOT 1; LOTS 27 - 50
BLOCK 12 LOT 1

ORGANIZING COMMITTEE MEMBERS

SUZANNE NOVITA
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Inverness FL 34453
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DENNIS CONTOIS
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CARL PUYLARA, JR.
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**SCHEDULE OF EXHIBITS AND SIGNATURE PAGE FOR THE
REVITALIZED RESTRICTIVE COVENANTS AND EASEMENTS
OF CAMBRIDGE GREENS OF CITRUS HILLS**

Exhibit 1:

Complete copy of the Revitalized Restrictive Covenants and Easements of Cambridge Greens of Citrus Hills (the "Declaration"), originally recorded in the Public Records of Citrus County, Florida on February 19, 1988, at Official Records Book 770, Page 472; Amendments to Declaration recorded in the Public Records of Citrus County, Florida on February 18, 1992, April 2, 1992, June 4, 1993, January 5, 1994, April 19, 1996, and December 12, 2003 at Official Records Books/Pages 925/1543, 932/102, 985/104, 1014/1998, 1127/1744, and 1670/2314, respectively.

Exhibit 2:

Amended and Restated Declaration recorded in the Public Records of Citrus County, Florida on April 20, 2005, at Official Records Book 1844, Page 885.

Exhibit 3:

Amendment to Declaration recorded in the Public Records of Citrus County, Florida on December 24, 2008, at Official Records Book 2259, Page 1499.

Exhibit 4:

Amendment to Declaration recorded in the Public Records of Citrus County, Florida on November 12, 2013, at Official Records Book 2589, Page 2243.

Exhibit 5:

Amendment to Declaration recorded in the Public Records of Citrus County, Florida on March 30, 2016, at Official Records Book 2748, Page 1156.

Exhibit 6:

Articles of Incorporation of Cambridge Greens of Citrus Hills Property Owners Association, Inc. ("Cambridge Greens") filed with the Florida Department of State on February 19, 1988; Amendment to Articles of Incorporation of Cambridge Greens filed with the Florida Department of State on March 5, 1991; Amendment to Articles of Incorporation of Cambridge Greens filed with the Florida Department of State on August 3, 2006; and Amendment to Articles of Incorporation of Cambridge Greens filed with the Florida Department of State on April 1, 2016.

Exhibit 7:

Sworn Affidavit with: (a) a true and correct copy of the original set of By-Laws of Cambridge Greens of Citrus Hills Property Owners Association, Inc.; and (b) a true and correct copy of the Amended and Restated By-Laws of Cambridge Greens of Citrus Hills Property Owners Association, Inc. adopted by a majority of the Board of Directors at a duly noticed meeting on August 15, 2011.

Exhibit 8:

List of Parcel Owners, Parcel Addresses and Legal Description of each parcel and graphic depiction of the parcels as shown on the Plat Maps recorded in the Public Records of Citrus County, Florida, at Official Records Plat Book 13, Pages 119-124.

Exhibit 9:

Florida Department of Commerce approval letter dated October 4, 2024.

Pursuant to Florida Statutes Section 720.407(2), Cambridge Greens of Citrus Hills Property Owners Association, Inc., a Florida not-for-profit corporation, hereby executes this **REVITALIZED RESTRICTIVE COVENANTS AND EASEMENTS OF CAMBRIDGE GREENS OF CITRUS HILLS** on the date set forth in the notary acknowledgement below.

Witnesses to Suzanne Novita

JAY MEYER
Printed Name: JAY MEYER
Elaine Boszall
Printed Name: ELAINE BOSZALL

CAMBRIDGE GREENS OF CITRUS HILLS
PROPERTY OWNERS ASSOCIATION, INC.

By: Suzanne Novita, President
SUZANNE NOVITA, PRESIDENT

Witnesses to Carl Puylara, Jr.

JAY MEYER
Printed Name: JAY MEYER
Elaine Boszall
Printed Name: ELAINE BOSZALL

Attest: Carl Puylara, Jr.
CARL PUYLARA, JR., SECRETARY

STATE OF FLORIDA
COUNTY OF CITRUS

On this 22 day of October, 2024, the foregoing instrument was acknowledged before 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.



Notary Public, State of Florida at Large

Geralyn Anne Bond
Printed Name: Geralyn Anne Bond
My Commission Expires: 6/5/2026

STATE OF FLORIDA
COUNTY OF CITRUS

On this 22 day of October, 2024, the foregoing instrument was acknowledged before by CARL PUYLARA, JR., as Secretary on behalf of Cambridge Greens of Citrus Hills Property Owners Association, Inc., a Florida not-for-profit corporation. He is personally known to me or has produced valid photo identification.



Notary Public, State of Florida at Large

Geralyn Anne Bond
Printed Name: Geralyn Anne Bond
My Commission Expires: 6/5/2026

EXHIBIT 1

Revitalized Restrictive Covenants and Easements of Cambridge Greens of Citrus Hills recorded in the Public Records of Citrus County, Florida on February 19, 1988, at Official Records Book 770, Page 472 (the "Declaration").

Amendment to Declaration recorded in the Public Records of Citrus County, Florida on February 18, 1992, at Official Records Book 925, Page 1543.

Amendment to Declaration recorded in the Public Records of Citrus County, Florida on April 2, 1992, at Official Records Book 932, Page 102.

Amendment to Declaration recorded in the Public Records of Citrus County, Florida on June 4, 1993, at Official Records Book 985, Page 104.

Amendment to Declaration recorded in the Public Records of Citrus County, Florida on January 5, 1994, at Official Records Book 1014, Page 1998.

Amendment to Declaration recorded in the Public Records of Citrus County, Florida on April 19, 1996, at Official Records Book 1127, Page 1774.

Amendment to Declaration recorded in the Public Records of Citrus County, Florida on December 12, 2003, at Official Records Book 1670, Page 2314.

Revitalized Restrictive Covenants and Easements of Cambridge Greens of Citrus Hills recorded in the Public Records of Citrus County, Florida on February 19, 1988, at Official Records Book 770, Page 472 (the "Declaration").

Revitalized Declaration
Originally recorded 770/472

REVITALIZED

CAMBRIDGE GREENS OF CITRUS HILLS
RESTRICTIVE COVENANTS AND EASEMENTS

32301

THIS DECLARATION is made this 18th day of February, 1988,
by Cambridge Greens of Citrus Hills, a general partnership,
hereinafter called the "Developer"

WHEREAS, the Developer is the owner of certain lands in
Citrus County, Florida, subdivided as shown on the recorded plat
thereof, recorded in Plat Book 13, Pages 119 through 124,
inclusive, of the Public Records of Citrus County, Florida, and
designated as CAMBRIDGE GREENS OF CITRUS HILLS and

WHEREAS, the Developer desires to provide for the
preservation of the values of the properties and to create an
architectural control board, and

WHEREAS, it is the Developer's intention that the lands
aforesaid be made subject to certain restrictive covenants upon
the use of each and every parcel located therein;

NOW THEREFORE, the Developer declares that the aforesaid
lands are held and shall be conveyed subject to:

(a) The following covenants and restrictions which shall
run with the land for thirty (30) years from the date
hereof, after which time they shall be automatically
extended for successive periods of ten (10) years each,
unless an instrument, signed by the then owners of a
sixty percent (60%) of all the lots shown on the aforesaid
plat, agreeing to change such covenants and restrictions in
whole or in part, shall have been recorded.

(b) The easements referred to in Article II Section 8
hereof, which shall be perpetual in duration.

ARTICLE I

DEFINITIONS

The following words when used in this Declaration and amendments thereto, (unless the context shall prohibit) shall have the following meanings:

- (a) "Association" shall mean and refer to the CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, its successors or assigns.
- (b) "Architectural Control Board" or "ACB" shall mean and refer to the architectural control board.
- (c) "Lot(s)" shall mean and refer to the platted lots in the Cambridge Greens subdivision as shown and depicted thereon.
- (d) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot or the purchaser or purchasers of said lot by agreement for deed, which agreement for deed is current and in good standing at such time as the voting rights are intended to be exercised by said purchaser.
- (e) "Member" shall mean and refer to all those owners who are members of the Association as provided in Article III, Section 1 hereof.
- (f) "Declarant" shall mean and refer to CAMBRIDGE GREENS OF CITRUS HILLS, A GENERAL PARTNERSHIP, or its successors and assigns.
- (g) "Utility" shall mean and refer to any public or private organization furnishing a service, such as water, sewer, electricity, gas or television cable to the Cambridge Greens Subdivision.
- (h) "Living Space" shall mean and refer to the area

covered by a roof and enclosed by walls but does not include patios, carports and similar areas.

ARCHITECTURAL CONTROL BOARD

Section 1. Architectural Control Board: There is appointed for the purposes and with the powers hereafter expressed, an architectural control board (the "ACB") whose initial members shall be Scott Stephens, John Faunce, and John Pastor or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative fails to approve or disapprove such design and location within 30 days said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or the making of such alternations have been commenced prior to the completion thereof, such approval will not be required and this Covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this Covenant, nor shall they incur any liability for their actions or their failure to act.

Section 2. Construction: No building, fence, wall swimming pool or other structure or landscaping shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition or change in alteration therein or change in the exterior appearance thereof or change in landscaping be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony to external design and location in relation to surrounding structures and topography by the ACB. The ACB may establish architectural

criteria to be applied in determining whether to approve a design for construction. Such criteria should include the size, styling, materials, colors, roofscape, garages, fences and screening, landscaping and driveways which shall be either of asphalt or cement and, if painted, such color shall be harmonious with the architectural criteria for the for the residence as approved by the ACB and no changes in the color thereof shall be made without the express approval of the ACB.

Section 3. Plans and Specifications: Plans and specifications for final approval shall include the following:

- (a) Complete plans and specification sufficient to secure a building permit in Citrus County, Florida, including a plot plan showing lot and block and placing of residences, garage, and out buildings and walls or fences.
- (b) Front elevations and both side elevations or front elevation and one side elevation and rear elevation of building (plus) elevations of walls and fences.
- (c) A prospective drawing if deemed necessary by the ACB to interpret adequately the exterior design.
- (d) Manufactured or prefabricated homes shall not be approved by the ACB.
- (e) One set of blueprints shall be left with the ACB until construction is completed.

Section 4. Notice of Board Action: The ACB shall notify the owner in writing of the ACB's approval or disapproval within 30 days after the filing of plans and specifications and location within 45 days after submission of the plans to them, then such

approval will not be required, but all other restrictions and conditions herein contained shall remain in force'.

Section 5. Inspections: The ACB through its authorized representatives may make periodic inspections to insure that the construction is in accordance with the approved plans and specifications.

ARTICLE II

GENERAL USE RESTRICTIONS

Section 1. Applicability: The provisions of this Article II shall be applicable to the Properties. In addition to and not in lieu of the following General Use Restrictions, supplemental covenants may be filed contemporaneously herewith or at such time as the Declarant may deem appropriate pursuant to Declarant's Authority as contained in Article VI, Section 3.

Section 2. Uses and Structures:

- (a) 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 county zoning laws.
- (b) No structure or any part thereof shall be used for any purpose except as a private dwelling for one family; nor shall any business of any kind or noxious or offensive activity be carried on upon any lot, within or without the dwelling; nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (c) No trailer, basement (except walkout basements), tent, shack, garage, barn, 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, houseboat, or similar water borne vehicle, shall only be maintained, stored, or kept on any building site if housed completely within a structure which has been approved by the ACB, or if such equipment is of a size which cannot be reasonably contained within an approved structure, then it shall only be stored at the site in a manner approved by the ACB. To obtain approval of the ACB for the storage of such a vehicle, the property owner shall submit a plan which shall depict the site for the storage of the equipment and the manner or method of screening to render the storage asthetically harmonious and unoffensive to the adjoining property owners.

- (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 satellite reception dishes, exterior television antennas or outdoor clotheslines are permitted.
- (e) Post Lamps. Post lamps shall be required to be installed at the time of construction of the home on the lots subject to these restrictive covenants. The post lamps shall be installed within five feet of the front lot line location. The design of the post lamp shall be approved by the ACB. 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 lot owner to maintain the post lamp in an operable condition in order that the lamp will be lit from dusk until dawn. The Cambridge Greens of Citrus Hills Property Owners 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 or focused or directed in such direction so as not to disturb adjoining property owners or create an annoyance or nuisance.

Section 3. Lot Area and Width: Set Back. Size of Building. Prohibitions Against Subdividing Platted Lots.

- (a) No platted lot shall be further subdivided for residential use unless such further subdivision of the property is to increase the size of existing platted lots. It is the intent of this prohibition to restrict the property to one residence per one half acre or larger parcel. Any further resubdivision or dividing of properties in order to increase the size of a residential parcel shall be only done with the approval and consent of the Architectural Control Board.
- (b) No structure including swimming pools and/or pool enclosures, shall be built or placed upon a lot nearer than 30 feet to the front line; 25 feet to the rear lot line; 15 feet from the side lot line and 20 feet to the side street line or corner lot.
- (c) No residential structure shall be constructed which is less than 1,250 square feet of living area excluding carports, patios, porches or similar covered, but, unheated or cooled areas.

Section 4. Drilling and Mining: No oil drilling, oil development operation, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure

designed for use in boring for oil or natural gas shall be erected maintained or permitted upon any lot.

Section 5. Animals: No animals, livestock or poultry of any kind shall be raised, bred or kept in any lot, except that not more than two dogs and two cats or other domesticated pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

Section 6. Fences and Hedges: No fence or wall shall be erected or maintained in the front beyond the front building setback line. No hedge over three (3) feet in height shall be permitted along the front lot line. No fence or hedge shall be erected or maintained which shall unreasonably restrict or obstruct sight lines at corners and at intersections or driveways with streets.

Section 7. Garbage and Rubbish: Garbage or rubbish shall not be dumped or burned or allowed to remain on any lot except that garbage, rubbish or other debris, 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.

Section 8. Easements, Easements for installation and maintenance of utilities and for ingress and egress are reserved as shown on the recorded plat of the properties. Within these easements, no structure, planting or other material may be placed or permitted to remain that will interfere with the vehicular traffic or prevent the maintenance of utilities. Public and private utility companies servicing the properties shall have a

perpetual easement for the installation and maintenance of water lines, sprinkler lines, sanitary sewers, storm drains, gas lines, electric and telephone lines, cables and conduits, television cables and conduits, under, over and through such portions of each lot. Any damage caused to pavement, driveways, drainage structures, sidewalks, other structures or landscaping in the installation and maintenance of such utilities shall be promptly restored and repaired by the utility whose installation or maintenance caused the damage. An easement is hereby reserved over the rear ten (10) feet of each platted lot for utility installation and maintenance where an easement has not previously been established by the dedications on the plat of the properties.

Section 9. Signs: No billboards, signboards or advertising devices shall be maintained on any lot except for one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by the builder advertising the property during the construction and sales period or a professional sign of not more than 1-1/2 square feet. A professional sign shall not be illuminated except by nonflashing white light emanating from within or on the sign itself, and so shielded that it illuminates the face of the sign only. The Declarant reserves the right to erect any sign of any size as permitted by the County to identify the development and to direct traffic.

Section 10. Parking: Owner shall provide adequate off street parking for the parking of automobiles owned by such owner and guests and shall not park or allow their guests to park their automobiles on the adjacent road and street right-of-way over night or for periods of time longer than 6 hours.

Section 11. Changes in Lot Elevation: No changes in the elevation of any lot shall be made which will interfere with the

drainage of, or otherwise cause undue hardship to the adjoining lots.

Section 12. Gardens: Gardens for the growing of vegetables for domestic use only shall be permitted with the approval and consent of the ACB as to the area and location on the lot. In no event shall more than 3% of the gross square footage of the lot be utilized for gardening purposes. Gardens shall refer to the growing of vegetables and does not refer to flower gardens. Any vegetable garden shall be maintained in a neat fashion and no obnoxious fertilizing materials shall be used.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

Section 1. Membership: Every purchaser under an Agreement for Deed, as those terms are defined in the Declaration, shall be a member of the Association.

Section 2. Voting Rights: Each owner of a residential lot or lots shall be entitled to one vote for each lot owned. Notwithstanding any provision to the contrary, the Declarant shall have the right to vote a majority of the votes cast at any meeting of the Members for three (3) years after recording of the Declaration, or until the Declarant waives the right to elect a majority of the Board of Directors by an instrument in writing. When persons other than the Declarant own 25 percent or more of the lots in the property, they shall be entitled to elect one member to the Board of Directors. Declarant shall have the right to elect one (1) member of the Board of Directors at the annual meeting until such time as Declarant no longer holds the title to any portion of the Properties.

ARTICLE IV.

SECURITY AND MAINTENANCE OF PUBLIC RIGHT OF WAYS

The Association may, in its discretion, provide security for the property as well as to provide supplemental maintenance repairs and replacement of the public's right of way and appurtenances thereto that are located on the properties which can include but is not limited to landscaping, paving, drainage, as well as street lighting. All work pursuant to this article shall be paid for through assessments imposed in accordance with Article V hereof.

ARTICLE V

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of the Assessments: The Declarant, covenants and each Owner of any Lot or Lots shall by acceptance of a deed, or by the execution of an agreement for deed, whether or not it shall be so expressed in such deed, or agreement for deed, shall be deemed to covenant and agree to pay to the Association: (1) annual assessments ("Annual Assessments"); and (2) special assessments ("Special Assessments"), such Annual and Special Assessments to be established and collected as hereinafter provided.

Section 2. Purposes of Assessments: The Assessments levied by the Association shall be used exclusively for the improvement, maintenance and public rights-of-way located within the Properties (to the extent not provided for by municipal, county and state government), provide for the staff and expenses, if any, of the ACB and the enforcement of the Restrictions hereby imposed, provide security services to the

Properties, and, such other services which the Association is authorized to provide.

Section 3. Basis and Maximum for Annual Assessments:
Except as otherwise provided herein, the annual assessments shall not be more than the sums calculated in accordance with the following schedule:

A Platted Lot	\$75.00
Any platted lot further divided shall pay its pro rata portion of	\$75.00

Until 1991, the maximum Annual Assessment may not be increased by more than 5 percent above the maximum assessment for the previous year.

From and after 1991, the maximum Annual Assessment may not be increased more than ten (10%) percent above the previous years assessment except by a vote of the members who are voting in person or by proxy, at a meeting duly called for this purpose, although such action may be taken at the annual meeting of the members if prior notice thereof is given to the membership of the intention to request an increase above that amount for the next year.

Section 4. Notice and Quorum for Any Action Authorized Under Section 3: Written notice of any meeting called for the purpose of levying an Annual Assessment shall be sent to all Members not less than 10 days or more than 60 days in advance of the meeting. At the first such meeting called, the presence of Members or proxies entitled to cast 35 percent of all the votes of the membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be 1/2 of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 5. Date of Commencement of Annual Assessments:
Due Dates. The annual assessments provided for herein shall commence on January 1, 1989. The amount of the assessment for the first year shall be \$75.00. Thereafter, the Board of Directors shall fix the amount of the Annual Assessment against each Lot at least thirty (30) days in advance of each annual assessment period subject to the provisions of Section 3 above. Written notice of the Annual Assessment shall be sent to every Owner. The due dates and time for payment which may be monthly, quarterly, semi-annually, or annually shall be established by the Board of Directors. The Association shall, upon demand, furnish a certificate signed by an officer of the Association setting forth whether the assessments on the specified lot has been paid. Persons acquiring lots from Declarant or its successors or assigns shall be subject to pay the pro rata share of the annual assessment imposed on the lot.

Section 6. Collection of Assessment; Effect of Non-Payment of Assessment; the Personal Obligation of the Owner; The Lien; Remedies of the Association: The Association shall collect assessments directly from the Owners. If the assessments are not paid on the date when due, then such assessment shall become delinquent and shall, together with such interest thereon and the cost of collection thereof as hereinafter provided, shall be a continuing lien on the lot against which each Assessment was made. Any individual who acquires title to a Lot upon the death of an Owner or by operation of law shall be personally liable for unpaid assessments with respect to such lot.

If the Assessment is not paid within thirty (30) days after the due date, the Assessment shall bear interest from the date when due at the highest rate permitted by law, and the Association may bring an action at law against the Owner personally obligated to pay the same or may record a claim of lien against the lot or lots on which the assessment is unpaid, or may foreclose the lien against the lot or lots on which

Assessment is unpaid, or pursue one or more of such remedies at the same time or successively, and there shall be added to the amount of such assessment, attorney's fees and cost of preparing and filing the claim of lien, the complaint in such action and the suit thereon.

It shall be the legal duty and responsibility of the Association to enforce payment of the Assessments hereunder.

Section 7. Subordination of the Lien to Mortgages: The lien of the Assessment provided for in this Article V shall be subordinate to the lien of any institutional first mortgage recorded prior to the recordation of a claim of lien for unpaid assessments. An institutional lender is defined as a State or Federal bank or savings and loan association, an insurance company, trust company, savings bank or credit union. A mortgagee in possession, a receiver, a purchaser at a foreclosure sale, or a mortgagee that has acquired title by deed in lieu of foreclosure, and all persons claiming by through or under such purchaser, or mortgagee shall hold title subject to the liability and lien of any assessment becoming due after such foreclosure or conveyance in lieu of foreclosure. Any unpaid Assessment which cannot be collected as a lien against any lot by reason of the provision of this Section 7, shall be deemed to be an assessment divided equally among, payable by, and a lien against all lots including the lot as to which the foreclosure (or conveyance in lieu of foreclosure) took place.

Section 8. Effect on Declarant: Notwithstanding any provision that may be contained to the contrary in this instrument, for so long as Declarant is the owner of any lot, the Declarant shall not be liable for Assessments against such lot provided that Declarant funds any deficit in operating expenses of the Association. Declarant may, at any time, commence paying such Assessments as to lots that it owns thereby automatically

terminating its obligation to fund deficits in the operating expenses of the Association.

Section 9. Trust Funds: The portion of all regular Assessments collected by the Association for reserves for future expenses, shall be held by the Association in trust for the Owners as their interest may appear.

ARTICLE VI

GENERAL PROVISIONS

Section 1. Violations and Enforcement:

- (a) Violations of any covenant or restriction may be remedied by the Developer, its successors and assigns or by any property owner in Cambridge Greens of Citrus Hills and the reasonable expenses thereof shall be chargeable to the then Owner of the lot and be payable upon demand.
- (b) Enforcement shall be proceedings at law or in equity brought by the Developer, its successors assigns or by the owner of any lot, against any person or persons violating or attempting to violate any covenants or to recover damages or both.
- (c) The failure of the Developer to enforce any covenant or restriction herein or to remedy any violation thereof, at any time or from time to time, shall not constitute a waiver by the Developer of those other provisions of these restrictive covenants.

Section 2. Severability: Invalidation of any of the aforesaid covenants and restrictions by judgment of court order shall in no way affect any of the other covenants which shall remain in full force and effect.

Section 3. Amendment:

- (a) In addition to any other manner herein provided, for the amendment of this Declaration, the covenants, restrictions, easements, charges and liens of this Declaration may be amended, changed, added to, derogated, or deleted at any time and from time to time upon the execution, by the Declarant, and recordation of any instrument so long as it is the owner of twenty five percent (25%) or more of the lots described herein.
- (b) Any such amendment to this Declaration shall conform to the general purposes and standards of the covenants and restrictions heretofore imposed.
- (c) Declarant reserves the right to amend this Declaration for the purposes of:
 - (1) to cure or correct any ambiguity in or inconsistency with the provisions herein contained;
 - (2) to impose any additional covenants, restrictions or easements, applicable to the property, which do not lower the standards of the covenants, restrictions and easements herein contained; or
 - (3) to release any lot from any part of the covenants, restrictions or easements, given herein, which have been violated, if Declarant, in its sole judgment determines that such violation is of a minor nature and not substantial.

(d) Any such amendment to this Declaration shall become effective upon its recordation in the Public Records of Citrus County, Florida.

Section 4. Rezoning: So long as Developer, its successors or assigns, is the owner of twenty five percent (25%) or more of the lots subject to these restrictive covenants, the Developer on its behalf as well as its successors or assigns reserves the right to rezone a block or block of contiguous lots for multi-family, condominium or cluster housing, or similar higher density residential use so long as such block or blocks of contiguous lots are separated from adjacent properties by a street or some other similar buffer. Any such rezoning would be governed by the requirements of the authorities of Citrus County and to the extent that the rezoning was approved, these restrictive covenants as it pertains to set back, lot area and with are deemed amended to be consistent with the rezoning requirements of Citrus County. The foregoing right to amend to allow rezoning recognizes that such rezoning may be conducive to improving the quality of life and the aesthetics of the development and to promote and enhance the values of the properties subject to these restrictive covenants.

Section 5. Operation of this Declaration: This Declaration shall become effective upon its recordation in the Public Records of Citrus County, Florida.

IN WITNESS WHEREOF, Cambridge Greens of Citrus Hills, a
general partnership, has hereunto set its hand this 4th day of
January, 1988.

WITNESS:

CAMBRIDGE GREENS OF CITRUS HILLS
a general partnership

By: [Signature]

GENERAL PARTNERS
(Title)

STATE OF FLORIDA

COUNTY OF FLORIDA

I HEREBY CERTIFY that on this day, before me, a Notary
Public duly authorized in the State and County named above to
take acknowledgements, personally appeared Cambridge Greens of Citrus Hills,
and [Signature] of Cambridge Greens of Citrus Hills, a
general partnership, to me known to be the persons described in and
who executed the foregoing covenants and restrictions, and
acknowledged before me that he executed same for the uses and
purposes therein expressed.

Executed and sealed by me at Victoria Bonifacio
on 4th day of January, 1988.

[Signature]
NOTARY PUBLIC

My Commission Expires: 3/16/93

(Seal)

✓ This Instrument Prepared By:
Carl A. Bertoch
Bertoch and Bosanko, Esq.
537 East Park Avenue
Tallahassee, Florida 32301

[Signature]
28 FEB 19 1988
P.M. 12:15
F.C.

529820

Amendment to Declaration recorded in the Public Records of Citrus County, Florida on February 18, 1992, at Official Records Book 925, Page 1543.

DECLARATION AMENDMENT
925/1543, 2/18/1992

1050

8K0925PG1543

**AMENDMENT TO RESTRICTIONS RECORDED IN OFFICIAL RECORDS
BOOK 671, PAGES 465, ET SEQ., OF THE PUBLIC RECORDS OF
CITRUS COUNTY, FLORIDA.**

WHEREAS, Cambridge Greens of Citrus Hills, a Florida General Partnership is the Developer of Cambridge Greens subdivision, which properties are duly platted of record in Citrus County, Florida; and

WHEREAS, Cambridge Greens of Citrus Hills has previously caused to be recorded restrictions in the public records of Citrus County in OR Book 671, Pages 465, et seq., and Amendments to said restrictions recorded in OR Book 770, Page 472, et seq.; and

WHEREAS, Cambridge Greens of Citrus Hills, the Declarant herein, desires to amend Article II, Section 9, relating to signs; and

WHEREAS, Cambridge Greens of Citrus Hills, the Declarant herein, does hold title to more than twenty-five percent (25%) of the lots as currently required by Section 3 of Article VI in the Cambridge Greens Restrictive Covenants and Easements,

NOW THEREFORE, Cambridge Greens of Citrus Hills by and through its managing partners, Samuel A. Tamposi and Gerald Q. Nash, do hereby amend Section 9, of Article II, to read as follows:

Section 9. For purposes of these Restrictions, "sign" shall include, but not be limited to flags, banners, pennants, posters, bulletins, placards or any other manner of device designed to communicate information or images. No sign may be erected on any lot without the advance written consent of the ACB. No sign shall exceed twelve (12) inches by eight (8) inches in size and each Lot will be limited to one sign which shall be placed at least ten (10) feet from the front and side lot lines. All signs shall be placed on one post which may not exceed one (1) inch in diameter and shall be painted flat black in color. No part of the sign or post may be taller than forty-eight (48) inches from the ground. Except in the case of signs advertising a Lot or house for sale, no sign may be erected or maintained for a period longer than thirty (30) days except upon prior written approval by the ACB. No sign advertising a Lot or house for sale shall include the price being asked by the Owner. The Declarant and/or the ACB shall have the right to remove signs which fail to comply with this section if the owner of the property on which the sign is located fails to remove it within twenty-four (24) hours of a request for removal by the Declarant and/or ACB or its representative.

The Board of Directors of the Association may, by resolution, permit the Association to erect reasonable and appropriate signs. Notwithstanding any provision to the contrary, the Developer (Cambridge Greens of Citrus Hills) or its assigns may erect signs larger than the above-described dimensions at its model homes and other buildings located throughout the Property.

In all other respects the restrictions are confirmed by the Declarant, Cambridge Greens of Citrus Hills.

Cambridge Greens
Page 1 of 2

705721
FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY SIEFFLER, CLERK
92 FEB 18 PM 3 30
VERIFIED BY:
m. k. [signature]
D.C.

BK0925PG1544

IN WITNESS WHEREOF, Cambridge Greens of Citrus Hills, a Florida General Partnership, has hereunto
said its hand this 13th day of February, 1992.

Cambridge Greens of Citrus Hills,
a Florida General Partnership

Karen L. Wilson
Witness name: Karen L. Wilson
City, State: Hernando, FL

Jean Addy
Witness name: Jean Addy
City, State: Hernando, FL

By: Gerald Q. Nash
Gerald Q. Nash,
Managing General Partner

Karen L. Wilson
Witness name: Karen L. Wilson
City, State: Hernando, FL

Jean Addy
Witness name: Jean Addy
City, State: Hernando, FL

By: Samuel A. Tamposi
Samuel A. Tamposi
Managing General Partner

STATE OF Florida
COUNTY OF Hernando

personally known to me,
Before me personally appeared Gerald Q. Nash to whom I am known and known to me to be the person
described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said
instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 13 day of February, 1992.

Cathy Marie Wilson
Notary Public/State of Florida

My commission expires: APR. 29, 1992
Cathy Marie Wilson
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. APR. 29, 1992
BONDED THRU GENERAL INS. UND.

STATE OF Florida
COUNTY OF Hernando

personally known to me,
Before me personally appeared Samuel A. Tamposi to whom I am known and known to me to be the person
described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said
instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 13 day of February, 1992.

Cathy Marie Wilson
Notary Public/State of Florida

My commission expires:
Cathy Marie Wilson

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. APR. 29, 1992
BONDED THRU GENERAL INS. UND.

This instrument prepared by: Edw. D. Abel, 2450 N. Citrus Hills Blvd., Hernando, FL 32641

Cambridge Greens
Page 2 of 2

Amendment to Declaration recorded in the Public Records of Citrus County, Florida on April 2, 1992, at Official Records Book 932, Page 102.

**DECLARATION AMENDMENT
932/102, 4/2/1992**

10-27-20

**AMENDMENT TO RESTRICTIONS RECORDED IN OFFICIAL RECORDS
BOOK 671, PAGES 466, ET SEQ., OF THE PUBLIC RECORDS OF
CITRUS COUNTY, FLORIDA.**

WHEREAS, Cambridge Greens of Citrus Hills, a Florida General Partnership is the Developer of Cambridge Greens subdivision, which properties are duly platted of record in Citrus County, Florida; and

WHEREAS, Cambridge Greens of Citrus Hills has previously caused to be recorded restrictions in the public records of Citrus County in OR Book 671, Pages 466, et seq., and Amendments to said restrictions recorded in OR Book 770, Pages 472, et seq., and Amendments to said restrictions recorded in OR Book 0935, Pages 1548, et seq.; and

WHEREAS, Cambridge Greens of Citrus Hills, the Declarant herein, desires to amend Article I, Section 4, relating to notice to owners of action by the Architectural Control Board; and

WHEREAS, Cambridge Greens of Citrus Hills, the Declarant herein, desires to amend Article II, Section 2, paragraph (c) relating to vehicles, vessels, structures, et al; and

WHEREAS, Cambridge Greens of Citrus Hills, the Declarant herein, desires to amend Article II, Section 6, relating to amendments; and

WHEREAS, Cambridge Greens of Citrus Hills, the Declarant herein, does hold title to more than twenty-five percent (25%) of the lots as currently required by Section 3 of Article VI in the Cambridge Greens Restrictive Covenants and Easements,

NOW THEREFORE, Cambridge Greens of Citrus Hills by and through its managing partners, Samuel A. Tamposi and Gerald Q. Nash, do hereby amend Article I, Section 4 to read as follows:

Section 4. Notice of Board Action: The ACB shall notify the owner in writing of the ACB's approval or disapproval within thirty (30) days after the filing of plans and specifications and location; If no such notice is provided to the owner within that thirty (30) day period, then such approval will not be required, but all other restrictions and conditions herein contained shall remain in force.

AND

THEREFORE, Cambridge Greens of Citrus Hills by and through its managing partners, Samuel A. Tamposi and Gerald Q. Nash, do hereby further amend the Restrictive Covenants and Easements at Article II, Section 2, paragraph (c) to read as follows:

- (c) No trailer, basement (except walkout basements), tent, shack, garage, barn, or other outbuilding erected on a building site covered by these Covenants shall at any time be used for human habitation. The maintenance, storage or keeping of a recreational vehicle, (including a mobile home, a motor home, travel trailer, or motor boat, houseboat, or similar water borne vessel), or any vehicle which is used for commercial purposes, shall only be allowed on any Lot if it is maintained, stored or kept completely within a structure which has been approved by the ACB. In order to have an opportunity to obtain approval of the ACB for the storage of such a vehicle, the property Owner shall submit a plan which shall depict the proposed site for the storage of the equipment and the manner and method of screening to render the storage aesthetically harmonious and unoffensive to the nearby property Owners.

BK 0932 PG 0102

AND

THEREFORE, Cambridge Greens of Citrus Hills by and through its managing partners, Samuel A. Tamposi and Gerald Q. Nash, do hereby further amend the Restrictive Covenants and Easements at Article VI, Section 8, paragraph (a) to read as follows:

Section 8. Amendment.

- (a) In addition to any other manner herein provided, for the amendment of this Declaration, the covenants, restrictions, easements, charges and liens of this Declaration may be amended, changed, added to, derogated, or deleted at any time and from time to time upon the recordation of any instrument executed by:
- (1) Declarant, for so long as it is the owner of twenty-five percent (25%) or more of the lots described herein (Declarant agrees to make the Association aware of any amendments made with this method); or alternatively,
 - (2) by Owners who collectively hold not less than two-thirds (2/3) of the votes of the membership in the Association, provided that, so long as the Declarant is the owner of ten percent (10%) of any property affected by this Declaration, the Declarant's written consent to such amendment, change, addition, derogation or deletion to these Restrictions must be obtained.

In all other respects the restrictions are confirmed by the Declarant, Cambridge Greens of Citrus Hills.

IN WITNESS WHEREOF, Cambridge Greens of Citrus Hills, a Florida General Partnership, has hereunto set its hand this 20th day of March, 1992.

Cambridge Greens of Citrus Hills,
a Florida General Partnership

By: Gerald Q. Nash
Gerald Q. Nash,
Managing General Partner

Diane Cohen
Witness name: DIANE COHEN
City, State: HERNANDO, FL

Vicki Caporaso
Witness name: VICKI CAPORASO
City, State: HERNANDO, FL

Elaine Viera
Witness name: ELAINE VIERA
City, State: HERNANDO, FL

Patricia A. Boulton
Witness name: PATRICIA A. BOULTON
City, State: HERNANDO, FL

By: Samuel A. Tamposi
Samuel A. Tamposi
Managing General Partner

BK0932PG0103

STATE OF FLORIDA
COUNTY OF CITRUS

Before me personally appeared Gerald Q. Nash to me well known and personally known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 20th day of March, 1992.

Diane Cohen
Notary Public, State of FLORIDA
My commission expires:



OFFICIAL SEAL
DIANE COHEN
My Commission Expires
Feb. 8, 1996
Comm. No. CC 27797X

STATE OF New Hampshire
COUNTY OF Hillsborough

Before me personally appeared Samuel A. Tamposi to me well known and personally known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 25 day of March, 1992.

Elaine R. Viadara
Notary Public, State of FLORIDA
My commission expires:

ELAINE R. VIADARA
NOTARY PUBLIC STATE OF N.H.
COMMISSION EXPIRES 8/18/95

711785
FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
MAR 2 1992
VERIFIED BY:
BT
R.G.

This instrument prepared by: Eric D. Abel, 2430 W. Citrus Mills Blvd., Hernando, FL 32642

Amendment to Declaration recorded in the Public Records of Citrus County, Florida on June 4, 1993, at Official Records Book 985, Page 104.

**DECLARATION AMENDMENT
985/104, 6/4/1993**

AMENDMENT TO RESTRICTIONS RECORDED IN OFFICIAL RECORDS
BOOK 770, PAGE 485, OF THE PUBLIC RECORDS OF
CITRUS COUNTY, FLORIDA

WHEREAS, Cambridge Greens of Citrus Hills, a Florida general partnership, is the developer of Cambridge Greens subdivision, which properties are duly platted of record in Citrus County, Florida;

WHEREAS, Cambridge Greens of Citrus Hills has previously caused to be recorded restrictions in the public records in Citrus County in OR Book 671, Pages 465, et al., inclusive, and Amendments to said restrictions recorded in OR Book 770, Page 472, et al.; and

WHEREAS, Cambridge Greens of Citrus Hills, the Declarant herein, desires to amend Article V, Section 7, relating to maintenance assessments in order to clarify any possible misconstruction as to the priority of a mortgage in possession, a receiver, a purchaser at a foreclosure sale, or any mortgagee, including Declarant, over Association assessments and liens; and,

WHEREAS, Cambridge Greens of Citrus Hills, the Declarant herein, does hold title to substantially more than twenty five percent (25%) of the lots as required by Section 3 of Article VI, as amended, in the Declaration of Covenants, Restrictions and Easements for Cambridge Greens,

NOW THEREFORE, Cambridge Greens of Citrus Hills, by and through its managing partners, Samuel A. Tamposi and Gerald Q. Nash, does hereby amend Section 7 of Article V to read as follows:

Section 7. Subordination of the Lien to Mortgage. The lien of the Assessment provided for in this Article V shall be subordinate to the lien of any institutional first mortgage recorded prior to the recordation of a claim of lien for unpaid assessments, and shall be subordinate to the Declarant's position as mortgagee by virtue of Declarant's land sales transactions by (a) agreement for deed, (b) mortgage deed, and (c) deed, note and mortgage. An institutional lender is defined as a State or Federal bank or savings and loan association, an insurance company, trust company, savings bank or credit union. In addition, a mortgagee in possession, a receiver, a purchaser at a foreclosure sale, or a mortgagee, including the Declarant (who is in a mortgagee position by virtue of its land sales transactions by (a) agreement for deed, (b) mortgage deed, and (c) deed, note and mortgage), that has acquired title by deed in lieu of foreclosure, cancellation or other termination of interest, and all persons claiming by through or under such purchaser or mortgagee shall hold title subject only to the liability and lien of any assessment becoming due after such foreclosure, conveyance in lieu of foreclosure, cancellation or other termination of interest. Any unpaid Assessment which cannot be collected as a lien against any Lot by reason of the provision of this Section 7, shall be deemed to be an assessment divided equally among, payable by, and a lien against all Lots including the Lot as to which the foreclosure (or conveyance in lieu of foreclosure) took place.

In all other respects the restrictions are confirmed by the Declarant, Cambridge Greens of Citrus Hills.

IN WITNESS WHEREOF, Cambridge Greens of Citrus Hills, a Florida general partnership, has hereunto said its hand this 14th day of May, 1993.

Cambridge Greens of Citrus Hills,
a Florida General Partnership

By: Samuel A. Tamposi
Gerald Q. Nash,
Managing General Partner

Sandra M. Martin
Witness name: SANDRA MARTIN
City, State: Nashua, NH

Robert E. Clegg Jr.
Witness name: Robert E. Clegg Jr.
City, State: Nashua, NH

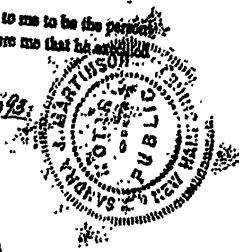
BK0985PG0104

STATE OF New Hampshire
COUNTY OF Hillsborough

Before me personally appeared Gerald Q. Nash to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 14th day of May, 1993.

Andrea J. Martini
Name: Andrea J. Martini
My commission expires: My Commission Expires July 26, 1994



Elaine R. Vieira
Witness name: Elaine R. Vieira
City, State: Nashua, NH

By: Samuel A. Tamposi
Samuel A. Tamposi
Managing General Partner

Barbara J. Rednar
Witness name: Barbara J. Rednar
City, State: Nashua, NH

STATE OF New Hampshire
COUNTY OF Hillsborough

Before me personally appeared Samuel A. Tamposi to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 13 day of May, 1993.

Elaine R. Vieira
Name: Elaine R. Vieira
My commission expires: 01/01/95
NOTARY PUBLIC STATE OF N.H.
COMMISSION EXPIRES 01/01/95

BK0985P60105

765503

FILED & RECORDED
CITRUS COUNTY, FLORIDA
DETT / TRIFLER, CLERK

93 JUN 4 PM 3 14

VERIFIED BY:
John A. D.C.

This instrument prepared by: Eric D. Abel, 2430 N. Chase Hills Blvd., Hernando, FL 34442

Amendment to Declaration recorded in the Public Records of Citrus County, Florida on January 5, 1994, at Official Records Book 1014, Page 1998.

**DECLARATION AMENDMENT
1014/1998, 1/5/1994**

15-

**AMENDMENT TO RESTRICTIONS RECORDED IN OFFICIAL RECORDS
BOOK 671, PAGES 465, ET SEQ., AS PREVIOUSLY AMENDED,
OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA**

WHEREAS, Cambridge Greens of Citrus Hills, a Florida general partnership is the developer of Cambridge Greens subdivision, which properties are duly platted of record in Citrus County, Florida;

WHEREAS, Cambridge Greens of Citrus Hills has previously caused to be recorded restrictions in the public records in Citrus County in: OR Book 671, Pages 465, et seq.; and amendments to said restrictions recorded in: OR Book 770, Pages 472, et seq.; OR Book 825, Pages 1543, et seq.; OR Book 932, Pages 102, et seq.; and, OR Book 985, Pages 104, et seq.;

WHEREAS, Cambridge Greens of Citrus Hills, the Declarant herein, desires to amend Article II, Section 2, paragraph (c), regarding certain uses and structures;

WHEREAS, Cambridge Greens of Citrus Hills, the Declarant herein, desires to amend Article II, Section 3, paragraph (b), regarding setback requirements; and,

WHEREAS, Cambridge Greens of Citrus Hills, the Declarant herein, does hold title to more than twenty-five percent (25%) of the lots as required by paragraph (a), Section 3 of Article VI in the Declaration of Covenants, Restrictions and Easements for Cambridge Greens;

WHEREAS, Cambridge Greens of Citrus Hills, the Declarant herein, has reserved the right to amend the Declaration for the purposes: to cure or correct any ambiguity in or inconsistency with the provisions herein contained in the Declaration; or, to impose any additional covenants, restrictions or easements, applicable to the property, which do not lower the standards of the Declaration, all pursuant to subparagraphs (1) and (2), paragraph (c), Section 3 of Article VI in the Declaration of Covenants, Restrictions and Easements for Cambridge Greens of Citrus Hills;

NOW THEREFORE, Cambridge Greens of Citrus Hills, by and through its managing partners, Samuel A. Tamposi and Gerald Q. Nash, does hereby amend Article II, Section 2, paragraph (c), to read as follows:

- (c) No trailer, basement (except walkout basements), tent, shack, garage, barn, or other outbuilding erected on a building site covered by these Covenants shall at any time be used for human habitation. The maintenance, storage or keeping of a recreational vehicle (including a mobile home, a motor home, travel trailer, motor boat houseboat, or similar water-borne vessel), trailer (including boat trailers, utility trailers, flatbed trailers, or other similar trailer), or any vehicle which is used for commercial purposes, shall only be allowed on any Lot if it is maintained, stored or kept completely within a structure which has been approved by the ACB. In order to have an opportunity to obtain approval of the ACB for the storage of such a vehicle, vessel or trailer, the Lot Owner shall submit a plan which shall depict the proposed site for the storage of the equipment and the manner or method of screening to render the storage aesthetically harmonious and unoffensive to the nearby Lot Owners.

And, further, Cambridge Greens of Citrus Hills, by and through its managing partners, Samuel A. Tamposi and Gerald Q. Nash, does hereby amend Article II, Section 8, paragraph (b), to read as follows:

- (b) No structure, which is used for support of a roof and is the exterior of a building, and no swimming pools or pool enclosures, shall be built or placed upon a lot nearer than 30 feet to the front lot line; 25 feet to the rear lot line; 15 feet from the side lot line, and 20 feet to the side street line of a corner lot. All other structures and fixtures, whether or not for support or for a building, shall be set back at least 25 feet from the front lot line, and 7½ feet from the side and rear lot lines.

In all other respects the restrictions are confirmed by the Declarant, Cambridge Greens of Citrus Hills.

IN WITNESS WHEREOF, Cambridge Greens of Citrus Hills, a Florida general partnership, has hereunto said its hand this 22nd day of DECEMBER, 1998.

Cambridge Greens of Citrus Hills,
a Florida general partnership

Sandra J. Martinson
Witness name: Sandra J. Martinson
City, State: Nashua, NH

By: Gerald Q. Nash
Gerald Q. Nash,
General Partner

Robert E. Cleary Jr.
Witness name: Robert E. Cleary Jr.
City, State: Nashua, NH

STATE OF New Hampshire
COUNTY OF Hillsborough

Before me personally appeared Gerald Q. Nash, general partner of Cambridge Greens of Citrus Hills, to me well known and personally known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed, and who did take an oath.

WITNESS my hand and official seal, this 22nd day of December, 1998.

Sandra J. Martinson
Notary Public
name: Sandra J. Martinson
My commission expires: My Commission Expires July 23, 1999

BK 1014 PG 1999

[Signature]
Witness name: Roy P King
City, State: Hudson NH

By: [Signature]
Samuel A. Tamposi,
General Partner

Elaine R. Viora
Witness name: Elaine R. Viora
City, State: Hudson NH

Windsor
STATE OF New Hampshire
COUNTY OF Hillsborough

Before me personally appeared Samuel A. Tamposi, general partner of Cambridge Greens of Citrus Hills, to me well known and personally known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed, and who did take an oath.

WITNESS my hand and official seal, this 21 day of December, 1993.

Elaine R. Viora
Notary Public
name: ELAINE R. VIORA
My commission expires 9/18/95
STATE OF N.H.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
94 JAN 5 PM 1 58
VERIFIED BY:
[Signature]
D.C.

794229

This instrument prepared by: Eric D. Apel, Cambridge Greens of Citrus Hills, 2450 N. Citrus Hills Blvd., Hernando, FL 34442

Amendment to Declaration recorded in the Public Records of Citrus County, Florida on April 19, 1996, at Official Records Book 1127, Page 1774.

**DECLARATION AMENDMENT
1127/1774, 4/19/1996**

**AMENDMENT TO RESTRICTIONS RECORDED IN OFFICIAL RECORDS
BOOK 671, PAGES 465, ET SEQ., AS PREVIOUSLY AMENDED,
OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA**

WHEREAS, Cambridge Greens of Citrus Hills, a Florida general partnership is the developer of Cambridge Greens subdivision, which properties are duly platted of record in Citrus County, Florida;

WHEREAS, Cambridge Greens of Citrus Hills has previously caused to be recorded restrictions in the public records in Citrus County in: OR Book 671, Pages 465, et seq.; and amendments to said restrictions recorded in: OR Book 770, Pages 472, et seq.; OR Book 925, Pages 1643, et seq.; OR Book 932, Pages 102, et seq.; and, OR Book 985, Pages 104, et seq.;

WHEREAS, Cambridge Greens of Citrus Hills, the Declarant herein, desires to amend Article II, by amending Section 2(d), relating to Screening of Electrical and Mechanical Equipment, to provide a specific allowance for digital satellite systems which are less than a certain diameter;

WHEREAS, Cambridge Greens of Citrus Hills, the Declarant herein, does hold title to more than twenty-five percent (25%) of the lots as required by paragraph (a), Section 3 of Article VI in the Declaration of Covenants, Restrictions and Easements for Cambridge Greens;

WHEREAS, Cambridge Greens of Citrus Hills, the Declarant herein, has reserved the right to amend the Declaration for the purposes: to cure or correct any ambiguity in or inconsistency with the provisions herein contained in the Declaration; or, to impose any additional covenants, restrictions or easements, applicable to the property, which do not lower the standards of the Declaration, all pursuant to subparagraphs (1) and (2), paragraph (c), Section 3 of Article VI in the Declaration of Covenants, Restrictions and Easements for Cambridge Greens of Citrus Hills;

NOW THEREFORE, Cambridge Greens of Citrus Hills, by and through its authorized agents, signing below, does hereby amend Article II, Section 2(d), to read as follows:

Any electrical or mechanical equipment, if visible from the road right-of-way, shall be shielded therefrom by shrubbery or by an enclosure that conforms in architecture, material and color to the structure. No television antennae, satellite reception dishes or outdoor clotheslines are permitted, unless otherwise expressly allowed by the second paragraph of this section.

Digital satellite system and/or wireless cable television reception dishes not larger than twenty-one inches (21") in diameter are expressly allowed; Provided that, any such qualifying reception dish must be installed so as to be harmoniously screened from the road right-of-way and neighboring properties.

In all other respects the restrictions are confirmed by the Declarant, Cambridge Greens of Citrus Hills.

IN WITNESS WHEREOF, Cambridge Greens of Citrus Hills, a Florida general partnership, has hereunto said its hand this 15th day of APRIL, 1996.

SIGNATURES CONTINUED ON FOLLOWING PAGE

Cambridge Greens
Page 1 of 2

VERIFIED BY:
D.C.

96 APR 19 AM 11 02

FILED & RECORDED
CITRUS COUNTY, FLORIDA
PETTY STIPLER, CLERK

902561

BK 1127 PG 1746

Lisa M. Bazeemore
Witness name: LISA M. BAZEEMORE
City, State: HERNANDO FL
John E. Pastor
Witness name: JOHN E. PASTOR
City, State: HERNANDO FL

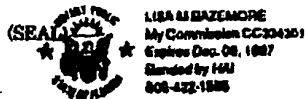
Cambridge Greens of Citrus Hills,
a Florida general partnership

By: Stephen A. Tamposi
Stephen A. Tamposi,
Authorized Agent

STATE OF FLORIDA
COUNTY OF CITRUS

Before me personally appeared Stephen A. Tamposi, Authorized Agent of Cambridge Greens of Citrus Hills, to me well known and personally known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed, and who did take an oath.

WITNESS my hand and official seal, this 15th day of APRIL, 1996.



Lisa M. Bazeemore
Notary Public LISA M. BAZEEMORE

John E. Pastor
Witness name: JOHN E. PASTOR
City, State: HERNANDO FL
John E. Pastor
Witness name: JOHN E. PASTOR
City, State: HERNANDO FL

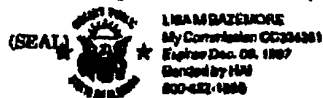
Cambridge Greens of Citrus Hills,
a Florida general partnership

By: John E. Pastor
John E. Pastor, Authorized Agent

STATE OF FLORIDA
COUNTY OF CITRUS

Before me personally appeared John E. Pastor, Authorized Agent of Cambridge Greens of Citrus Hills, to me well known and personally known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed, and who did take an oath.

WITNESS my hand and official seal, this 15th day of APRIL, 1996.



Lisa M. Bazeemore
Notary Public LISA M. BAZEEMORE

This instrument prepared by: Eric D. Abel, Cambridge Greens of Citrus Hills, 1450 N. Citrus Hills Blvd., Hernando, FL 34448

BK1127PG1745

**Amendment to Declaration recorded in the Public Records of Citrus
County, Florida on December 12, 2003, at Official Records Book
1670, Page 2314.**

**DECLARATION AMENDMENT
1670/2314, 12/12/2003**

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.50
2003076429 BK: 1670 PG: 2314-2315
12/12/2003 10:15 AM 2 PGS
LPATRICOFF, OC Receipt #845138



2003076429 2 PGS

Prepared by/ John S. Clardy III, Esq.
Return to: Crider Clardy Law Firm, P.A.
P. O. Box 2410
Crystal River, FL 34423
(352) 795-2946

**AMENDMENT TO RESTRICTIONS RECORDED IN OFFICIAL RECORDS
BOOK 671, PAGES 465 ET SEQ. AS PREVIOUSLY AMENDED
OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA**

WHEREAS, Cambridge Greens of Citrus Hills Property Owners Association, Inc., a Florida corporation, is the entity authorized by the Developer to enforce the Restrictions;

WHEREAS, Cambridge Greens of Citrus Hills, a Florida general partnership, (the Developer) has previously caused to be recorded restrictions in the public records in Citrus County in: OR Book 671, Pages 465, et seq.; and amendments to said restrictions recorded in: OR Book 770, Pages 472, et seq.; OR Book 925, Pages 1543, et seq.; OR Book 932, Pages 102, et seq.; OR Book 985, Pages 104, et seq.; and OR Book 1127, Pages 1744 et seq.;

WHEREAS, Cambridge Greens of Citrus Hills Property Owners Association, Inc. desires to amend Article VI, Section 3 titled "Amendment," and relating to the procedure and required number of owners needed to amend these restrictions;

WHEREAS, the Developer, Cambridge Greens of Citrus Hills, a Florida general partnership, is no longer owner of 10% of any property affected by these restrictions;

WHEREAS Article VI, Section 3 provides that Owners who collectively hold not less than two-thirds of the votes of the membership in the Association may amend these declarations at any time;

WHEREAS, there are 288 total lots in Cambridge Greens of Citrus Hills Property Owners Association, Inc., and each owner of a lot is entitled to vote as a member of the Association, and two-thirds of the total lot owners is 191;

WHEREAS, the attached sample ballot was submitted to the membership and 201 votes were cast in favor of the Amendment, which exceeds the two-thirds requirement imposed by Article VI, Section 3;

NOW THEREFORE, Cambridge Greens of Citrus Hills Property Owners Association, Inc. through its authorized agents signing below, does hereby amend Article VI Section 3(a)(2) to read as follows:

- (2) By owners who collectively hold not less than fifty-one percent (51%) of the votes of the membership in the Association, provided that, so long as the Declarant is the owner of ten percent (10%) of any property affected by this Declaration, the Declarant's written consent to such amendment, change, addition, derogation or deletion to these Restrictions must be obtained.

In all other respects the restrictions are confirmed by Cambridge Greens of Citrus Hills Property Owners Association, Inc.

In witness whereof, Cambridge Greens of Citrus Hills Property Owners Association, Inc., has hereunto set its hand this 12 day of Dec., 2003.

Cambridge Greens of Citrus Hills
Property Owners Association, Inc.,
a Florida Corporation

Sharon A. Torcum
Witness
SHARON A TORCUM
Print Name

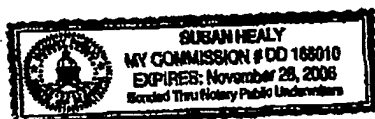
By: Thomas J. Hoey
Thomas J. Hoey
President

Susan Healy
Witness
SUSAN HEALY
Print Name

By: Patricia Gratton
Patricia Gratton
Secretary

STATE OF FLORIDA
COUNTY OF CITRUS

THE FOREGOING INSTRUMENT was acknowledged before me this 12 day of Dec., 2003, by Thomas J. Hoey and Patricia Gratton, President and Secretary, respectively, Cambridge Greens of Citrus Hills Property Owners Association, Inc., who are personally known to me or have produced FL DL. LIC as identification, and did not take an oath.



Susan Healy
NOTARY PUBLIC

EXHIBIT 2

Amended and Restated Restrictive Covenants and Easements of Cambridge Greens of Citrus County recorded in the Public Records of Citrus County, Florida on April 20, 2005, at Official Records Book 1844, Page 885.

This instrument prepared by and return to
Denise A. Lyn, Esq
LYN & PHIPPS
121 N Apopka Ave
Inverness, FL 34450
(352) 726 - 9400

Amended and Restated
Restrictive Covenants and Easements
of

CAMBRIDGE GREENS OF CITRUS HILLS

THIS Amended and Restated Restrictive Covenants and Easements for CAMBRIDGE GREENS OF CITRUS HILLS is created this 15th day of April, 2005, by CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, ("Association"), and the members thereof.

WITNESSETH:

WHEREAS, Cambridge Greens of Citrus Hills Subdivision was originally developed by Cambridge Greens of Citrus Hills, a general partnership, (Developer); and,

WHEREAS, Cambridge Greens of Citrus Hills consists of the following described real property:

All of those certain lands shown on the recorded plat thereof,
recorded in Plat Book 13, Pages 119 through 124 inclusive, of the
Public Records of Citrus County, Florida; and,

WHEREAS, Developer recorded Restrictive Covenants and Easements for Cambridge Greens of Citrus Hills, (Restrictions), in Official Record Book 770, Pages 472-489 in Citrus County, Florida; and,

WHEREAS, pursuant to the Restrictions, Cambridge Greens of Citrus Hills Property Owners Association, Inc., (Association), was formed; and,

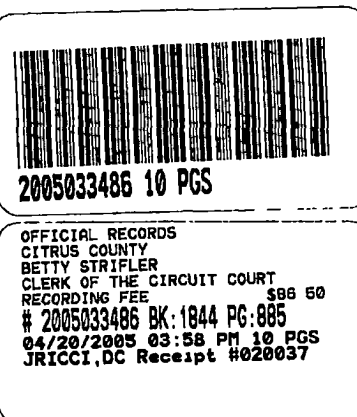
WHEREAS, subsequent to the original recording of the Restrictions, the Restrictions have been amended several times including Amended Declarations of Restrictions described in Official Records Book 925, Page 1543; Book 932, Page 102; Book 985, Page 104; Book 1014, Page 1998; Book 1127, Page 1744; and, Book 1670, Page 2314; and,

WHEREAS, Developer no longer holds title to any property within Cambridge Greens of Citrus Hills; and,

WHEREAS, the Association, through its members, desires to amend the Restrictions; and,

WHEREAS, these Restrictions were adopted by no less than a fifty-one percent vote of the membership; and,

WHEREAS, it is the Association's intention that the lands aforesaid be continued subject to the Restrictions.



NOW THEREFORE, the Association declares that the aforesaid lands are held and shall be conveyed subject to the following covenants and restrictions which shall run with the land.

Article I. Definitions

The following words when used in this Covenants and amendments thereto, (unless the context shall prohibit) shall have the following meanings:

- 1.1. "Architectural Control Board" or "ACB" shall mean and refer to the Architectural Control Board.
- 1.2. "Association" shall mean and refer to CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, its successors or assigns.
- 1.3. "Developer" shall refer to Cambridge Greens of Citrus Hills, a general partnership also known as Citrus Hills Investment Properties.
- 1.4. "Living Area" shall mean and refer to the area under roof and enclosed by walls but does not include patios, carports, garages and similar areas which are unheated and which are not air conditioned.
- 1.5. "Lot" or "Lots" shall mean and refer to the platted lots within Cambridge Greens of Citrus Hills Subdivision.
- 1.6. "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of the fee simple title to any Lot, in good standing at such time as the voting rights are intended to be exercised by said Owner.
- 1.7. "Utility" shall mean and refer to any public or private organization furnishing a service within Cambridge Greens subdivision. Such services may include but are not limited to water, sewer, electricity, natural gas or television cable.
- 1.8. "Subdivision" shall mean Cambridge Greens of Citrus Hills as depicted upon the plat thereof recorded at Plat Book 13, pages 119 through 124 inclusive, Citrus County, Florida.

Article II. General Use Restrictions

2.1. Uses and Structures:

- 2.1.1. 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.
- 2.1.2. No structure or any part thereof shall be used for any purpose except for residential use; nor shall any business of any kind or noxious or offensive activity be carried on upon

any Lot, within or without the dwelling; nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

2.1.3. No trailer, basement (except walkout basements), tent, shack, garage, barn, or other similar structure erected or placed upon a Lot shall at any time be used for human habitation. The maintenance, storage or keeping of a recreational vehicle including but not limited to a mobile home, a motor home, a travel trailer, a motor boat houseboat, or similar water-borne vessel, a trailer including but not limited to boat trailers, utility trailers, flatbed trailers, or other similar trailer, or any vehicle which is used for commercial purposes or identified as used for commercial purposes, may only be allowed on a Lot if it is maintained, stored or kept completely within a structure which has been approved by the ACB.

2.1.4. Any electrical or mechanical equipment, including but not limited to heat pumps, water treatment units, air conditioning units, swimming pool equipment or propane tanks, if visible from the road right-of-way, shall be shielded from view by shrubbery or by an enclosure that conforms in architecture, material and color to the structure. Digital satellite systems and/or wireless cable television reception dishes not larger than twenty-one inches (21") in diameter are expressly allowed; provided that any such qualifying reception dish must be installed so as to be harmoniously screened from the road right-of-way and neighboring properties. Application shall be made to the ACB for the installation of satellite systems to insure installation in accord with this Section.

2.1.5. 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 of the post lamp shall be approved by the ACB. 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.

2.1.6. 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 manner so as not to disturb adjoining property owners or create an annoyance or nuisance.

2.2. Lot Area and Width. Set Back. Size of Building. Prohibitions Against Subdividing Platted Lots.

2.2.1. No platted Lot may be further subdivided.

2.2.2. No structure, which is used for support of a roof and is the exterior of a building, and no swimming pools or pool enclosures, shall be built or placed upon a Lot nearer than 30 feet to the front lot line; 25 feet to the rear lot line; 15 feet from the side lot line, and 20 feet to the side street line of a corner lot. All other structures and fixtures, whether or not for support or for a building, shall be set back at least 25 feet from the front lot line, and 8 feet from the side and rear lot lines.

2.2.3. No residential structure shall be constructed which is less than 1,600 square feet of Living Area.

2.3. Drilling and Mining. No oil drilling, oil development operation, oil refining, quarrying or mining operations of any kind shall be permitted upon, or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any Lot.

2.4. Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other common household pets may be kept provided they are not kept, bred or maintained for any commercial purpose and provided they do not become a nuisance to the Subdivision. No person owning or in custody of any animal shall allow it to stray or go upon another Lot without the consent of the Owner of such Lot. All animals shall be on a leash when outside Owner's Lot.

2.5. Fences and Hedges.

2.5.1 Lot Lines Defined. The term "front lot line" is the boundary line which is parallel with, and closest to, its street of address. The "side lot lines" are those boundary lines which are perpendicular to street of address for that lot. The "midpoint house line" is the line which extends through the middle of the residential structure and intersects the side lot lines. The "rear lot line" is the line at the rear of the lot that is parallel to the front lot line. The "back yard" is that portion of the lot that is included within that area between the Rear lot line, the side lot lines, and the midpoint house line.

2.5.2 Fences in Front Prohibited. No fence or wall shall be erected or maintained forward of the midpoint house line.

2.5.3 Fence Material and Height Requirements. Unless otherwise approved by the ACB, no fence shall be permitted within the back yard, except those constructed of post and board, or post and rail, materials and style, painted white. Any such fence shall have three boards or rails, placed horizontally, which must be spaced at least six inches apart. No part of the fence may exceed four (4) feet in height. Dark colored mesh fencing is permitted to be fastened to the inside of such fences. Fences shall be set back eight (8) feet from the side and rear lot lines.

2.5.4 Corner and Odd-Shaped Lots. On corner and odd-shaped lots, where the rear lot line is the side lot line of another lot, fencing must be harmoniously screened with landscaping material.

2.5.5 Hedges. No hedge over three (3) feet in height shall be permitted along the front lot line.

2.5.6 Obstructions Prohibited. No fence or hedge shall be erected or maintained which shall unreasonably restrict or obstruct sight lines at corners, and at intersections or

driveways with streets.

2.6. Garbage and Rubbish. Garbage or rubbish shall not be dumped or burned or allowed to remain on any Lot, except that garbage, rubbish or other debris, 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. Easements. Easements for installation and maintenance of utilities, and for ingress and egress, are reserved as shown on the recorded plat of the properties. Within these easements, no structure, planting or other material may be placed, or permitted to remain, that will interfere with the vehicular traffic, or prevent the maintenance of utilities. Public and private utility companies servicing the properties shall have a perpetual easement for the installation and maintenance of water lines, sprinkler lines, sanitary sewers, storm drains, gas lines, electric and telephone lines, cables and conduits, television cables and conduits, under, over and through such portions of each Lot. Any damage caused to pavement, driveways, drainage structures, sidewalks, other structures, or landscaping, in the installation and maintenance of such utilities, shall be promptly restored and repaired by the utility whose installation or maintenance caused the damage. An easement is hereby reserved over the rear ten (10) feet of each platted Lot for utility installation and maintenance where an easement has not previously been established by the dedications on the plat of the properties.

2.8. Signs. Signs shall include, but not be limited to flags, banners, pennants, posters, bulletins, placards or any other manner of device designed to communicate information or images. No sign may be erected on any Lot without the advance written consent of the ACB. No sign shall exceed twelve (12) inches by eight (8) inches in size and each Lot will be limited to one sign which shall be placed at least ten (10) feet from the front and side lot lines. All signs shall be placed on one post, which may not exceed one (1) inch in diameter and shall be painted flat black in color. No part of the sign or post may be taller than forty-eight (48) inches from the ground. Except in the case of signs advertising a Lot or house for sale, no sign may be erected or maintained for a period longer than thirty (30) days except upon prior written approval by the ACB. No sign advertising a Lot or house for sale shall include the price being asked by the Owner. The Association and/or the ACB shall have the right to remove signs which fail to comply with this section if the owner of the property on which the sign is located fails to remove it within twenty-four (24) hours of a request for removal by the Association and/or ACB or its representative.

2.9. Parking. Owner shall provide adequate off-street parking for the parking of automobiles owned by such owner and guests, and shall not park, or allow their guests to park, their automobiles on the adjacent road and street right-of-way overnight, or for periods of time longer than 6 hours. Passenger vehicles may be parked in driveways only if they are in running order and in regular use. No vehicles may be parked on unpaved areas of Lots.

2.10. Changes in Lot Elevation. No changes in the elevation of any Lot shall be made which will interfere with the drainage of, or otherwise cause undue hardship to the adjoining Lots.

2.11. Gardens. Vegetable gardens may be permitted with the approval and consent of the ACB as to the area and location on the Lot. In no event shall more than 3% of the gross square footage of the Lot be utilized for gardening purposes. Owner must maintain Owner's vegetable in a neat fashion, and no obnoxious fertilizer materials may be used. Flower Gardens are not vegetable gardens and are not prohibited by this section.

2.12 Sheds and Outbuildings. A County Permit and ACB approval are required before a shed or outbuilding may be constructed upon any Lot. In order to obtain ACB approval, Owner must submit a Citrus County permit number, blueprints, a site plan and a landscaping plan to the ACB.

2.12.1 Maximum Dimensions. The maximum size for a shed or outbuilding is 200 square feet. The minimum height of the walls from the floor to the roof is 8 feet.

2.12.2 Design and Materials. Sheds or Outbuildings must be constructed on the site. The design or style must be of the same material as the main dwelling and must be placed on a concrete or cement block foundation. The intent of these provisions is to ensure the shed or outbuilding complements the dwelling. Shingles should be the same color and material as the dwelling. The slope and overhang of the roof should be relatively the same as the dwelling. A shed or outbuilding should not call attention to itself and should blend in with the surroundings. There should be no overhead garage type doors. There should be only one (1) doorway with a maximum size of a standard double door of approximately 5 feet. Metal sheds or outbuildings are prohibited.

2.12.3 Shed or Outbuilding Location. The proposed site for the shed will be inspected by the ACB. The location of the shed is very important as it must blend in with the surrounding area and must meet all the setback requirements. It must not be a visual distraction from the street or a neighboring Lot regardless of whether or not the neighboring Lot has a dwelling on it.

2.12.4 Landscaping. Attractive landscaping, such as shrubs, plantings and trees, shall be installed and maintained on all sides of a shed or outbuilding that can be seen from the street or neighboring Lots. Shrubs, plantings and trees should be dense enough to screen the foundation in order to help tie the shed to its surroundings and not become a visual distraction.

Article III. Architectural Control Board

3.1. Architectural Control Board. The Board of Directors of the Association shall appoint a committee known as the Architectural Control Board. Such committee shall consist of three or more members who shall serve at the pleasure of the Board. Said committee shall have the authority to approve or disapprove all applications.

3.2. Construction. No building, fence, wall, swimming pool or other structure or landscaping shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition or change in alteration therein, or change in the exterior appearance thereof, or change in landscaping be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same, shall have been submitted to and approved in writing as to harmony to external design and location in relation to surrounding structures and topography by the ACB. The

ACB may establish architectural criteria to be applied in determining whether to approve a design for construction. Such criteria should include the size, styling, materials, colors, roofscape, garages, fences and screening, landscaping and driveways which shall be either of concrete or brick, and, if painted, such color shall be harmonious with the architectural criteria for the residence as approved by the ACB, and no changes in the color thereof shall be made without the express approval of the ACB.

3.3. Plans and Specifications. Plans and specifications for final approval shall include the following:

3.3.1. Complete plans and specifications sufficient to secure a building permit in Citrus County, Florida, including a plot plan showing lot and block and placing of residences, garage, and outbuildings and walls or fences.

3.3.2. Front elevations and both side elevations, or front elevation and one side elevation, and rear elevation of building, (plus) elevations of walls and fences.

3.3.3. A perspective drawing, if deemed necessary by the ACB, to interpret adequately the exterior design.

3.3.4. One set of blueprints shall be left with the ACB until construction is completed.

3.5. Inspections. The ACB through its authorized representatives may make periodic inspections to insure that the construction is in accordance with the approved plans and specifications.

Article IV. Membership and Voting Rights in the Association

4.1. Membership. Every Owner shall be a member of the Association.

4.2. Voting Rights. Each Owner shall be entitled to one vote for each Lot owned.

Article V. Security and Maintenance of Public Right of Way

The Association may, in its discretion, provide security for the property as well as to provide supplemental maintenance repairs and replacement of the public's right of way and appurtenances thereto, that are located on the properties which can include, but is not limited to landscaping, paving, drainage, as well as street lighting. All work pursuant to this article shall be paid for through assessments imposed in accordance with Article V hereof.

Article VI. Covenant for Maintenance Assessments

6.1. Creation of the Lien and Personal Obligation of the Assessments. The Association, Covenants and each Owner by acceptance of a deed, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments ("Annual Assessments"); and, (2) special assessments ("Special Assessments"). Such Annual and Special Assessments to be established and collected as hereinafter provided.

6.2. Purposes of Assessments. The Assessments levied by the Association shall be used exclusively for the improvement and maintenance of public rights-of-way located within the Subdivision, (to the extent not provided for by municipal, county and state government); to provide for the staff and expenses, if any, of the ACB and of the Association; in the enforcement of these Restrictions, hereby imposed; to provide security services to the Owners, and, such other services which the Association is authorized to provide.

6.3. Basis and Maximum for Annual Assessments. Except as otherwise provided herein, the annual assessments shall not be more than the sum calculated in accordance with the following schedule:

A Platted Lot	\$75.00
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Any platted lot further divided shall pay its pro rata portion of	\$75.00
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From and after 1991, the maximum Annual Assessment may not be increased more than ten (10%) percent above the previous years assessment, except by a vote of the members who are voting in person or by proxy at a member's meeting.

6.4. Date of Commencement of Annual Assessment: Due Dates. The annual assessments provided for herein commenced on January 1, 1989. The amount of the first assessment was \$75.00 per year. Thereafter, the Board of Directors shall fix the amount of the Annual Assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the Annual Assessment shall be sent to every Owner. The due dates and time for payment, which may be monthly, quarterly, semi-annually, or annually, shall be established by the Board of Directors. The Association shall, upon demand, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid.

6.6. Collection of Assessment, Effect of Non-Payment of Assessment, Personal Obligation of the Owner, Lien, Remedies of the Association. The Association shall collect assessments directly from Owners. If the assessments are not paid on the date when due, then such assessment shall become delinquent and shall, together with such interest thereon, and the cost of collection thereof, as hereinafter provided, shall be a continuing lien on the Lot against which each Assessment was made. Any individual, who acquires title to a Lot upon the death of an Owner, or by operation of law, shall be personally liable for unpaid assessments with respect to such Lot.

If the Assessment is not paid within thirty (30) days after the due date, the Assessment shall bear interest from the date when due at the highest rate permitted by law, and the Association may bring an action at law against the Owner personally obligated to pay the same, or may record a claim of lien against the Lot, or Lots, on which the assessment is unpaid, and may foreclose the lien against the Lot, or Lots on which Assessment is unpaid, or pursue one or more of such remedies at the same time or successively, added to the amount of such assessment, shall be attorney's fees, court costs, the cost of preparing and filing the claim of lien, the complaint in such action and the suit thereon.

6.7. Subordination of the Lien to Mortgages. The lien of the Assessment provided for in this Article shall be subordinate to the lien of any institutional first mortgage recorded prior to the recordation of a claim of lien for unpaid assessments. An institutional lender is defined as a State or Federal bank or savings and loan association, an insurance company, trust company, savings bank or credit union. In addition, a mortgagee in possession, a receiver, a purchaser at a foreclosure sale, or a mortgagee that has acquired title by deed in lieu of foreclosure, cancellation or other termination of interest, and all persons claiming by, through, or under such purchaser, or mortgagee, shall hold title subject only to the liability and lien of any assessment becoming due after such foreclosure, conveyance in lieu of foreclosure, cancellation or other termination of interest. Any unpaid Assessment which cannot be collected as a lien against any Lot by reason of the provision of this Section shall be deemed to be an assessment divided equally among, payable by, and a lien against all Lots, including the Lot as to which the foreclosure (or conveyance in lieu of foreclosure) took place.

Article VII. General Provisions

7.1. Violations and Enforcement.

7.1.1. Violations of any of the Covenants may be remedied by the Association, its successors and assigns, or by any property owner in Cambridge Greens of Citrus Hills, and the reasonable expenses thereof shall be chargeable to the then Owner of the Lot and be payable upon demand, and enforceable by law.

7.1.2. Enforcement shall be proceedings at law, or in equity, brought by the Association, its successors, assigns, or by the Owner of any Lot, against any person or persons violating or attempting to violate any Covenants, or to recover damages, or both.

7.1.3. The failure of the Association to enforce any covenant or restriction herein, or to remedy any violation thereof, at any time, or from time to time, shall not constitute a waiver by the Association of those other provisions of these restrictive covenants.

7.2. Severability. Invalidation of any of the aforesaid covenants and restrictions by judgment of court order shall in no way affect any of the other covenants, which shall remain in full force and effect.

7.3. Amendment.

7.3.1. These Restrictions may be amended, changed, added to, derogated, or deleted at any time and from time to time upon the recordation of any instrument adopted by the Owners who collectively hold not less than fifty-one percent (51%) of the votes of the membership in the Association.

7.3.2. Any such amendment to these Restrictions shall conform to the general purpose and standards of the covenants and restrictions heretofore imposed.

7.4. Operation of this Amended and Restated Covenants. This Amended and Restated Covenants shall become effective upon its recordation in the Public Records of Citrus County, Florida.

IN WITNESS WHEREOF, PAUL JAMES, as President and JUDITH PARLIMAN, as Secretary of Cambridge Greens of Citrus Hills Property Owners Association, Inc., has hereunto set their hands this 15th day of April, 2005.

Witnesses as to both:

CAMBRIDGE GREENS OF CITRUS HILLS
PROPERTY OWNERS ASSOCIATION, INC.

Elaine B. Quarten
Printed Name: ELAINE B. Quarten

Paul James
By: PAUL JAMES, President

Susan L Shaw
Printed Name: Susan L Shaw

Judith Parlman
By: JUDITH PARLIMAN, Secretary

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 15th day of April, 2005, by PAUL JAMES, as President of Cambridge Greens Property Owners Association, Inc., who is personally known to me or ✓ who produced Valid FL Drivers License as identification and by JUDITH PARLIMAN, as Secretary of Cambridge Greens Property Owners Association, Inc., who is personally known to me or ✓ who produced Valid FL Drivers License as identification.

Susan L Shaw
Notary Public

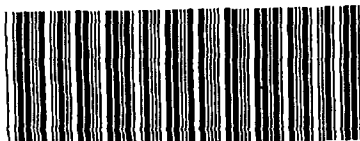
Stamp:



Susan L Shaw
My Commission DD165715
Expires December 21, 2008

EXHIBIT 3

Amendment to Restrictive Covenants and Easements of Cambridge Greens of Citrus County recorded in the Public Records of Citrus County, Florida on December 24, 2008, at Official Records Book 2259, Page 1499.



2008060051 1 PG

CERTIFICATE OF CORPORATE RESOLUTION

**Cambridge Greens of Citrus Hills, Inc.
Property Owners Association**

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
2008060051 BK:2259 PG:1499
12/24/2008 10:08 AM 1 PG
KCCR,DC Receipt #034950

I, John Parlman, Secretary of Cambridge Greens of Citrus Hill Property Owner's Association do hereby certify that based on the vote of the membership of Cambridge Greens of Citrus Hills a resolution has been reached pertaining to amendment to Article II of the Deed Restrictions.

Total votes of 150 have been achieved to pass the following amendment to **Article II, General Use Restrictions**. The following text will be added:

2.13.1 The visual character and economic value of property in a community are affected by the quality of the grounds and the buildings that are built on them. It is each owner's responsibility to maintain their lots and improvements thereon in a neat and attractive condition as specified by these covenants.

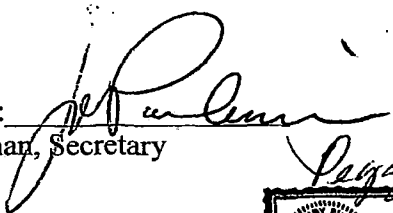
Improved property includes, but is not limited to; the appearance and condition of fencing, lawns, landscaping, siding, trim, roofing, doors, windows, gutters and downspouts, screens, driveways, walkways, and mailboxes.

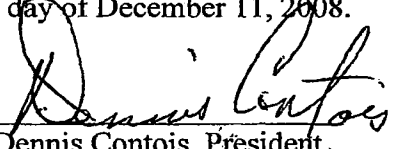
2.13.2 The ACC will submit and update as necessary a definition of "neat and attractive" with respect to existing community standards for the Board of Directors to approve. Upon the failure of any owner to maintain their property in a neat and attractive manner (whether vacant or occupied) as specified by the Board-approved criteria, the Board or its assigns may, after 10 days notice to such owner, enter upon said property and repair, maintain, or perform work that will return the property to prevailing community standards.

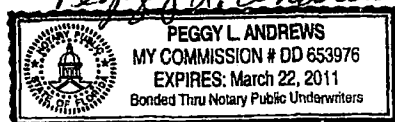
2.13.3 The owner of said property shall be personally liable to the Association for the costs of said repairs, as well as any court costs that are ordered in an effort to collect said costs.

I further certify that the foregoing votes are in full force without rescission, as modification or amendment.

Signed this day of December 11, 2008.

Attested by: 
John Parlman, Secretary

Signed by: 
Dennis Contois, President



The foregoing instrument was
acknowledged before me
this 11th day of December, 2008
by Dennis Contois, who is personally known to me.

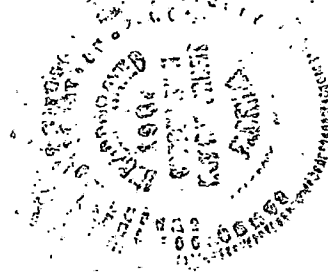


EXHIBIT 4

Amendment to Restrictive Covenants and Easements of Cambridge Greens of Citrus County recorded in the Public Records of Citrus County, Florida on November 12, 2013, at Official Records Book 2589, Page 2243.



2013053273 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
2013053273 BK:2589 PG:2243
11/12/2013 11:36 AM 3 PGS
JCARROLL,DC Receipt #047349

This Instrument Prepared by and Return to:
Diane Evans

Address:
c/o Village Services Cooperative, Inc.
2541 N. Reston Terrace
Hernando, FL 34442

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**CERTIFICATE OF AMENDMENT TO THE RESTRICTIVE COVENANTS AND
EASEMENTS
OF
CAMBRIDGE GREENS OF CITRUS HILLS**

WE HEREBY CERTIFY THAT the attached Amendment to the Restrictive Covenants and Easements as described in Official Records Book 770, Page 472, encumbering the property described in Plat Book 13, Page 119, et. seq. of the Public Records of Citrus County, Florida, was duly approved at the Special Member Meeting in the manner required therein on September 9, 2013.

IN WITNESS WHEREOF, we have affixed our hands this 24th day of October, 2013 at Citrus County, Florida.

CAMBRIDGE GREENS OF CITRUS
HILLS PROPERTY OWNERS
ASSOCIATION, INC., a Florida
not-for-profit corporation

WITNESSES:

Megan Barker
Signature of Witness #1

Megan Barker
Printed Name of Witness #1

Sharon Hubbard
Signature of Witness #2

Sharon Hubbard
Printed Name of Witness #2

By: Al Devine
Al Devine, President

Attest: Clayton Hart
Clayton Hart, Secretary

STATE OF FLORIDA)

COUNTY OF CITRUS)

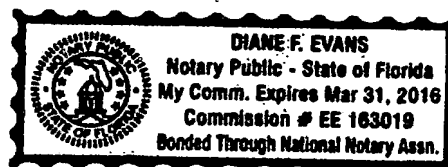
BEFORE ME, the undersigned authority, personally appeared Al Devine and Clayton Hart, to me known to be the President and Secretary, respectively, of CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC., and they jointly and severally acknowledged before me that they freely and voluntarily executed the same as such officers, under authority vested in them by said corporation. They are personally known to me or have produced _____ and _____ (type of identification) as identification. If no type of identification is indicated, the above-named persons are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid, this 24th day of October, 2013.

Diane F. Evans
Notary Public

Printed Name DIANE F. EVANS

My commission expires:
3/31/2016



Article VI. Covenant for Maintenance Assessments

Section 6.7 Subordination of the Lien to Mortgages. The lien of the Assessments provide for in this Article shall be subordinate to the lien of any institutional first mortgage recorded of a claim of lien for unpaid assessments. An institutional lender is defined as a State of Federal bank or savings and loan association, an insurance company, trust company, savings bank or credit union. In addition, a mortgagee in possession, a receiver, a purchaser at a foreclosure sale, or a mortgage that has acquired title by deed in lieu of foreclosure, cancellation or other termination of interest, and all persons claiming by, through, or under such purchaser, or mortgagee, shall hold title free of such lien or lien right. subject only to the liability and lien of any assessment becoming due after such foreclosure, conveyance in lieu of foreclosure, cancellation or other termination of interest. Notwithstanding the foregoing, the personal obligation to pay and responsibility for all past due assessments, interest, costs and legal fees shall survive the transfer of title and such institutional first mortgagee shall be jointly and severally liable for all such assessments and costs with the former owner. The unpaid assessments, costs late fees, legal fees and interest, if any, shall be due and payable in full within thirty (30) days after acquisition of record title. If unpaid, the Association shall have the right and power to institute an action at law against such institutional first mortgagee or its successor without further warning. Any unpaid Assessments which cannot be collected as a lien against any Lot by reason of the provision of this Section shall be deemed to be an assessment divided equally among, payable by, and a lien against all Lots, including the Lot as to which the foreclosure (or conveyance in lieu of foreclosure) took place.

Article VII. General Provisions

Section 7.3 Amendment.

7.3.1 These Restrictions may be amended, changed, added to, derogated, or deleted at any time and from time to time upon the recordation of any instrument adopted by the Owners who collectively hold not less than ~~fifty-one percent (51%) of the votes of the membership in the Association~~ a majority of the Voting Interests present and voting, in person or by proxy at a duly called meeting where a quorum is present.

EXHIBIT 5

Amendment to Restrictive Covenants and Easements
of Cambridge Greens of Citrus County recorded in
the Public Records of Citrus County, Florida on March
30, 2016, at Official Records Book 2748, Page 1156.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2016014023 BK: 2748 PG: 1156 3/30/2016 3:35 PM 1 Receipt: 2016012404
RECORDING \$27.00

This instrument prepared by and return to:
Cambridge Greens of Citrus Hills POA
c/o Villages Services Cooperative, Inc.
2541 N. Reston Terrace
Hernando, FL 34442

Second Amendment to the Amended and Restated
Declaration of Covenants, Conditions, Restrictions and
Easements for

CAMBRIDGE GREENS OF CITRUS HILLS

THIS Second Amendment to the Restated Declaration of Covenants, Conditions, Restrictions and Easements for CAMBRIDGE GREENS OF CITRUS HILLS is made this 23rd day of MARCH, 2016 by CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, "Association", and the members thereof.

WITNESSETH:

WHEREAS, Cambridge Greens of Citrus Hills ("Property") was originally developed by Cambridge Greens of Citrus Hills, Inc. beginning in 1990; and,

WHEREAS, Cambridge Greens of Citrus Hills, Inc. recorded certain deed restrictions, ("Restrictions"), encumbering the Property; and,

WHEREAS, the Declarations of Restrictions were originally recorded against properties within the Subdivision, at Official Record Book 770, Page 472, of the Citrus County Public Records, as part of a general scheme of development for the subdivision and were subsequently Amended and Restated in Official Record Book 1844, Page 885, of the Citrus County Public Records; and,

WHEREAS, that Restatement was amended by that First Amendment filed at Official Records Book 2589, Page 2243; and,

WHEREAS, Association, by its members and property owners, desires to further amend the Restatement of Restrictions previously filed encumbering the Property with this Second Amendment to the Restatement.

NOW, THEREFORE, the Association does hereby amend the Restrictions by replacing the existing Articles, Section and Paragraphs as follows:

Section 1. The following numbered paragraphs shall be amended as follows with the underlined words being added and the words annotated with strike thru being deleted.

2.12 Sheds and Outbuildings. A County Permit and ACB approval are required before a shed or outbuilding may be constructed or placed upon any Lot. In order to obtain ACB approval, Owner must submit a Citrus County permit number, blueprints, a site plan and a landscaping plan to the ACB.

RECORDING \$1,115.00 INDEX \$402.00

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller

#2016014023 BK: 2748 PG: 1157 3/30/2016 3:35 PM 2 Receipt: 2016012404

RECORDING \$27.00

2.12.1 Maximum Dimensions. The maximum size for a shed or outbuilding is 200 square feet. The ~~minimum~~ maximum height of the walls from the floor to the top plate of the wall roof is 8 feet.

2.12.2 Design and Materials. Sheds or Outbuildings ~~must be constructed on the site, may be site constructed or may be prebuilt.~~ The ~~design or style~~ exterior finish must appear to be of the same material as the main dwelling and must be placed on a poured concrete or cement block foundation, pad, a contiguous block knee wall, or a formed and poured knee wall. If the shed is prebuilt, it must be installed and secured per the manufacturer's instructions. All prebuilt sheds must be DCA approved and in compliance with Citrus County building codes, for example, painted stucco with shingle roof. The intent of these provisions is to ensure the shed or outbuilding complements the dwelling. Shingles should be the same color and material as the dwelling. The slope and overhang of the roof should be relatively the same as the dwelling. A shed or outbuilding should not call attention to itself and should blend in with the surroundings. There should be no overhead garage type doors. There should be only one (1) doorway with a maximum size of a standard double door of approximately ~~5 feet six (6) feet.~~ Metal or plastic/resin sheds or outbuildings are prohibited.

3.1. Architectural Control Board. The Board of Directors of the Association shall appoint a committee known as the Architectural Control Board. 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 of up to three (3) years with terms expiring on alternate years. Using these Restrictions, said committee shall have the authority to approve or disapprove all applications, review and recommend approval/rejection disposition on all applications. No recommendation shall be made to the Board with less than two ACB member signatures. If there is only one ACB signature one, and only one, member of the Board of Directors may sign.

3.1.1 County Approvals/Permits. Board of Director approval of any project does not relieve an Owner from obtaining all required Citrus County permits and approvals. Obtaining such Citrus County permits or approvals does not relieve the applicant from obtaining Cambridge Greens Board of Directors approval.

3.1.2 At a minimum the duties of the ACB are:

- a. Identify and report deed restriction violations to the board.
- b. Annually review and revise the "Neat & Attractive Guidelines" contained in Restrictive Covenant 2.13.
- c. Perform compliance inspections on all approved projects.

3.4 Property Owner Appeals Procedure for denied ACB Applications.

3.4.1 The property owner has 30 days to file an appeal with the Board. It must be submitted in writing and should contain, at a minimum, any and all specified drawings, Owner's detailed argument and facts supporting reversal, and any other information or data Owner believes will help in the appeals process.

3.4.2 Upon receipt of the appeal application, the Board will review the matter at the next scheduled Board meeting and will appoint two Board members to meet with Owner (and his designees) to discuss the matter further. The appointed Board members may also meet with ACB members in an effort to gain more information and understanding of the issue.

RECORDING \$1,115.00 INDEX \$402.00

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller

#2016014023 BK: 2748 PG: 1158 3/30/2016 3:35 PM 3 Receipt: 2016012404

RECORDING \$27.00

3.4.3 The two Board members will present findings to the Board at its next regularly scheduled Board meeting, and the Board shall rule on the appeal at that time.

3.4.4 If the appeal is denied, Owner is free to utilize Florida Statutory provisions relating to Property Owners Associations. The owner is responsible for Owner's costs and will not be reimbursed by the Association.

IN WITNESS WHEREOF, we have affixed our hands this 23rd day of MARCH, 2016 at Citrus County, Florida.

CAMBRIDGE GREENS OF CITRUS
HILLS PROPERTY OWNERS
ASSOCIATION, INC.

WITNESSES: PRESIDENT

Allan Devine
Print Name: Fla State ID

Allan C Devine
By: ALLAN DEVINE, President

Trudy McLaughlin
Print Name: Trudy McLaughlin

Carol D. Chance
Attest: CAROL CHANCE, Secretary

STATE OF FLORIDA
COUNTY OF CITRUS

WITNESSES:
Megan Barker
Print Name: Megan Barker

The foregoing instrument was acknowledged before me on this ____ day of MARCH, 2016, by ALLAN DEVINE, as President, and CAROL CHANCE, as Secretary, Cambridge Greens of Citrus Hills Property Owners Association, Inc., ☒ who are personally known to me or ____ who have produced ____ as identification.

Geraldyn A. Bond
Notary Public

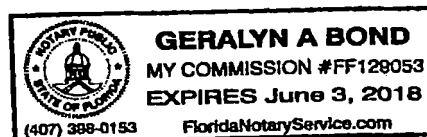


EXHIBIT 6

Articles of Incorporation of Cambridge Greens of Citrus Hills Property Owners Association, Inc. ("Cambridge Greens") filed with the Florida Department of State on **February 19, 1988**;

Amendment to Articles of Incorporation of Cambridge Greens filed with the Florida Department of State on **March 5, 1991**;

Amendment to Articles of Incorporation of Cambridge Greens filed with the Florida Department of State on **August 3, 2006**; and

Amendment to Articles of Incorporation of Cambridge Greens filed with the Florida Department of State on **April 1, 2016**.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Return to Detail Screen](#) /

[Return to Detail Screen](#)

Events

CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC.

Document Number N24927
Date Filed 02/19/1988
Effective Date None
Status Active

Event Type	Filed Date	Effective Date	Description
AMENDMENT	04/01/2016		
AMENDMENT	08/03/2006		
AMENDMENT	03/05/1991		

[Return to Detail Screen](#)

ARTICLES OF INCORPORATION

Filed with Florida Department of State on 2/19/1988



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on February 19, 1988, as shown by the records of this office.

The document number of this corporation is N24927.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
19th day of February, 1988.



Jim Smith
Secretary of State

ARTICLES OF INCORPORATION
OF
CAMBRIDGE GREENS OF CITRUS HILLS
PROPERTY OWNERS ASSOCIATION, INC.

FILED
FEB 13 PM 3:34
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned subscribers, desiring to form a corporation not-for-profit under Chapter 617 Florida Statutes, as amended, hereby adopt the following Articles of Incorporation.

ARTICLE I
NAME

The name of the corporation shall be CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC., which is hereinafter referred to as "the Association".

ARTICLE II
PURPOSES AND POWERS

Section 1. Purpose. The purpose of the Association is to provide for maintenance, preservation and architectural control of the property and any additions thereto, as well as provide for supplemental road maintenance and to provide for the staff and expenses, if any of the architectural control board, fix annual and special assessments or charges to be levied against the property, enforce any and all Covenants and Restrictions applicable to the property, provide security services to the property and to do any other things that in the opinion of the Board of Directors will promote the common benefit and enjoyment of the residents of the Cambridge Greens of Citrus Hills subdivision located in Citrus County, Florida and hereinafter described as that property platted of record in OR Book 13, Pages 119 through 124, inclusive, of the Public Records of Citrus County, Florida, (the Existing Properties and any additions thereto may be referred to as the "Properties"). The Association is not organized for profit and no part of the net earnings, if any, shall insure to the benefit of any member, individual, person, firm or corporation.

Section 2. Powers. The Association shall have the power to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for Cambridge Greens of Citrus Hills, hereinafter called the "Declaration" applicable to the property and recorded in OR Book 770, Pages 472 through 489, inclusive, in the Public Records of Citrus County, Florida and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length.

(b) To fix, levy collect and enforce payment by any lawful means of any charges and assessments which the association may impose pursuant to the recorded Declaration and any amendments thereto as well as agreements of undertakings by purchasers in the Cambridge Greens of Citrus Hills subdivision for the supplemental maintenance, repairs and replacement of the public's right of way and appurtenance thereto that are located on the properties which can include but is not limited to, landscaping, paving, drainage, and street lighting, and such other purposes and activities which the Association may lawfully conduct. To pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association; including all licenses, taxes or governmental charges levied or imposed against the property of the Association.

(c) To have and to exercise all of the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles and the Declaration.

(d) To borrow money and with the assent of a majority of the members, mortgage, pledge, deed in trust, or hypothecate, any or all of its real or personal property as security for money borrowed or debts incurred.

ARTICLE III
MEMBERS

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot, or Unit in the properties shall be a member in the Association. And all persons or entities who are obligated by the Declaration or amendments thereto to pay assessments to the Association or who by separate undertaking have agreed to pay such assessments shall be members of the Association. The foregoing is not intended to include the persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any such lot or unit in the property.

ARTICLE IV
VOTING RIGHTS

Each Member shall have the following voting rights:

(a) The owner of each residential lot shall have one (1) vote per residential lot owned;

(b) When any property entitling the owner to membership is owned of record in the name of two (2) or more persons or entities, the vote or votes shall be exercised as they among themselves determine but in no event shall more than one vote be cast for each residential lot owned.

When owners other than Declarant own 25 percent or more of the lots in the Properties, they shall be entitled to elect one member of the Board of Directors.

ARTICLE V
MEETINGS OF MEMBERS

The By-Laws of the Association shall provide for an annual meeting of members, and may make provisions for regular and special meetings of members other than the annual meeting. A quorum for the transaction of business at any meeting of the members shall exist if thirty-five percent of the total number

of members in good standing shall be present at the meeting, in person or by proxy (if the required quorum is not present another meeting may be called and the required quorum shall be 17.5% of the members).

ARTICLE VI
CORPORATE EXISTENCE

The corporation shall have perpetual existence.

ARTICLE VII
BY-LAWS

The Board of Directors shall adopt By-Laws consistent with these Articles of Incorporation. Such By-Laws may be altered, amended or repealed by the Board of Directors in the manner set forth in the By-Laws.

ARTICLE VIII
AMENDMENTS

Amendments to these Articles of Incorporation may be made by a majority of the Board of Directors.

ARTICLE IX
SUBSCRIBER

The name and address of the subscriber is:

Gwendolyn S. Rasmussen
6610 Crooked Creek Road
Tallahassee, Florida 32301

ARTICLE X
REGISTERED AGENT

The name and address of the appointed Registered Agent of the Corporation is:

Carl A. Bertoch
537 East Park Avenue
Tallahassee, Florida 32301

ARTICLE XI
OFFICERS AND DIRECTORS

The names and addresses of the officers and directors
shall be:

Gerald Q. Nash
40 Temple Street
Nashua, New Hampshire 03060

Samuel A. Tamposi
402 Amherst Street
Nashua, New Hampshire 03063

John Pastor
2416 North Essex Avenue
Hernando, Florida 32642

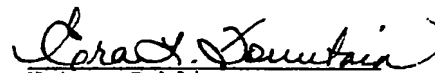
IN WITNESS WHEREOF the undersigned subscriber has
executed these Articles of Incorporation on February 19, 1988.


Gwendolyn S. Rasmussen

STATE OF FLORIDA
COUNTY OF LEON

IN HEREBY CERTIFY that the foregoing Articles of
Incorporation were acknowledged before me, the
undersigned authority.

WITNESS My hand and official seal, this 19th day of
February, A.D. 1988.


Notary Public

My Commission Expires:

(SEAL)

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: MAR. 6, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR
DOMOCILE FOR THE SERVICE OF PROCESS WITHIN
FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE
SERVED.

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

That the CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at the City of Hernando, State of Florida, has named as its agent CARL A. BERTOCH, located at 537 East Park Avenue, Tallahassee, Florida 32301, to accept service of process within Florida.

Having been named to accept service of process for the above-stated corporation, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all Statutes relative to the proper and complete performance of my duties.

DATED this 19th day of February, 1988.



CARL A. BERTOCH
Resident Agent

AMENDMENT TO ARTICLES OF INCORPORATION

Filed with Florida Department of State on 3/5/1991

Amending Article XII – Number of Directors

Cambridge Greens of Citrus Hills Property Owners Association, Inc.

2418 North Essex Avenue / Hernando, Florida 32642 / Telephone (904) 746-7655

AMENDMENT OF ARTICLES OF INCORPORATION
OF
CAMBRIDGE GREENS OF CITRUS HILLS
PROPERTY OWNERS ASSOCIATION, INC.,
A NOT-FOR-PROFIT CORPORATION

Whereas, the Cambridge Greens of Citrus Hills Property Owners Association, Inc., was incorporated pursuant to the laws of the State of Florida on February 19, 1988, and,

Whereas, subsequent to said incorporation and pursuant to the desires of the Board of Directors of the Cambridge Greens of Citrus Hills Property Owners Association, Inc., it has become necessary to amend said Articles of Incorporation, and,

Whereas, pursuant to Article VIII of the Articles of Incorporation of the Corporation, said Articles may be amended by a majority vote of the Board of Directors.

Now Therefore, the Board of Directors of the Cambridge Greens of Citrus Hills Property Owners Association, Inc., a Florida Not-for-Profit Corporation, in Special Meeting this 11th day of February, 1991, does hereby declare, ratify and adopt the following Amendment to the Articles of Incorporation to read as follows:

Article XII

Number of Directors

The affairs of the Corporation shall be administered to and governed by a Board of Directors composed of five (5) members.

In all respects the Cambridge Greens of Citrus Hills Property Owners Association, Inc., are hereby confirmed by the Board of Directors.

The Secretary of the Corporation is hereby directed to forward the original of this document to the Secretary of State, State of Florida, for filing in said office and a copy hereof in the Public Records of the Corporation.

FILED
91 MAR -5 PM 2:22
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Scott Stephens, President

Iris L. Monck Secretary

Before me personally appeared Scott Stephens and Iris L. Monck, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named Cambridge Greens of Citrus Hills Property Owners Association, Inc., and severally acknowledged to and before me that they executed said instrument as such President and Secretary, respectively, of said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

Walter M. ...
Notary Public
State of Florida at Large
My commission expires:

附：中国各城市人口，按1957年12月31日统计

AMENDMENT TO ARTICLES OF INCORPORATION

Filed with Florida Department of State on 8/3/2006

Amending Article XI – Directors and Officers

Articles of Amendment
to
Articles of Incorporation
of

Cambridge Greens of Citrus Hills Property Owners Assc. Inc.
(Name of corporation as currently filed with the Florida Dept. of State)

N 24927

(Document number of corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

NEW CORPORATE NAME (if changing):

(must contain the word "corporation," "incorporated," or the abbreviation "corp." or "inc." or words of like import in language; "Company" or "Co." may not be used in the name of a not for profit corporation)

AMENDMENTS ADOPTED- (OTHER THAN NAME CHANGE) Indicate Article Number(s) and/or Article Title(s) being amended, added or deleted: **(BE SPECIFIC)**

Article XI Directors and Officers

(Attach additional pages if necessary)
(continued)

FILED
06 AUG -3 AM 10:00
TALLAHASSEE, FLORIDA

*Cambridge Greens of Citrus Hills
Property Owners Association
PO Box 57, HERNANDO, FL 34442
www.CambridgeGreens.com*

**AMENDMENT OF ARTICLES OF INCORPORATION
OF
CAMBRIDGE GREENS OF CITRUS HILLS
PROPERTY OWNERS ASSOCIATION INC.
A NOT-FOR-PROFIT CORPORATION**

Whereas, the Cambridge Greens of Citrus Hills Property Owners Association, Inc., was incorporated pursuant to the laws of The State of Florida on February 19, 1988, and,

Whereas, subsequent to said incorporation and pursuant to the desires of the Board of Directors of the Cambridge Greens Property Owners Association, Inc., it has become necessary to amend said Articles of Incorporation , and,

Whereas, pursuant to Article VIII of the Articles of Incorporation of the Corporation, said Articles may be amended by the Board of Directors.

Now, Therefore, the Board of Directors of the Cambridge Greens of Citrus Hills Property Owners Association, Inc., a Not-For-Profit Corporation, in a regular meeting this 13th day of July, 2006, does hereby declare, ratify and adopt the following Amendment to the Articles of Incorporation to read as follows:

ARTICLE XI

Directors and Officers

The Association shall be governed by a Board of Directors, elected by the members in a manner determined in the By-laws.

The term of office shall be two (2) years, with elections being held on even numbered years.

Directors may be removed from office with or without cause in the manner prescribed in the By-laws. If any Director position becomes vacant for any reason the remaining directors shall choose, by majority vote, a successor to hold the position for the unexpired term.

The business affairs of the Association shall be conducted by the officers designated in the By-laws. The officers shall be elected by the Board of Directors in a manner determined in the By-laws and serve at the pleasure of the Board of Directors.

In all respects the Cambridge Greens of Citrus Hills Property Owners Association, Inc., are hereby confirmed by the Board of Directors.

The Secretary of the Corporation is hereby directed to forward the original of this document to the Secretary of State, State of Florida, for filing in said office, and a copy hereof in the public records of the corporation.

Dated this 13th day of July, 2006, the Board of Directors has ratified the above changes to the Articles of Incorporation.

Witness: *Frank E. Robena*
Frank E. Robena

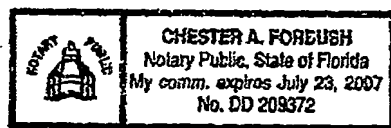
President
Clifford Flegal *Clifford Flegal*

Witness: *Paul LaBella*
Paul LaBella

Secretary
Judith Parlman *Judith M. Parlman*

State of Florida
County of Citrus

Before me personally appeared Clifford Flegal and Judith Parlman, known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named Cambridge Greens of Citrus Hills Property Owners Association, Inc. and severally acknowledged to and before me that they executed said instrument as such President and Secretary, respectively, of said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.



[Signature]
7/13/06

END

AMENDMENT TO ARTICLES OF INCORPORATION

Filed with Florida Department of State on 4/1/2016

Amending Article V – Meetings of Members

Amending Article XI – Officers and Directors

Cambridge Greens of Citrus Hills Property Owners Association, Inc.
2541 North Reston Terrace / Hernando Florida 32642/ Telephone (352) 746-6770

**AMENDMENT TWO OF ARTICLES OF INCORPORATION
OF
CAMBRIDGE GREENS OF CITRUS HILLS
PROPERTY OWNERS ASSOCIATION, INC.,
A NOT-FOR-PROFIT CORPORATION**

FILED
STATE
SECRETARY OF
DIVISION OF CORPORATIONS
16 APR - 1 AM 8:31

Whereas, the Cambridge Greens of Citrus Hills Property Owners Association, Inc., was incorporated pursuant to the laws of the state of Florida on February 19, 1988, and,

Whereas, subsequent to said incorporation and pursuant to the desires of the Board of Directors of the Cambridge Greens of Citrus Hills Property Owners Association, Inc., it has become necessary to amend said Articles of Incorporation, and,

Whereas, pursuant to Article VIII of the Articles of Incorporation of the Corporation, said Articles may be amended by a majority vote of the Board of Directors.

Now Therefore, the Board of Directors of the Cambridge Greens of Citrus Hills Property Owners Association, Inc., a Florida Not-For-Profit Corporation, in a Board Meeting this 25th day March 2015, does hereby declare, ratify and adopt the following Amendment to the Articles of Incorporation to read as follows:

ARTICLE V

MEETINGS OF MEMEBERS

The By-Laws of the Association shall provide for an annual meeting of members, and may make provisions for regular and special meetings of members other than the annual meeting. A quorum for the transaction of business at any meeting of the members shall exist if ~~thirty-five~~ thirty percent of the total number of members in good standing shall be present at the meeting, in person or by proxy (if the required quorum is not present another meeting may be called and the required quorum shall be ~~47.5~~ 15% of the members).

ARTICLE XI

OFFICERS AND DIRECTORS

The Names and addresses of the officers and directors shall be:

Allan Devine, President; Eric Adolfsson, Vice-President; Carol Chance, Secretary and Douglas Kline, Treasurer. 2541 N. Reston Terrace, Hernando, FL 34442

Dated the 25th day of March, 2015.

Megan Barker
Witness
Judy McKeay
Witness

Allan C Devine
President
Carol Chance
Secretary

STATE OF FLORIDA
COUNTY OF CITRUS

Before me personally appeared Allan C. Devine and Carol Chance, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named Cambridge Greens of Citrus Hills Property Owners Association, Inc., and severally acknowledged to and before me that they executed said instrument as such President and Secretary, respectively, of said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that is was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Corporation.

Witness my hand and official seal, this 25 day of MAY, A.D. 2015.

Geralyn A. Bond
Notary Public



EXHIBIT 7

Sworn Affidavit with:

- a)** A true and correct copy of the earliest set of By-Laws of Cambridge Greens of Citrus Hills Property Owners Association, Inc. in the Association's Official Records, as verified by the Board of Directors; and
- b)** A true and correct copy of the Amended and Restated By-Laws of Cambridge Greens of Citrus Hills Property Owners Association, Inc., as adopted by a majority of the Board of Directors at a duly noticed meeting held on August 15, 2011.

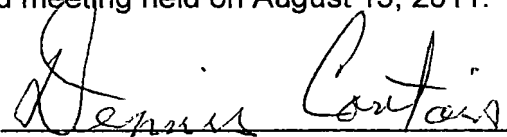
AFFIDAVIT

STATE OF FLORIDA
COUNTY OF CITRUS

BEFORE ME, the undersigned authority, personally appeared DENNIS CONTOIS, who after being duly sworn, deposes and says:

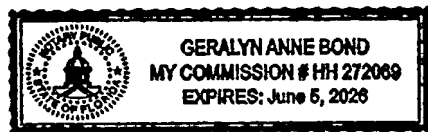
1. I am a member of the Organizing Committee of Cambridge Greens of Citrus Hills Property Owners Association, Inc., a Florida not-for-profit corporation, and as such I have personal knowledge of the facts set forth herein.
2. I hereby certify that the attached is a true and correct copy of the earliest set of By-Laws of Cambridge Greens of Citrus Hills Property Owners Association, Inc., a Florida not-for-profit corporation, in the Association's Official Records, as verified by the Board of Directors.
3. I hereby certify that the attached is a true and correct copy of the Amended and Restated By-Laws of Cambridge Greens of Citrus Hills Property Owners Association, Inc., a Florida not-for-profit corporation, as adopted by a majority vote of the Board of Directors at a duly noticed meeting held on August 15, 2011.

Further Affiant sayeth not.


DENNIS CONTOIS, AFFIANT

The foregoing instrument was acknowledged before me this ____ day of May 2024 by DENNIS CONTOIS, as a member of the Organizing Committee of Cambridge Greens of Citrus Hills Property Owners Association, Inc., a Florida not-for-profit corporation. He is personally known to me or has provided valid proof of identification.

Notary Public, State of Florida at Large



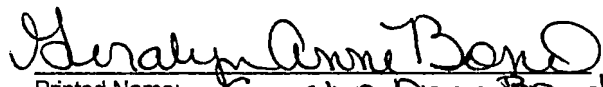

Printed Name: GERALYN ANNE BOND
My Commission Expires: 6/5/2026

EXHIBIT 7(a)

A true and correct copy of the earliest set of By-Laws of Cambridge Greens of Citrus Hills Property Owners Association, Inc. in the Association's Official Records, as verified by the Board of Directors.

BY-LAWS
OF
CAMBRIDGE GREENS OF CITRUS HILLS
PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE I
DEFINITIONS

As used herein terms and words shall have the meaning stated in the Declaration of Covenants, Conditions, Restrictions and Easements for the CAMBRIDGE GREENS OF CITRUS HILLS subdivision and filed for record in the official records of Citrus County, Florida (the "Declaration")

ARTICLE II
LOCATION

Section 1. The principal office of the Association shall be 2416 North Essex Avenue, Hernando, Florida 32642.

ARTICLE III
MEMBERSHIP

Section 1. Membership of the Association is as set forth in Article III of the Articles of Incorporation of the Association.

Section 2. The rights of membership are subject to the payment of Annual and Special Assessments as provided by Article II of the Declaration.

ARTICLE IV
BOARD OF DIRECTORS

Section 1. The directors of the Association shall be elected at the annual meeting of the members as specified in Article VI herein. The election of Directors shall be decided by majority vote.

Section 2. Any director may be removed from office at any time with or without cause by the affirmative majority vote of the Association membership, except that the directors elected by the Declarant may be removed only by the Declarant and except that the directors named in the Articles of Incorporation may not be removed until the expiration of their terms.

Section 3. The first meeting of the duly elected Board of Directors, for the purpose of organization, shall be held immediately after the annual meeting of members, provided the majority of the members of the Board elected be present. Any action taken at such meeting shall be by a majority of the whole Board. If the majority of the members of the Board elected shall not be present at that time, or if the directors shall fail to elect officers, the meeting of the Board to elect officers shall then be held within thirty days after the annual meeting of members upon three days' notice in writing to each member of the Board elected, stating the time, place and object of such meeting.

Section 4. Regular meetings of the Board of Directors may be held at any place or places within Citrus County, Florida, on such days and at such hours as the Board of Directors may, by resolution appoint.

Section 5. No notice shall be required to be given of any regular meeting of the Board of Directors.

Section 6. Special meetings of the Board of Directors may be called at any time by the President or by any two members of the Board and may be held at any place or places within Citrus County, Florida, and at any time.

Section 7. Notice of each special meeting of the Board of Directors, stating the time place and purpose or purposes thereof, shall be given by or in behalf of the President or by or on behalf of the Secretary or by or on behalf of any two members of the Board to each member of the Board not less than three days by mail or one day by telephone or telegraph. Special meetings of the Board may also be held at any place and time without notice by unanimous waiver of notice by all the directors.

ARTICLE V OFFICERS

Section 1. Any officer may be removed at any time by the affirmative vote of a majority of the Board of Directors at any duly called regular or special meeting of the Board.

Section 2. The President shall be the chief executive officer of the Association. The President shall preside at all meetings of the members of the Association and of the Board of Directors. He shall have the general powers and duties of supervision and management of the Association which usually pertain to his office, and shall perform all such duties as are properly required of him by the Board of Directors.

Section 3. The Board of Directors shall elect one Vice President, who shall have such powers and perform such duties as usually pertain to such office or as are properly required of him by the Board of Directors. In the absence or

disability of the President, the Vice President shall perform the duties and exercise the powers of the President.

Section 4. The Secretary shall issue notices of all meetings of the membership of the Association and the directors where notice of such meetings are required by law or in these By-Laws. He shall keep the minute of the meetings of the membership and of the Board of Directors.

Section 5. The Treasurer shall have the care and custody of all the monies and securities of the Association. He shall enter on the books of the Association, to be kept by him for that purpose, full and accurate accounts of all monies received by him and paid by him on account of the Association. He shall sign such instruments as require his signature and shall perform all such duties as usually pertain to his office or as are properly required of him by the Board of Directors.

Section 6. Vacancies in any office arising from any cause may be filled by the Board of Directors at any regular or special meeting.

ARTICLE VI MEETINGS OF MEMBERS

Section 1. The regular annual meeting of the members shall be held on the third Monday of the month of March in each year beginning in 1987 at such time and place as shall be determined by the Board of Directors.

Section 2. Special meetings of the members for any purpose may be called at any time by the President, the Vice President, the Seceretary or Treasurer, or by any two or more

members of the Board of Directors, or upon written request of the members who have a right to vote one-fourth of all the votes of the entire membership.

Section 3. Notice may be given to the member either personally, or by sending a copy of the notice through the mail, postage thereon fully paid, to his address appearing on the records of the Association. Each member shall register his address with the Secretary, and notices of meetings shall be mailed to him at such address. Notice of any meeting, regular or special, shall be mailed or personally delivered at least six days in advance of the meeting and shall set forth the general nature of the business to be transacted, provided, however, that if any business of any meeting shall involve any action governed by the Articles of Incorporation, notice of such meetings shall be given or sent as therein provided.

Section 4. The preence at the meeting of members entitled to cast 35% of the votes shall constitute quorum for any action governed by these By-Laws. If the required quorum is not present another meeting may be called and the required quorum shall be 17.5% of the members.

ARTICLE VII BOOKS AND PAPERS

Section 1. The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to the inspection of any member of the Association.

ARTICLE VIII COMMITTEES

The Board of Directors shall appoint committees as deemed appropriate in carrying out its purpose.

ARTICLE IX
ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association Annual and Special Assessments.

ARTICLE X
INDEMNIFICATION

The Association shall indemnify and hold harmless each director and officer of the Association from any liability, loss claim, action or suit, including but not limited to attorneys' fees and costs arising from or by virtue of any action, except willful or gross malfeasance or misfeasance, taken or failure to take into action relative to their service as such director or officer.

ARTICLE XI
AMENDMENTS

Section 1. These By-Laws may be amended, by a vote of a majority of the Board of Directors; provided, however, the provisions which are governed by the Articles of Incorporation of this Association may not be amended except as provided in the Articles of Incorporation or applicable law and provided further that any matters stated herein to be or which are in fact governed by the Declaration may not be amended except as provided in such Declaration.

Section 2. In case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control, and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

EXHIBIT 7(b)

A true and correct copy of the Amended and Restated By-Laws of Cambridge Greens of Citrus Hills Property Owners Association, Inc., as adopted by a majority of the Board of Directors at a duly noticed meeting held on August 15, 2011.

**CAMBRIDGE GREENS OF CITRUS HILLS
PROPERTY OWNERS ASSOCIATION. INC
c/o Village Services Cooperative, Inc.
2541 N Reston Terrace, Hernando, FL 34442**

**Amended and Restated By-Laws
Of
CAMBRIDGE GREENS OF CITRUS HILLS
PROPERTY OWNERS ASSOCIATION. INC.
A NOT FOR PROFIT CORPORATION**

Whereas, the Cambridge Greens of Citrus Hills Property Owners Association Inc. was incorporated pursuant to the laws of the State of Florida on February 19, 1988, and

Whereas, subsequent to said incorporation and pursuant to the desires of the Board of Directors of the Cambridge Greens of Citrus Hills Property Owners Association Inc., it has become necessary to amend and restate the By-Laws and,

Whereas, pursuant to Article XV of the By-Laws of Cambridge Greens of Citrus Hills Property Owners Association Inc. said By-Laws may be amended by a majority vote of the Board of Directors.

Now therefore, the Board of Directors of the Cambridge Greens of Citrus Hills Property Owners Association Inc., a Florida Not-For-Profit Corporation, on this 15th day of August, 2011 does hereby declare, ratify and adopt the following amended and restated By-Laws of Cambridge Greens of Citrus Hills Property Owners Association Inc.

**Amended and Restated By-Laws
Of
CAMBRIDGE GREENS OF CITRUS HILLS
PROPERTY OWNERS ASSOCIATION**

ARTICLE I

DEFINITIONS

- 1.1 As used herein terms and words shall have the meaning stated in the Restrictive Covenants and Easements for the CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION and filed for record in the official records of Citrus County, Florida (the "Declaration")

ARTICLE II

LOCATION

- 2.1 The principal office of the Association shall be c/o Village Services Cooperative, Inc., 2541 N Reston Terrace, Hernando, FL 34442.

ARTICLE III

MEMBERSHIP

- 3.1 Membership of the Association is as set forth in Article III of the Articles of Incorporation of the Association.
- 3.2 The rights of membership are subject to the payment of Annual and Special Assessments as provided by Article VI of the Declaration.

ARTICLE IV

BOARD OF DIRECTORS

- 4.1 The Board of Directors of the Association shall be elected at the annual meeting of the members as specified in Article VII herein. The election of Directors shall be decided by majority vote of the members.
- 4.2 Any director may be removed from office at any time with or without cause by the affirmative majority vote of the Association membership.
- 4.3 The first meeting of the duly elected Board of Directors shall be held immediately after the annual meeting for the purpose of organization, and to elect officers as described in Article V, provided the majority of the members elected to the board are present. Any action taken at such meeting shall be by a majority of the whole board. If the majority of the members of the board elected are not present at that time, or if the directors shall fail to elect officers as stated in Article V, the meeting of the Board to elect officers shall then be held within thirty days after the annual meeting of members upon three days notice in writing to each member of the Board elected, stating the time, place, and object of such meeting.
- 4.4 Regular meetings of the Board of Directors may be held at any place or places within Citrus County, Florida, on such days and at such hours as the Board of Directors may establish.
- 4.5 Board Meetings
- A. A meeting of the board of directors of an association occurs whenever a quorum of the board gathers to conduct association business. Notices of all Board meetings shall be announced on the Association website and/or Channel 97 at least 48 hours in advance of the meeting except in an emergency.

- B. All meetings of the Board shall be open to all members except for the meetings between the board and its' attorney with respect to proposed or pending litigation where the contents of the discussion would otherwise be governed by attorney-client privilege and/or for the purpose of discussing personnel matters.

Members have the right to attend all meetings of the board and to speak on any matter placed on the agenda subject to the following rules: the member/speaker must be the owner of record; each member wishing to do so, upon being recognized by the chair, may speak up to three (3) minutes on that issue.

- C. Any parcel owner may tape record or videotape meetings of the board of directors, committee meetings or meetings of the members. The Board of Directors may adopt reasonable rules governing the taping of these meetings.
- D. An assessment may not be levied at a board meeting unless the notice of the meeting includes a statement that assessments will be considered and the nature of the assessments. Written notice of any meeting at which special assessments will be considered or at which amendments to rules regarding parcel use will be considered must be mailed, delivered, or electronically transmitted to the members and parcel owners and posted conspicuously on the property or broadcast on closed circuit cable television not less than 14 days before the meeting.
- E. Directors may not vote by proxy or secret ballot at board meetings, except the secret ballots may be used in the election of officers. This subsection also applies to the meetings of any committee or other similar body, when final decisions will be made regarding the expenditure of association funds, and to any body vested with the power to approve or disprove architectural decisions with respect to a specific parcel of residential property owned by a member of the community.
- F. Board Meetings shall generally follow this agenda format:

Call to Order
Roll Call
Approval of Minutes
Reports of Officers
Reports of Committees
Unfinished Business
New Business
Adjournment

- 4.6 Special meetings of the Board of Directors may be called at any time by the Secretary or by any two members of the Board and may be held at any place or places within Citrus County, Florida, and at any time. Special meetings are limited in scope and purpose and address a specific topic.

- 4.7 Emergency meetings, when held, shall be noticed and ratified at the next regular meeting of the Board of Directors.
- 4.8 Roberts Rules of Order shall apply in general in the conducting of all meetings.

ARTICLE V

OFFICERS

- 5.1 As required else were in these bylaws, the Board of Directors shall at their first initial meeting, elect a President, Vice President, Secretary and Treasurer to serve for a term of two (2) years unless removed or due to resignation. The President and Vice President shall be required to be Directors.
- 5.2 President - The President shall 1) be the chief executive officer of the Association, 2) preside at all meetings of the members and Directors, 3) have general and active management of the Association, 4) see that all orders and resolutions of the Board are carried into effect, 5) ensure that the financial business of the Association is maintained to budget limitations, and to obtain Board approval before exceeding such, 6) execute bonds, contracts and mortgages requiring the seal of the Association after Board approval, except where permitted by law to be otherwise signed and executed, and the power to execute is delegated by the Board to some other officer or agent, 7) serve at the pleasure of the Board and comply with any other parameters established by the Board.
- 5.3 Vice President - The Vice President shall 1) have such powers and perform such duties as usually pertain to such office or are properly required of the office by the Board of Directors, 2) in the absence or disability of the President, perform the duties and exercise the powers of that office, 3) serve at the pleasure of the Board and comply with any other parameters established by the Board.
- 5.4
 - A. Secretary - The Secretary shall 1) issue all notices for members meetings and Board of Directors meetings, 2) record and convert to written form the proceedings of the aforementioned meetings, 3) maintain originals of all minutes for association records, 4) keep on file all committee reports, 5) maintain record book(s) in which the covenants, articles, bylaws, amendments thereto, policies, rules, minutes and such are entered; bring said book to each meeting 6) maintain the official membership roll 7) prepare the order of business for each meeting 8) conduct the general correspondence of the association 9) serve at the pleasure of the Board and comply with any other parameters established by the Board.
 - B. The Secretary shall tape all board and members meetings and, after the minutes are converted to written form, maintain the tapes for one (1) year.
- 5.5 Treasurer - The Treasurer shall 1) perform such duties as usually pertain to the office of Treasurer, 2) have the care and custody of all the monies and securities of the Association, 3) maintain the books, and enter in them full and accurate accounts of all monies received and expended on behalf of the Association, 4)

sign such instruments as require the Treasurers signature 5) prepare the "Proposed Budget" for the forthcoming year for the Board, 6) prepare such financial reports as required by the Board and the law, 7) ensure expenditures are within budget limitations and report potential problems to the Board, 8) assign such duties as determined to assistants or contractors when authorized by the Board, 9) serve at the pleasure of the Board and comply with any other parameters established by the Board.

- 5.6 Any officer may be removed at any time with or without cause by the affirmative vote of a majority of the Board of Directors at any duly called regular or special meeting of the Board. Vacancies in any office arising from any cause may be filled by the remaining Board of Directors at any regular or special meeting.
- 5.7 The same individual may simultaneously hold more than one office. A duly appointed officer may appoint one or more assistant officers if needed. All officers and assistant officers are responsible to the Board of Directors. Under no circumstances shall the President and Treasurer be the same person.
- 5.8 Any officer may have one or more assistants, such assistants shall be approved by and serve at the pleasure of the Board of Directors, subject to removal with or without cause.
- 5.9 Vacancies in any office arising from any cause shall be filled by a majority vote of the remaining Board of Directors at any called meeting of said Directors.

ARTICLE VI

FINANCIAL REPORTING AND CONTROLS

- 6.1 Budgets – The association shall prepare an annual budget. The budget must reflect the estimated revenues and expenses for that year and the estimated surplus or deficit as of the end of the current year. The budget must be set out separately all fees or charges for recreational amenities, whether owned by the association, the developer, or another person. The association shall provide each member with a copy of the annual budget or a written notice that a copy of the budget is available upon request at no charge to the member. The copy must be provided to the member within the time limits set forth in subsection (8.2).
- 6.2 Financial Reporting – The association shall prepare an annual financial report within 60 days after the close of the fiscal year. The association shall, within the time limits set forth in subsection (8.2) provide each member with a copy of the annual financial report or a written notice that a copy of the financial report is available upon request at no charge to the member.
 - A. As long as the association has total annual revenues of less than \$100,000, they shall prepare a report of cash receipts and expenditures.

- B. A report of cash receipts and disbursements shall disclose the amount of receipt classifications and the amount of expenses by accounts and expense classifications, including but not limited to the following, as applicable: costs for security, professional, and management fees and expenses; taxes; costs for recreation facilities; expenses for refuse collection and utility services; expenses for lawn care; costs for building maintenance and repair insurance costs; administration and salary expenses; and reserves if maintained by the association.
- 6.3 Annual Budget Approval – The budget will be approved in the November meeting each year and annual dues, based on that budget, announced.
- 6.4 All Association checks will require two (2) signatures.
- 6.5 There shall be ‘Specified Reserves’ for future expenses as required by a written study and plan. The reserve fund shall encompass such items as sign maintenance and replacement, catastrophic events, legal proceedings and landscaping.
- 6.6 ‘Unrestricted funds’ for unplanned expenses shall be included in savings. The amount will be no more than equal that of the annual budget.

ARTICLE VII

MEETING OF MEMBERS

- 7.1 The regular annual meeting of the members shall be held each year during the first quarter at a date, time and place to be determined appropriate by the Board of Directors.
- 7.2 Special meetings of the members for any purpose may be called at any time by the President, the Vice President, the Secretary or Treasurer, or by any two or more members of the Board of Directors, or upon written request of the members who have a right to vote one-fourth of all the votes of the entire membership.
- 7.3 Notice of Meetings - The association shall give all members actual notice of all membership meetings, which shall be mailed, delivered, or electronically transmitted to the members not less than 14 days prior to the meeting. Evidence of compliance with this 14 day notice shall be made by an affidavit executed by the person providing the notice and filed upon execution among the official records of the association. In addition to mailing, delivering, or electronically transmitting the notice of any meeting, the association may, by reasonable rule, adopt a procedure for conspicuously posting and repeatedly broadcasting the notice and the agenda on a closed circuit cable television system serving the association. When broadcast notice is provided, the notice and agenda must be broadcast in a manner and with sufficient continuous length of time so as to allow an average reader to observe the notice and read and comprehend the entire content of the notice and the agenda.

- 7.4 Right to Speak – Members have the right to attend all membership meetings and to speak at any meeting with reference to all items included on the agenda. Notwithstanding any provision to the contrary in the governing documents or any rules adopted by the board or membership, a member has the right to speak for at least 3 minutes on any item, provided that the member submits a written request to speak prior to the meeting. The association may adopt written reasonable rules governing the frequency, duration, and other manner of member statements, which rules must be consistent with this subsection.
- 7.5 Proxy Voting – The members have the right, unless otherwise provided in the governing documents, to vote in person or by proxy. To be valid, a proxy must be dated, must state the date, time and place of the meeting for which it was given, and must be signed by the authorized person who executed the proxy. A proxy is effective only for the specific meeting for which it was originally given, as the meeting may lawfully be adjourned and reconvened from time to time, and automatically expires 90 days after the date of the meeting for which it was originally given. A proxy is revocable at any time at the pleasure of the person who executes it. If the proxy form expressly so provides, any proxy holder may appoint, in writing, a substitute to act in his or her place.
- 7.6 Roberts Rules of Order shall apply in general in the conducting of the meeting.

ARTICLE VIII

OFFICIAL RECORDS

- 8.1 OFFICIAL RECORDS.--The association shall maintain each of the following items, when applicable, which constitute the official records of the association:
- A. Copies of any plans, specifications, permits, and warranties related to improvements constructed on the common areas or other property that the association is obligated to maintain, repair, or replace.
 - B. A copy of the bylaws of the association and of each amendment to the bylaws.
 - C. A copy of the articles of incorporation of the association and of each amendment thereto.
 - D. A copy of the declaration of covenants and a copy of each amendment thereto.
 - E. A copy of the current rules of the homeowners' association.
 - F. The minutes of all meetings of the board of directors and of the members, which minutes must be retained for at least 7 years.

- G. A current roster of all members and their mailing addresses and parcel identifications. The association shall also maintain the electronic mailing addresses and the numbers designated by members for receiving notice sent by electronic transmission of those members consenting to receive notice by electronic transmission. The electronic mailing addresses and numbers provided by unit owners to receive notice by electronic transmission shall be removed from association records when consent to receive notice by electronic transmission is revoked. However, the association is not liable for an erroneous disclosure of the electronic mail address or the number for receiving electronic transmission of notices.
 - H. All of the association's insurance policies or a copy thereof, which policies must be retained for at least 7 years.
 - I. A current copy of all contracts to which the association is a party, including, without limitation, any management agreement, lease, or other contract under which the association has any obligation or responsibility. Bids received by the association for work to be performed must also be considered official records and must be kept for a period of 1 year.
 - J. The financial and accounting records of the association, kept according to good accounting practices. All financial and accounting records must be maintained for a period of at least 7 years. The financial and accounting records must include:
 - 1. Accurate, itemized, and detailed records of all receipts and expenditures.
 - 2. A current account and a periodic statement of the account for each member, designating the name and current address of each member who is obligated to pay assessments, the due date and amount of each assessment or other charge against the member, the date and amount of each payment on the account, and the balance due.
 - 3. All tax returns, financial statements, and financial reports of the association.
 - 4. Any other records that identify, measure, record, or communicate financial information.
 - K. A copy of the disclosure summary described in s. 720.401(1).
 - L. All other written records of the association not specifically included in the foregoing which are related to the operation of the association.
- 8.2 INSPECTION AND COPYING OF RECORDS.--The official records shall be maintained within the state and must be open to inspection and available for photocopying by members or their authorized agents at reasonable times and places within 10 business days after receipt of a written request for access. This subsection may be complied with by having a copy of the official records

available for inspection or copying in the community. If the association has a photocopy machine available where the records are maintained, it must provide parcel owners with copies on request during the inspection if the entire request is limited to no more than 25 pages.

- A. The failure of an association to provide access to the records within 10 business days after receipt of a written request creates a rebuttable presumption that the association willfully failed to comply with this subsection.
- B. A member who is denied access to official records is entitled to the actual damages or minimum damages for the association's willful failure to comply with this subsection. The minimum damages are to be \$50 per calendar day up to 10 days, the calculation to begin on the 11th business day after receipt of the written request.
- C. The association may adopt reasonable written rules governing the frequency, time, location, notice, records to be inspected, and manner of inspections, but may not impose a requirement that an owner demonstrate any proper purpose for the inspection, state any reason for the inspection, or limit an owner's right to inspect records to less than one 8-hour business day per month. The association may impose fees to cover the costs of providing copies of the official records, including, without limitation, the costs of copying. The association may charge up to 50 cents per page for copies made on the association's photocopier. If the association does not have a photocopy machine available where the records are kept, or if the records requested to be copied exceed 25 pages in length, the association may have copies made by an outside vendor and may charge the actual cost of copying. The association shall maintain an adequate number of copies of the recorded governing documents, to ensure their availability to members and prospective members. Notwithstanding the provisions of this paragraph, the following records shall not be accessible to owners:
 - 1. Any record protected by the lawyer-client privilege as described in s. 90.502 and any record protected by the work-product privilege, including, but not limited to, any record prepared by an association attorney or prepared at the attorney's express direction which reflects a mental impression, conclusion, litigation strategy, or legal theory of the attorney or the association and was prepared exclusively for civil or criminal litigation or for adversarial administrative proceedings or which was prepared in anticipation of imminent civil or criminal litigation or imminent adversarial administrative proceedings until the conclusion of the litigation or adversarial administrative proceedings.
 - 2. Information obtained by an association in connection with the approval of the lease, sale, or other transfer of a parcel.
 - 3. Disciplinary, health, insurance, and personnel records of the association's employees.

4. Medical records of owners or community residents.

D. Inspection Process:

1. A written request must be submitted for inspection of association records.
2. The request must specify what records are to be inspected.
3. Inspection time is limited to one (1) eight (8) hour business day. Association business hours are from 9:00 AM to 5:00 PM, Monday through Friday.
4. A Board member or designee may accompany the requester and remain with the requester during the inspection.
5. Official records are specified in Florida Statute 720.303 (4).

ARTICLE IX

COMMITTEES

- 9.1 The Board of Directors shall, by resolution, appoint committees as deemed appropriate in carrying out its purpose.
- 9.2 Meetings of a committee to take final action on behalf of the Board of Directors or the Association or to make recommendations to the Board of Directors regarding the association budget are subject to the requirements of Article 4.5 of these Bylaws. Meetings of a committee that does not take final action on behalf of the Board of Directors, the Association or make recommendations to the Board of Directors regarding the association budget are exempt from this requirement.
- 9.3 All committees must keep minutes of their meetings.
- 9.4 Nominating Committee:
 - A. The Board of Directors shall appoint a Nominating Committee at the monthly meeting following the annual meeting. Current board members are eligible for this committee.
 - B. The committee shall be chaired by a board member.

- C. In addition to the chair, the committee shall consist of two (2) association members. Each committee member shall serve until the conclusion of the annual meeting at which the scheduled election is held.
- D. The committee shall be responsible for compiling the list of Board of Directors nominees for presentation to the voting membership. This list shall be presented to the Board forty-five (45) days prior to the date of the annual meeting at which the election is to be held so a ballot may be prepared.
- E. Members shall still be able to nominate themselves from the floor at the annual meeting where the election is held.
- F. Nominees may prepare short resumes for distribution to the voting membership. Resumes shall not be edited or altered by the committee, but presented as submitted by the nominee; the association is not liable for the contents of the resumes.

9.4 Social Committee:

- A. The Social Committee and its chair shall be appointed by the Board.
- B. The Social Committee shall have total responsibility for organizing and conducting the association summer picnic and the 'trash to treasure' sale. The committee shall gather required volunteers, determine dates for events, obtain any necessary permits and material and supplies, arrange the site for required activities and provide members with notices of the events. The committee shall have a budget set by the board for the events and shall provide receipts for all expenses. Any surplus from an event will be returned to the treasury. The committee shall make monthly or bi-monthly reports to the Board of their activity. The committee serves at the pleasure of the Board.

9.5 A Sunshine Committee will operate as part of the Social Committee and shall, as appropriate, send cards and flowers to community members in need.

9.6 Welcoming Committee:

- A. The Welcoming Committee shall be appointed by the Board.
- B. The Welcoming Committee shall have responsibility to contact each new owner of a property (lot/home) when a deed transfer takes place. The committee shall have a budget set by the Board and shall provide receipts for all expenses. They shall express the Association's pleasure in having them in the community and provide local information and a gift basket. The Welcoming Committee serves at the pleasure of the Board.

9.7 Architectural Control Board (ACB):

- A. ACB members and their chair shall be appointed by the Board and serve at the pleasure of the Board.
- B. The ACB will be responsible for following the process and criteria as specified in all the governing documents of the Cambridge Greens of Citrus Hills Property Owners Association.

C. **Property Owner Appeals Procedure for Denied ACB Applications**

The property owner has 30 days to file an appeal with the Board of Directors. It must be submitted in writing and should contain (as a minimum): any and all specified drawings, a detailed explanation as to why the property owner feels the decision should be reversed and any other information or data that the property owner believes will help in the appeals process.

Upon receipt of said application, the Board will review the matter at its next scheduled meeting and appoint 2 directors to meet with the property owner (and his designees) to discuss the matter further. The appointed directors may also meet with ACB members in an effort to gain more information and understanding for the denied application.

The 2 directors shall present their findings at the next scheduled board meeting and the Board shall rule on the appeal at that time.

If the appeal is denied, the owner has the right to utilize the FL statutes governing Property Owners Associations. The owner is responsible for his costs and will not be reimbursed by the Association.

- D. In the absence of a quorum, two (2) ACB members may conduct business and approve requests with review and signature of any serving director. A director may not participate in the appeals process for any request s/he has signed.

ARTICLE X

ELECTIONS

- 10.1 Election of Directors shall be by written ballots of the membership. Proxies shall be permitted in the election of the Directors.
- 10.2 Not less than thirty (30) days before a scheduled election, the association shall mail or deliver, whether by separate association mailing or included in another association mailing or delivery, to each member entitled to vote a notice of the date of election along with a ballot which shall list (alphabetically) all candidates known at that time and a proxy. This notice shall also include notice when the votes are to be counted. Members may mail or bring their ballot to the meeting.

- 10.3 Members may nominate themselves from the floor at the scheduled election. The time for these nominations and casting of votes for these nominations shall be shown on the meeting agenda.
- 10.4 Elections shall be decided by a plurality of those ballots cast. There shall be no quorum requirement for elections; however, at least twenty (20) percent of the eligible voters must cast votes in order to have a valid election of members of the board.

ARTICLE XI

DISCLOSURE SUMMARY

- 11.1 Every owner in Cambridge Greens of Citrus Hills Property Owners Association is solely responsible to provide the 'Disclosure Summary' required by current and/or changed or amended Florida Statutes, Chapter 720.401.

ARTICLE XII

ASSESSMENTS

- 12.1 As more fully provided in the Declaration, each owner is obligated to pay all Association Annual and Special Assessments.
- 12.2 Assessments shall be due on an annual basis. Due date shall be the 31st of January of each new budget year.
- 12.3 The Association shall charge a late fee of \$25 and interest at the highest rate permitted by law for payment of assessments thirty (30) days past the due date.

ARTICLE XIII

ENFORCEMENT

- 13.1 The failure of the Association to enforce any of the governing documents, or to remedy any violation thereof, at any time, or from time to time, shall not constitute a waiver by the Association of those or other provisions of the governing documents.
- 13.2 Each member and the member's tenants, guests, and invitees, are governed by, and must comply with, the governing documents of the community.

- 13.3 Remedies/Fines shall follow Florida Statute 720.305. The Statute provides for the following. The Association may levy reasonable fines, not to exceed \$100 per violation, against any member or any tenant, guest, or invitee for a violation of any of the governing documents requirements. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, except that no such fine shall exceed \$1,000 in the aggregate unless otherwise provided in the governing documents. The Association may place a lien on a property for fines totaling \$1,000. In any action to recover a fine, the prevailing party is entitled to collect its reasonable attorney's fees and costs from the non-prevailing party as determined by the court. The Association may suspend use rights, including voting rights, of a property owner whose fine is delinquent more than 90 days.

A fine or suspension may not be imposed without notice of at least 14 days to the person sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed.

- 13.4 The requirements of this subsection do not apply to any member because of the failure of the member to pay assessments or other charges when due.

The Association shall have the right to recover from the violating Owner all costs, including reasonable attorneys' fees and costs, incurred by it in any action to enforce any term, condition, restriction or covenant contained in the governing documents, including those incurred prior to judicial proceedings and appellate proceedings.

ARTICLE XIV

INDEMNIFICATION

- 14.1 The Association shall indemnify and hold harmless each director and officer of the Association from any liability, loss claim, action or suit, including but not limited to attorneys' fees and costs arising from or by virtue of any action, except willful or gross malfeasance or misfeasance, taken or failure to take into action relative to their service as such director or officer.

ARTICLE XV

AMENDMENTS

- 15.1 These By-Laws may be amended, by vote of a majority of the Board of Directors; provided, however, the provisions which are governed by the Articles of

Incorporation of this Association may not be amended except as provided in the Articles of Incorporation or applicable law and provided further that any matters stated herein to be or which are in fact governed by the Declaration may not be amended except as provided in such declaration.

- 15.2 In case of conflict between the Articles of Incorporation and these By-Laws, the Articles shall control, and in case of any conflict between the Declaration and these By-laws, the Declaration shall control.

ARTICLE XVI

Communications to Members

- 16.1 The Association website and/or Channel 97 will be the primary communication vehicles for the Cambridge Greens Property Owners Association. All required meeting notices, document changes and other relevant information will be communicated in this way. Property owners will have the option of downloading information from the website or contacting Village Services, Inc. for copies.

ARTICLE XVII

LEASE RESTRICTIONS

All leases, rentals and occupancy of homes by persons other than the owner shall be governed by the following provisions:

- 17.1 Renters, tenants, occupants and guests are required to comply with all applicable Association documents and guidelines, vis-a-vis property care and maintenance in particular. Owners, per Restrictive Covenant 2.13, have ultimate responsibility for compliance.
- 17.2 No owner may rent his/her real property for a period less than six (6) months. No individual rooms may be rented whether as a 'bed and breakfast' arrangement or otherwise.
- 17.3 Owners are requested to furnish the name and contact information of renters to the Association so that governing documents can be provided and they can be welcomed to the community.
- 17.4 Any violation of any provision of the governing documents is the obligation of the property owner to correct.
- 17.5 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.
- 17.6 The Association may promulgate rules and forms to comply with the foregoing.

EXHIBIT 8

- (a) List of Parcel Owners, Parcel Addresses and Legal Description of each parcel.
- (b) Graphic depiction of the parcels as shown on the Plat Maps recorded in the Public Records of Citrus County, Florida at Official Records Plat Book 13, Pages 119-124.

EXHIBIT 8(a)

List of Parcel Owners, Parcel Addresses and Legal Description of each parcel.

CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC.
LIST OF PARCEL OWNERS, PARCEL ADDRESSES AND LEGAL DESCRIPTIONS
PLAT BOOK 13, PAGES 119-124, CITRUS COUNTY FLORIDA
[SORTED BY LEGAL DESCRIPTION]

Altkey #	Legal Descript	Parcel Owners of Record	Parcel	Address: Inverness FL 34453
2533226	BLK 1 LOT 1	GOETZKE PAMELA JEAN / CAMPBELL JOSEPH G	1409	E HARTFORD ST
2533234	BLK 1 LOT 2	DUBOVENKO PETER JR	1439	E HARTFORD ST
2533242	BLK 1 LOT 3	TORRES RAFAEL / LOPEZ MARYORIE	1455	E HARTFORD ST
2533251	BLK 1 LOT 4	OSBORNE CECIL	1461	E HARTFORD ST
2533269	BLK 1 LOT 5	ALBRIGHT JOHN RUSSELL / JANITA OLENE ALBRIGHT	1483	E HARTFORD ST
2533277	BLK 1 LOT 6	WOODCOCK FAITH B	1501	E HARTFORD ST
2533285	BLK 1 LOT 7	SCHMALSTIG GEORGE III / SCHMALSTIG REBECCA	1521	E HARTFORD ST
2533293	BLK 1 LOT 8	RODTS ERIC M / RODTS CYNTHIA K RODTS, REV TR	1415	E ST JAMES LOOP
2533307	BLK 1 LOT 9	CITRUS HILLS CONSTRUCTION LLC by Eric D Abel, VP	1421	E ST JAMES LOOP
2533315	BLK 1 LOT 10	KELLEY ROBERT J JR / KELLEY DEBBIE LEIGH	1429	E ST JAMES LOOP
2533323	BLK 1 LOT 11	GODFREY HEATHER	1437	E ST JAMES LOOP
2533331	BLK 1 LOT 12	COLPRO LLC	1443	E ST JAMES LOOP
2533340	BLK 1 LOT 13	BLAKESLEE PAUL R / CORTES WANDA I, TRUST	1451	E ST JAMES LOOP
2533358	BLK 1 LOT 14	BYRAM CAROLYN F	1457	E ST JAMES LOOP
2533366	BLK 1 LOT 15	WOODCOCK FAITH B	1465	E ST JAMES LOOP
2533374	BLK 1 LOT 16	IVES DAVID F / IVES MARIETA F	1471	E ST JAMES LOOP
2533382	BLK 1 LOT 17	GARVIN JANET M	1477	E ST JAMES LOOP
2533391	BLK 1 LOT 18	CITRUS HILLS CONSTRUCTION LLC by Eric D Abel, VP	1485	E ST JAMES LOOP
2533412	BLK 1 LOT 19	TEUTEMACHER JASON M / TEUTEMACHER KATIE L	1495	E ST JAMES LOOP
2533421	BLK 1 LOT 20	HALVORSEN CARROL A L	1505	E ST JAMES LOOP
2533439	BLK 1 LOT 21	JAMMEL MARK / JAMMEL KAREN	1525	E ST JAMES LOOP
2533447	BLK 1 LOT 22	SCHLEGEL JAMES L / SCHLEGEL VICTORIA V	1543	E ST JAMES LOOP
2533455	BLK 1 LOT 23	LAVALIER FRANK M / LAVALIER LORI L	1561	E ST JAMES LOOP
2533471	BLK 1 LOT 24	CARL LORI L / LAVALIER FRANK M	1581	E ST JAMES LOOP
2533480	BLK 1 LOT 25	TANNER JOHN W	1601	E ST JAMES LOOP
2533498	BLK 1 LOT 26	PARRISH MICHAEL STEVEN JR	1621	E ST JAMES LOOP
2533501	BLK 1 LOT 27	ELARTH BRENT W	1641	E ST JAMES LOOP
2533510	BLK 1 LOT 28	WEST PATRICIA M	1657	E ST JAMES LOOP
2533528	BLK 1 LOT 29	MILLER DAVID A	1675	E ST JAMES LOOP
2533536	BLK 1 LOT 30	DATTOMO LOUIS JOHN	1695	E ST JAMES LOOP
2533544	BLK 1 LOT 31	WAPLES NIKKI	1715	E ST JAMES LOOP

Note: This list includes new owners of record who also received the complete Revitalization Package with Exhibits 1 - 8

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Altkey #	Legal Descript	Parcel Owners of Record	Parcel	Address: Inverness FL 34453
2533552	BLK 1 LOT 32	ABBOTT GAIL E	1739	E ST JAMES LOOP
2533561	BLK 1 LOT 33	DAILEY ROBERT L SR / DAILEY LAUREN J	1755	E ST JAMES LOOP
2533579	BLK 1 LOT 34	YI PETER PYONGKI	1799	E ST JAMES LOOP
2533587	BLK 1 LOT 35	YASMENT JOSEPH / YASMENT REGINA	1807	E ST JAMES LOOP
2533595	BLK 1 LOT 36	YASMENT JOSEPH C / YASMENT REGINA E	1815	E ST JAMES LOOP
2533609	BLK 1 LOT 37	OBREBSKI JAN L / OBREBSKI BARBARA	1821	E ST JAMES LOOP
2533617	BLK 1 LOT 38	TOLENTINO AMPARO L / MALINAO CHRISTIAN V G	1827	E ST JAMES LOOP
2533625	BLK 1 LOT 39	WILHELM KAY ANN, TRUSTEE REVOCABLE TR	1835	E ST JAMES LOOP
2533633	BLK 1 LOT 40	CARINO AVEL / CARINO VICKY	1843	E ST JAMES LOOP
2533641	BLK 1 LOT 41	HURTADO RICARDO / CANCINO IGNAMARA	1849	E ST JAMES LOOP
2533650	BLK 1 LOT 42	LUZUNARIS SERGIO L / GONZALEZ VIRGINIA	1855	E ST JAMES LOOP
2533668	BLK 1 LOT 43	SERRIANNE ROBERT J / CHANCE CAROL L	1863	E ST JAMES LOOP
3151887	BLK 1 LOT 44	JORDAN CYNTHIA T	1501	N READING PT
3151887	BLK 1 LOT 45	JORDAN CYNTHIA T	1501	N READING PT
3151887	BLK 1 LOT 46	JORDAN CYNTHIA T	1501	N READING PT
2533706	BLK 1 LOT 47	DININNO SAMUEL / SAMUEL S DININNO REV TR	1459	N READING PT
2533714	BLK 1 LOT 48	KEEGAN PATRICK	1433	N READING PT
2533722	BLK 1 LOT 49	WALLS BRUCE C	1402	N READING PT
2533731	BLK 1 LOT 50	TERENZI ANDY / TERENZI LORI	1416	N READING PT
2533749	BLK 1 LOT 51	PCF VENTURES INC	1428	N READING PT
2533757	BLK 1 LOT 52	PULLIAS KEITH T / PULLIAS COURTNEY M	1444	N READING PT
2533765	BLK 1 LOT 53	THATCHER RICHARD T VI / THATCHER KELLY J	1460	N READING PT
2533773	BLK 1 LOT 54	FREDDIE MEYER LLC	1498	N READING PT
2533781	BLK 1 LOT 55	SCIABA PAUL A	1885	E ST JAMES LOOP
2533790	BLK 1 LOT 56	FAJARDO EDNA M / SAULOG GLORIA F	1891	E ST JAMES LOOP
2533803	BLK 1 LOT 57	MIZE JOHN / MIZE SUSAN	1899	E ST JAMES LOOP
2533811	BLK 1 LOT 58	BUEZA PETER / KLUSZYNSKI DAMIAN	1793	E HARTFORD ST
2533820	BLK 1 LOT 59	OOSTHUIZEN DENISE	1797	E HARTFORD ST
2533838	BLK 1 LOT 60	NORTH JOHN C / MARIA SABRINA NORTH	1799	E HARTFORD ST
2533846	BLK 1 LOT 61	KONGQUEE MILTON G	1809	E HARTFORD ST
2533854	BLK 1 LOT 62	BARRETT DONALD R	1831	E HARTFORD ST

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2533862	BLK 1 LOT 63	TRAVER DUANE MICHAEL	1853	E HARTFORD ST
2533871	BLK 1 LOT 64	PARE STEPHEN F	1885	E HARTFORD ST
2533889	BLK 2 LOT 1	BOOKER WILLIAM P	1689	E PACIFIC LN
2533897	BLK 2 LOT 2	ABELLOS ENTERPRISE GROUP LLC	1677	E PACIFIC LN
2533901	BLK 2 LOT 3	FURTADO JOSE	1653	E PACIFIC LN
2533919	BLK 2 LOT 4	DAMIANO CYNTHIA	1631	E PACIFIC LN
2533927	BLK 2 LOT 5	JURMAN NEIL / JURMAN VIRGINIA	1617	E PACIFIC LN
2533935	BLK 2 LOT 6	WOYTHALER MICHAEL P / WOYTHALER MARIA A	1597	E PACIFIC LN
2533943	BLK 2 LOT 7	O'CONNOR THOMAS J / O'CONNOR JENNIFER L	1575	E PACIFIC LN
2533951	BLK 2 LOT 8	HUTTLIN D LOUIS JR / HUTTLIN KATHLEEN THERESA	1553	E PACIFIC LN
2533960	BLK 2 LOT 9	NOA HAROLD R / NOA MARY LINETTE	1412	E ST JAMES LOOP
2533978	BLK 2 LOT 10	PRESSING ANDREW RICHARD	1414	E ST JAMES LOOP
2533986	BLK 2 LOT 11	HEIDET MATTHEW R	1418	E ST JAMES LOOP
2533994	BLK 2 LOT 12	PUYLARA CARL A JR / PUYLARA SUSAN M	1446	E ST JAMES LOOP
2534001	BLK 2 LOT 13	WHITE CAROLE J / WHITE KRISTI LYN	1462	E ST JAMES LOOP
2534010	BLK 2 LOT 14	LAROCHELLE TREVA	1498	E ST JAMES LOOP
2534028	BLK 2 LOT 15	PERRIN DONALD F	1506	E ST JAMES LOOP
2534036	BLK 2 LOT 16	HAGEN ERIC / HAGEN TAMY	1528	E ST JAMES LOOP
2534044	BLK 2 LOT 17	KHOURI LINA	1552	E ST JAMES LOOP
2534052	BLK 2 LOT 18	MAY THOMAS E / MAY MARTHA CARTEY HUBER	1574	E ST JAMES LOOP
2534061	BLK 2 LOT 19	MARINELLO THERESA M	1590	E ST JAMES LOOP
2534079	BLK 2 LOT 20	PEQUEEN JERRY L / PEQUEEN CYNTHIA L	1608	E ST JAMES LOOP
2534087	BLK 2 LOT 21	MKHWANE ERNEST T	1626	E ST JAMES LOOP
2534095	BLK 2 LOT 22	RIDEN MARK FRANCIS / RIDEN LOUISE M	1648	E ST JAMES LOOP
2534109	BLK 2 LOT 23	BRIGMOND CONSTRUCTION INC	1664	E ST JAMES LOOP
2534117	BLK 2 LOT 24	MEISTER JAMES W	1688	E ST JAMES LOOP
2534125	BLK 2 LOT 25	BELANGER GENE R / BELANGER LINDA A	1704	E ST JAMES LOOP
2534133	BLK 2 LOT 26	MACKENZIE KENT	1642	N BALTIC TER
2534141	BLK 2 LOT 27	CITRUS HILLS CONSTRUCTION LLC by Eric D Abel, VP	1620	N BALTIC TER
2534150	BLK 2 LOT 28	PIORECKI RAYMOND S / PIORECKI KATHLEEN A	1604	N BALTIC TER
2534168	BLK 2 LOT 29	WHEELER PHILIP G / WHEELER BARBARA A	1580	N BALTIC TER

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2534176	BLK 2 LOT 30	FASCO MICHAEL J / NIEBUHR DAWN A	1715	E PACIFIC LN
2534184	BLK 3 LOT 1	JOHNSON ALLEN J / JOHNSON BARBARA A	1551	N BALTIC TER
2534192	BLK 3 LOT 2	U.M.I. CAPITAL LLC	1573	N BALTIC TER
2534206	BLK 3 LOT 3	LAUER MARTIN H / LAUER MATTHEW M	1595	N BALTIC TER
2534214	BLK 3 LOT 4	HURTADO RICARDO	1603	N BALTIC TER
2534222	BLK 3 LOT 5	EDWARDS WILLIE CAROLYN ALLEN	1611	N BALTIC TER
2534231	BLK 3 LOT 6	CITRUS HILLS CONSTRUCTION LLC by Eric D Abel, VP	1637	N BALTIC TER
2534249	BLK 3 LOT 7	MORALES CORAZON D / CORAZON D MORALES TR	1820	E ST JAMES LOOP
2534257	BLK 3 LOT 8	AGUIRRE DAVID	1836	E ST JAMES LOOP
2534265	BLK 3 LOT 9	FITZPATRICK PATRICK S JR / FITZPATRICK ALYSE	1844	E ST JAMES LOOP
2534273	BLK 3 LOT 10	STEPANIAN FATHER DARON	1850	E ST JAMES LOOP
2534281	BLK 3 LOT 11	KELLUM QUDELL / KELLUM BETTY J	1860	E ST JAMES LOOP
2534290	BLK 3 LOT 12	SHATTLER LESTER III / SHATTLER BARBARA C	1872	E ST JAMES LOOP
2534303	BLK 3 LOT 13	STIGLER ANTON E	1876	E ST JAMES LOOP
2534311	BLK 3 LOT 14	CASCOLAN JAIME G	1797	E PACIFIC LN
2534320	BLK 4 LOT 1	LESLIE WILLIAM P	1898	E ST JAMES LOOP
2534338	BLK 4 LOT 2	MONDELLO SALVATORE A	1709	E HARTFORD ST
2534346	BLK 4 LOT 3	MORALES ALEXANDER / PARSLEY ELIZABETH	1693	E HARTFORD ST
2534354	BLK 4 LOT 4	MONTISANO KAROLY G	1671	E HARTFORD ST
3282730	BLK 4 LOT 5	LE BLANC ROGER / LE BLANC MURIELLE	1653	E HARTFORD ST
3282730	BLK 4 LOT 6	LE BLANC ROGER / LE BLANC MURIELLE	1653	E HARTFORD ST
2534389	BLK 4 LOT 7	NOVITA JACK J / NOVITA SUSAN H	1615	E HARTFORD ST
2534397	BLK 4 LOT 8	KELLY THOMAS M JR	1597	E HARTFORD ST
2534401	BLK 4 LOT 9	CLEMENT KERRY J	1577	E HARTFORD ST
2534419	BLK 4 LOT 10	MEYER DEBRA ANN	1559	E HARTFORD ST
2534427	BLK 4 LOT 11	STONE NANCY JEAN, TRUSTEE	1550	E PACIFIC LN
2534435	BLK 4 LOT 12	MC CALLA STACY LEANN	1572	E PACIFIC LN
2534443	BLK 4 LOT 13	BOCK ALAN K / BOCK PEGGY A, TRUSTEES	1594	E PACIFIC LN
2534451	BLK 4 LOT 14	GRIMES MICHAEL J / GRIMES CHARITY L	1616	E PACIFIC LN
2534460	BLK 4 LOT 15	NIEBUHR DAWN	1624	E PACIFIC LN
2534478	BLK 4 LOT 16	GRILL GARY / GRILL DEBORAH	1650	E PACIFIC LN

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2534486	BLK 4 LOT 17	PLESNIARSKI WOJCIECH / J MELITA PLESNIARSKI	1672	E PACIFIC LN
2534494	BLK 4 LOT 18	CRUZ RAFAEL	1690	E PACIFIC LN
2534508	BLK 4 LOT 19	DILUZIO ROSE ANN	1710	E PACIFIC LN
2534516	BLK 4 LOT 20	KERNZ JAMES / KERNZ DAWN	1730	E PACIFIC LN
2534524	BLK 4 LOT 21	POLANCO OMAR / MENDIOLA MANUEL	1752	E PACIFIC LN
2534532	BLK 4 LOT 22	PENNA JIMMIE L II / PENNA DEBRA K	1774	E PACIFIC LN
2534541	BLK 4 LOT 23	BEAVERS DAVID M / BEAVERS STACY R	1886	E ST JAMES LOOP
2534559	BLK 5 LOT 1	SHANER RICHARD W JR / SHANER BERNICE S	1410	E HARTFORD ST
2534567	BLK 5 LOT 2	CASEY EMILY	1430	E HARTFORD ST
2534575	BLK 5 LOT 3	ATLANTIC RENOVATION AND CONTRACTING SRVS LLC	1448	E HARTFORD ST
2534583	BLK 5 LOT 4	CARUSO ANGELO / CARUSO SANDRA	1482	E HARTFORD ST
2534591	BLK 5 LOT 5	RUTLEDGE MICHAEL / FANCHER DEBBY	1496	E HARTFORD ST
2534605	BLK 5 LOT 6	PAXSON ELIZABETH	1400	E MONOPOLY LOOP
2534613	BLK 5 LOT 7	SIMARD RAYMOND P / SIMARD DONNA	1406	E MONOPOLY LOOP
3505348	BLK 5 LOT 8	CRAVENS JOHN W	1410	E ORIENTAL CT
3505348	BLK 5 LOT 9	CRAVENS JOHN W	1416	E ORIENTAL CT
3505348	BLK 5 LOT 10	CRAVENS JOHN W	1447	E ORIENTAL CT
3505348	BLK 5 LOT 11	CRAVENS JOHN W	1439	E ORIENTAL CT
3281748	BLK 5 LOT 12	CRAVENS JOHN W	1415	E ORIENTAL CT
3273154	BLK 5 LOT 13	TUCKER MICHAEL LYNDEN / TUCKER GERALDINE ANNE	1409	E ORIENTAL CT
3273166	BLK 5 LOT 14	RUMMEL EDWARD B / RUMMEL GEORGIA L	1412	E ORIENTAL CT
2964880	BLK 5 LOT 15	RUMMEL EDWARD B	1418	E ORIENTAL CT
2534702	BLK 5 LOT 16	RUMMEL EDWARD B	1424	E MONOPOLY LOOP
2534711	BLK 5 LOT 17	QUARTON ELAINE B / BOSZAK LEE D	1430	E MONOPOLY LOOP
2534729	BLK 5 LOT 18	MCGINLEY THERESA ANN / SCHOEBEN MICHAEL G	1436	E MONOPOLY LOOP
2534737	BLK 5 LOT 19	WICKENHEISER WALTER R	1440	E MONOPOLY LOOP
2534745	BLK 5 LOT 20	FFRENCH COLLEEN	1448	E MONOPOLY LOOP
2534753	BLK 5 LOT 21	COKDEGERLI MEHMET	1454	E MONOPOLY LOOP
2534761	BLK 5 LOT 22	COSTA ANGELA	1460	E MONOPOLY LOOP
2534770	BLK 5 LOT 23	RASBURY MATTHEW / EME JACQUELINE	1466	E MONOPOLY LOOP
2534788	BLK 5 LOT 24	INGLIS JOHN J / INGLIS CAROL A TRUSTEES JT REV TR	1472	E MONOPOLY LOOP

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Altkey #	Legal Descript	Parcel Owners of Record	Parcel	Address: Inverness FL 34453
2534796	BLK 5 LOT 25	BOWER DANIEL MARK / KBOWER ANNE MARIE	1478	E MONOPOLY LOOP
2534800	BLK 5 LOT 26	SAVAGE JOHN A / SAVAGE MARGARET W	1484	E MONOPOLY LOOP
2534818	BLK 5 LOT 27	BREAULT AUGUSTE / BREAULT MARY ANDERSON	1492	E MONOPOLY LOOP
2534826	BLK 5 LOT 28	HERSH WARREN A / HERSH DONNA J	1500	E MONOPOLY LOOP
2534834	BLK 5 LOT 29	DESIMONI CARLO / DESIMONI RITTA	1508	E MONOPOLY LOOP
2534842	BLK 5 LOT 30	GREGORY ZORA WILLIAM	1518	E MONOPOLY LOOP
2534851	BLK 5 LOT 31	THOMAS ALLAN / SEICH MICHAEL G	1526	E MONOPOLY LOOP
2534869	BLK 6 LOT 1	GRATTON PATRICIA A	1667	E VENTNOR LN
2534877	BLK 6 LOT 2	BROWN JAMES E / BROWN BELINDA	1645	E VENTNOR LN
2534885	BLK 6 LOT 3	DEBUSK JOHN D	1623	E VENTNOR LN
2534893	BLK 6 LOT 4	SMITH THOMAS / SMITH SUSAN	1601	E VENTNOR LN
2534907	BLK 6 LOT 5	MORRISON DONALD H / MORRISON CHRISTINE K	1579	E VENTNOR LN
2534915	BLK 6 LOT 6	FULFORD FAMILY REV TRUST DATED JULY 23 2019	1563	E VENTNOR LN
2534923	BLK 6 LOT 7	RADLEY JEFFREY / RADLEY CRAIG	1537	E VENTNOR LN
2534931	BLK 6 LOT 8	BARMORE DOUGLAS A / BARMORE KATHLEEN P	1556	E HARTFORD ST
2534940	BLK 6 LOT 9	BARMORE DOUGLAS A / BARMORE KATHLEEN P	1572	E HARTFORD ST
2534958	BLK 6 LOT 10	BRUNZIE MARY R / WEBER ANN L	1590	E HARTFORD ST
2534966	BLK 6 LOT 11	ANDERSON ERNA	1604	E HARTFORD ST
2534974	BLK 6 LOT 12	FERRANTE RITA	1618	E HARTFORD ST
2534982	BLK 6 LOT 13	BROWN JAMES E / BROWN BELINDA L	1650	E HARTFORD ST
2534991	BLK 6 LOT 14	BROWN PETER / CUDO ELIZABETH	1660	E HARTFORD ST
2535008	BLK 6 LOT 15	RODRIQUEZ JOSE ENRIQUE JR	1700	E HARTFORD ST
2535016	BLK 7 LOT 1	BALLO LORI	1230	N MEDITERRANEAN WAY
2535024	BLK 7 LOT 2	YOUNG ROGER O / YOUNG BARBARA	1605	E ST CHARLES PL
2535032	BLK 7 LOT 3	MESSINA MARIANNE / MARIANNE MESSINA LIVING TRUST	1599	E ST CHARLES PL
2535041	BLK 7 LOT 4	ROCK JOHN / ROCK LOURDES BARBARA	1585	E ST CHARLES PL
2535059	BLK 7 LOT 5	LUZ FRANK A / DEVINE TODD	1573	E ST CHARLES PL
2535067	BLK 7 LOT 6	CHANG FWU MEI	1557	E ST CHARLES PL
2535075	BLK 7 LOT 7	CITRUS HILLS CONSTRUCTION LLC by Eric D Abel, VP	1525	E ST CHARLES PL
2535083	BLK 7 LOT 8	KGMGP LLC	1491	E ST CHARLES PL
2535091	BLK 7 LOT 9	HERITAGE CENTERS II LLC	1473	E ST CHARLES PL

Note: This list includes new owners of record who also received the complete Revitalization Package with Exhibits 1 - 8

CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC.
LIST OF PARCEL OWNERS, PARCEL ADDRESSES AND LEGAL DESCRIPTIONS
PLAT BOOK 13, PAGES 119-124, CITRUS COUNTY FLORIDA
[SORTED BY LEGAL DESCRIPTION]

Altkey #	Legal Descript	Parcel Owners of Record	Parcel	Address: Inverness FL 34453
2535105	BLK 7 LOT 10	HOSIER SCOTT C / HOSIER ARLENE A	1421	E MONOPOLY LOOP
2535113	BLK 7 LOT 11	LINDSTROM JEFFREY D / LINDSTROM CHERYL S	1578	E VENTNOR LN
2535121	BLK 7 LOT 12	JOERRES ADAM JOSEPH / JOERRES SARAH ANNE	1592	E VENTNOR LN
2535130	BLK 7 LOT 13	MCSHARRY MICHAEL P / MCSHARRY TONI ANN	1614	E VENTNOR LN
2535148	BLK 7 LOT 14	RYDZEWSKI ARLINE	1344	N MEDITERRANEAN WAY
2535156	BLK 7 LOT 15	BRUNETTO THOMAS / BRUNETTO MAGUY	1318	N MEDITERRANEAN WAY
2535164	BLK 7 LOT 16	U.M.I. CAPITAL LLC	1302	N MEDITERRANEAN WAY
2535172	BLK 7 LOT 17	SCHOENHARDT DIANE M	1272	N MEDITERRANEAN WAY
2535181	BLK 8 LOT 1	LAURETANO MARK A / LAURETANO KATHLEEN W	1186	N MEDITERRANEAN WAY
2535199	BLK 8 LOT 2	CAZZARA GLORIA J / CAZZARA MARY M	1166	N MEDITERRANEAN WAY
2535202	BLK 8 LOT 3	BUSH RUSSELL L / BUSH JEAN M	1156	N MEDITERRANEAN WAY
2535211	BLK 8 LOT 4	MARINO ANTHONY / MARINO IRENE	1124	N MEDITERRANEAN WAY
2535229	BLK 8 LOT 5	BARMORE JANICE	1112	N MEDITERRANEAN WAY
2535237	BLK 8 LOT 6	EDWARDS MICHAEL G / EDWARDS BIENEFER S	1102	N MEDITERRANEAN WAY
2535245	BLK 8 LOT 7	SENDRA ROBERT J / SENDRA JUDITH H	1475	E MONOPOLY LOOP
2535253	BLK 8 LOT 8	GIPSON EMILY	1469	E MONOPOLY LOOP
2535261	BLK 8 LOT 9	HURLEY HERBERT / HURLEY JESSICA	1463	E MONOPOLY LOOP
2535270	BLK 8 LOT 10	ROCKWELL RICHARD / ROCKWELL PATRICIA	1451	E MONOPOLY LOOP
2535288	BLK 8 LOT 11	JACKSON WELTON C / FFRENCH COLLEEN	1445	E MONOPOLY LOOP
2535296	BLK 8 LOT 12	CITRUS HILLS CONSTRUCTION LLC by Eric D Abel, VP	1443	E MONOPOLY LOOP
2535300	BLK 8 LOT 13	BOECKE DIANE L	1520	E ST CHARLES PL
2535318	BLK 8 LOT 14	CONTOIS DENNIS R / CONTOIS JANE M, CONTOIS TR	1548	E ST CHARLES PL
2535334	BLK 8 LOT 15	MC MILLIN JEFFREY C / MC MILLIN BRENDA L	1566	E ST CHARLES PL
2535342	BLK 8 LOT 16	BUCHANSKY DANIELLE LABELLA	1584	E ST CHARLES PL
2535351	BLK 8 LOT 17	MANN SERGE J / MANN SANDRA J	1204	N MEDITERRANEAN WAY
2535369	BLK 9 LOT 1	STRAUTS KRISTAPS / STRAUTS CATALINA MARIA	1358	N CHANCE WAY
2535377	BLK 9 LOT 2	CHAMBE DEBRA M / CHAMBE BRIAN R	1336	N CHANCE WAY
2535385	BLK 9 LOT 3	COTRONE JOHN DONALD / COTRONE GLENDA PAULA	1322	N CHANCE WAY
2535393	BLK 9 LOT 4	COTRONE JOHN DONALD / COTRONE GLENDA PAULA	1314	N CHANCE WAY
2535407	BLK 9 LOT 5	KEANE ELSIE T / BLAKE THERESA K	1298	N CHANCE WAY
2535415	BLK 9 LOT 6	BOQUIREN ALBERTO U	1274	N CHANCE WAY

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CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC.
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[SORTED BY LEGAL DESCRIPTION]

Altkey #	Legal Descript	Parcel Owners of Record	Parcel	Address: Inverness FL 34453
2535423	BLK 9 LOT 7	J AND P PROPERTY HOLDINGS LLC	1256	N CHANCE WAY
2535431	BLK 9 LOT 8	PARIS KENNETH H / PARIS JUNE M	1232	N CHANCE WAY
2535440	BLK 9 LOT 9	BLACKSTOCK JACOB A / BLACKSTOCK MEGAN N	1218	N CHANCE WAY
2535466	BLK 9 LOT 10	BERBERIAN KEVORK A / BERBERIAN LUCIA	1176	N CHANCE WAY
2535474	BLK 9 LOT 11	DEVINE SHIRLEY A	1168	N CHANCE WAY
3527394	BLK 9 LOT 12	GILLEY EWELL VERNON / GILLEY DONNA HATTER	1681	E ST CHARLES PL
3527394	BLK 9 LOT 13	GILLEY EWELL VERNON / GILLEY DONNA HATTER	1681	E ST CHARLES PL
2535504	BLK 9 LOT 14	ADOLFSSON ELISABETH / ADOLFSSON PER-ERIC I	1643	E ST CHARLES PL
2535512	BLK 9 LOT 15	MERRILL BOBBIE R / SZABO TONI	1283	N MEDITERRANEAN WAY
2535521	BLK 9 LOT 16	LYNCH WILLIAM JEFFREY / LYNCH MARIA	1295	N MEDITERRANEAN WAY
2535539	BLK 9 LOT 17	U.M.I. CAPITAL LLC	1315	N MEDITERRANEAN WAY
2535547	BLK 9 LOT 18	COTRONE JOHN DONALD / COTRONE GLENDA PAULA	1329	N MEDITERRANEAN WAY
2535555	BLK 9 LOT 19	SHOEMAKER GEOFFREY M / SHOEMAKER CAROL A	1351	N MEDITERRANEAN WAY
2535563	BLK 9 LOT 20	HERITAGE CENTERS II LLC	1373	N MEDITERRANEAN WAY
2535571	BLK 9 LOT 21	WHITE ROBERT / WHITE MARIAN	1387	N MEDITERRANEAN WAY
2535580	BLK 9 LOT 22	WHITE ROBERT B / WHITE MARIAN ANNE	1415	N MEDITERRANEAN WAY
3221290	BLK 10 LOT 1	CAMPBELL NORA / CAMPBELL TREVOR	1682	E ST CHARLES PL
3221290	BLK 10 LOT 2	CAMPBELL NORA / CAMPBELL TREVOR	1682	E ST CHARLES PL
2535610	BLK 10 LOT 3	RODRIGUEZ MIGUEL A JR / RODRIGUEZ SUSAN L	1120	N CHANCE WAY
2535628	BLK 10 LOT 4	HALE ZACHARY T / HALE KRISTIN N	1112	N CHANCE WAY
2535636	BLK 10 LOT 5	SARMIENTO BERNADETTE/SARMIENTO CATHERINE/SARMIENTO M	1096	N CHANCE WAY
2535644	BLK 10 LOT 6	BROOKS ROBERT R II / BROOKS CARMEN V	1086	N CHANCE WAY
2535652	BLK 10 LOT 7	LLORIN VICENTE R / LLORIN BETTY L	1072	N CHANCE WAY
2535661	BLK 10 LOT 8	BIERCZYNSKI BRONISLAW JR / BIERCZYNSKI VICKY B TR	1058	N CHANCE WAY
2535679	BLK 10 LOT 9	BIERCZYNSKI BRONISLAW JR / BIERCZYNSKI VICKY B TR	1058	N CHANCE WAY
2535687	BLK 10 LOT 10	GAVRUN BENJAMIN J / GAVRUN ELIZABETH	1028	N CHANCE WAY
2535695	BLK 10 LOT 11	KGMGP LLC	1002	N CHANCE WAY
2535709	BLK 10 LOT 12	CITRUS HILLS CONSTRUCTION LLC by Eric D Abel, VP	984	N CHANCE WAY
2535717	BLK 10 LOT 13	SALZER ANGELA TRUSTEE / ANGELA SALZER LIV TR	976	N CHANCE WAY
2535725	BLK 10 LOT 14	ROSSELET MICHAEL	958	N CHANCE WAY
2535733	BLK 10 LOT 15	CITRUS HILLS CONSTRUCTION LLC by Eric D Abel, VP	1549	E MONOPOLY LOOP

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[SORTED BY LEGAL DESCRIPTION]

Altkey #	Legal Descript	Parcel Owners of Record	Parcel	Address: Inverness FL 34453
2535741	BLK 10 LOT 16	INGERSON ROY R / INGERSON MARILYN L	1537	E MONOPOLY LOOP
2535750	BLK 10 LOT 17	CITRUS HILLS CONSTRUCTION LLC by Eric D Abel, VP	1527	E MONOPOLY LOOP
2535768	BLK 10 LOT 18	BOULAY ROBERT J	1517	E MONOPOLY LOOP
2535776	BLK 10 LOT 19	LEIGHTON R STEPHEN / LEIGHTON DONNA T	1101	N MEDITERRANEAN WAY
2535784	BLK 10 LOT 20	DAILY PAUL	1105	N MEDITERRANEAN WAY
2535792	BLK 10 LOT 21	HALL JENNIFER GAYE	1111	N MEDITERRANEAN WAY
2535806	BLK 10 LOT 22	RYBALKO ANDRZEJ / JAHN-RYBALKO IWONA	1125	N MEDITERRANEAN WAY
2535814	BLK 10 LOT 23	SEAGRAVES JERRY	1139	N MEDITERRANEAN WAY
2535822	BLK 10 LOT 24	LEDBETTER GARY C / LEDBETTER PATRICIA I	1155	N MEDITERRANEAN WAY
2535831	BLK 10 LOT 25	GENER GREGORIO P / GENER IMELDA S, TRUSTEES	1167	N MEDITERRANEAN WAY
2535849	BLK 10 LOT 26	RICH FRANK	1183	N MEDITERRANEAN WAY
2535857	BLK 10 LOT 27	THORPE MARLENA K	1189	N MEDITERRANEAN WAY
2535865	BLK 10 LOT 28	SMITH JOHN G / SMITH MARY J	1197	N MEDITERRANEAN WAY
2535873	BLK 10 LOT 29	MURRAY ROBERT / MURRAY JOAN	1642	E ST CHARLES PL
2535881	BLK 11 LOT 1	JOHNSTON CHRISTOPHER ALLEN	1834	E HARTFORD ST
2535890	BLK 11 LOT 27	VILORIA BENIGNO P	1575	E MONOPOLY LOOP
2535903	BLK 11 LOT 28	CLARKE GERALD A / CLARKE PAMELA L	991	N CHANCE WAY
2535911	BLK 11 LOT 29	TUROWSKI PETER F	1009	N CHANCE WAY
2535920	BLK 11 LOT 30	CHESSER ALCUS W / CHESSER DAVE DE MIRE	1029	N CHANCE WAY
3461908	BLK 11 LOT 31	BANK OF AMERICA NA, TRE; AUBREY PALIOTTI TRE	1067	N CHANCE WAY
3461908	BLK 11 LOT 32	BANK OF AMERICA NA, TRE; AUBREY PALIOTTI TRE	1067	N CHANCE WAY
2535954	BLK 11 LOT 33	BURKE MARJORIE M	1089	N CHANCE WAY
2535962	BLK 11 LOT 34	DIEGO CARLOS R / DIEGO MARISOL	1105	N CHANCE WAY
2535971	BLK 11 LOT 35	FORD ROBERT H / FORD ELAINE M	1121	N CHANCE WAY
2535989	BLK 11 LOT 36	CZERWINSKI MICHAEL G	1129	N CHANCE WAY
2535997	BLK 11 LOT 37	CITRUS HILLS CONSTRUCTION LLC by Eric D Abel, VP	1139	N CHANCE WAY
2536004	BLK 11 LOT 38	CITRUS HILLS CONSTRUCTION LLC by Eric D Abel, VP	1147	N CHANCE WAY
2536012	BLK 11 LOT 39	EPPLER RYAN	1157	N CHANCE WAY
2536021	BLK 11 LOT 40	CITRUS HILLS CONSTRUCTION LLC by Eric D Abel, VP	1165	N CHANCE WAY
2536039	BLK 11 LOT 41	SLEEMAN BETSY M	1173	N CHANCE WAY
2536047	BLK 11 LOT 42	WORRALL JANET D	1183	N CHANCE WAY

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PLAT BOOK 13, PAGES 119-124, CITRUS COUNTY FLORIDA
[SORTED BY LEGAL DESCRIPTION]

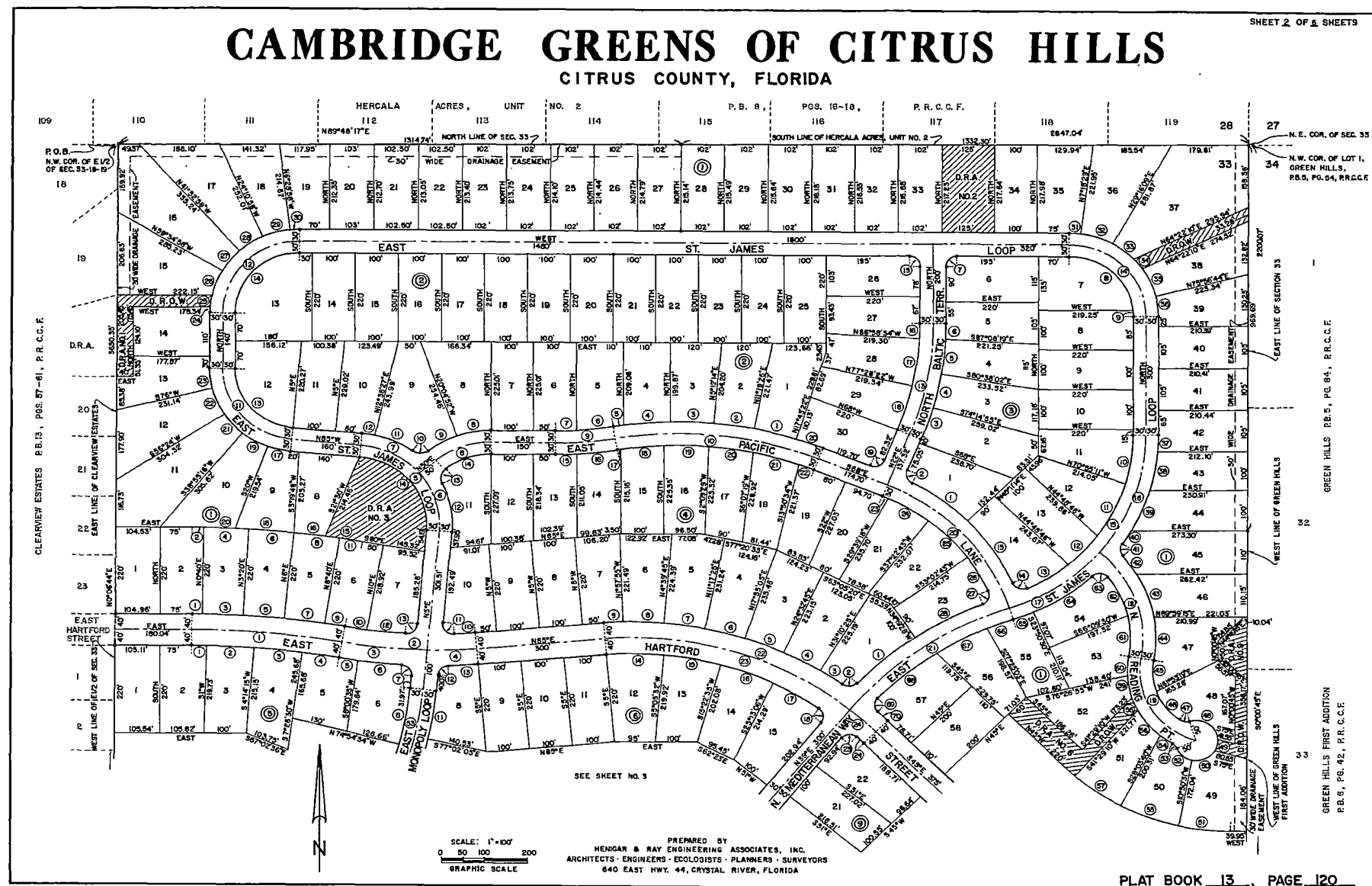
Altkey #	Legal Descript	Parcel Owners of Record	Parcel	Address: Inverness FL 34453
2536055	BLK 11 LOT 43	SAEIJIS MATTHIEU HENDRICUS	1191	N CHANCE WAY
2536063	BLK 11 LOT 44	KLINE DOUGLAS / KLINE SHARON	1207	N CHANCE WAY
3449771	BLK 11 LOT 45	CHILDS PATRICK LEE / CHILDS RAINA DEE	1233	N CHANCE WAY
3449771	BLK 11 LOT 46	CHILDS PATRICK LEE / CHILDS RAINA DEE	1233	N CHANCE WAY
2536098	BLK 11 LOT 47	HART MARION CLAYTON III / HART NANCY V	1267	N CHANCE WAY
2536101	BLK 11 LOT 48	VILLAR FILIPINAS P	1285	N CHANCE WAY
3398923	BLK 11 LOT 49	CORCORAN ROBERT J / CORCORAN CYNTHIA J	1345	N CHANCE WAY
3398923	BLK 11 LOT 50	CORCORAN ROBERT J / CORCORAN CYNTHIA J	1345	N CHANCE WAY
2536136	BLK 12 LOT 1	STARK KEITH R / STARK ANGELA	1898	E MONOPOLY LOOP

288 PARCELS

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EXHIBIT 8(b)

(b) Graphic depiction of the parcels as shown on the Plat Maps recorded in the Public Records of Citrus County, Florida at Official Records Plat Book 13, Pages 119-124.

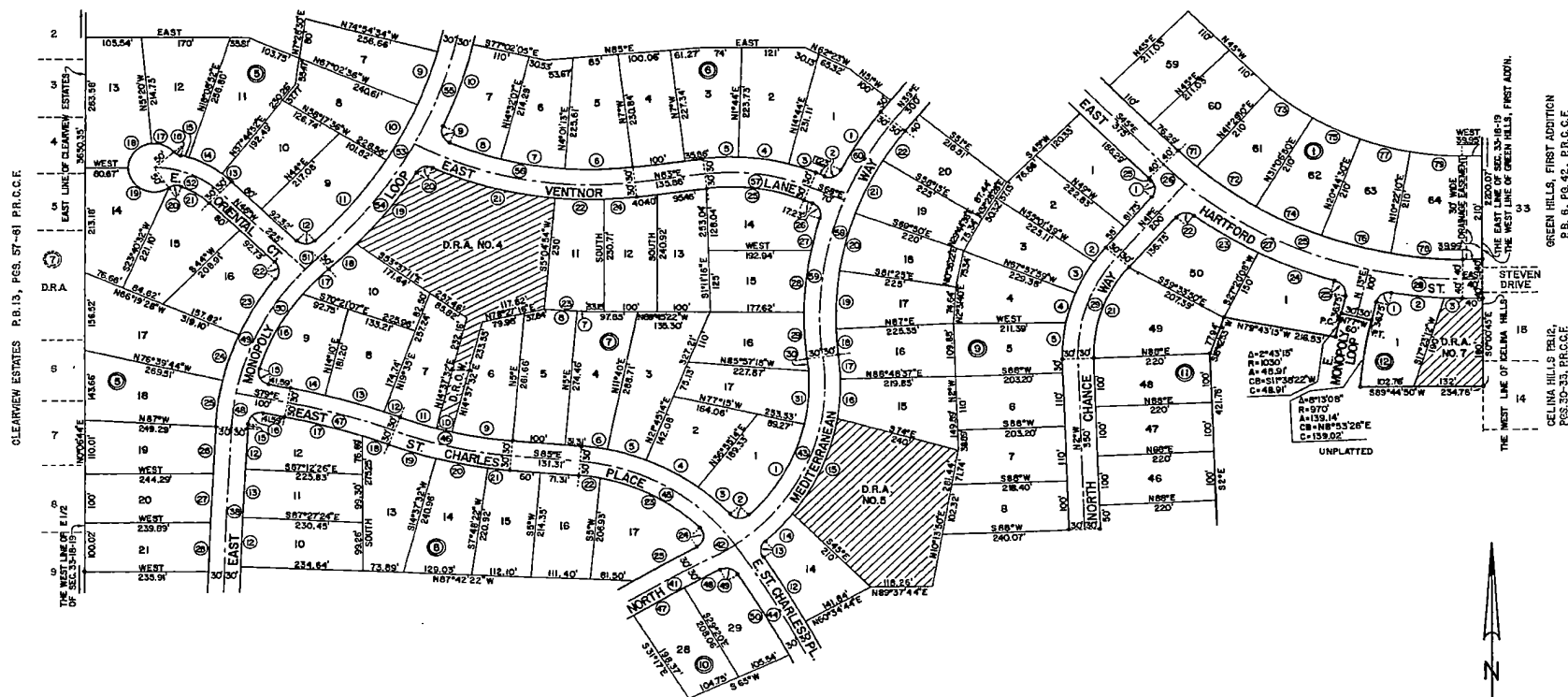


CAMBRIDGE GREENS OF CITRUS HILLS

CITRUS COUNTY, FLORIDA

SHEET 2 OF 2 SHEETS

SEE SHEET NO. 2



SEE SHEET NO. 4



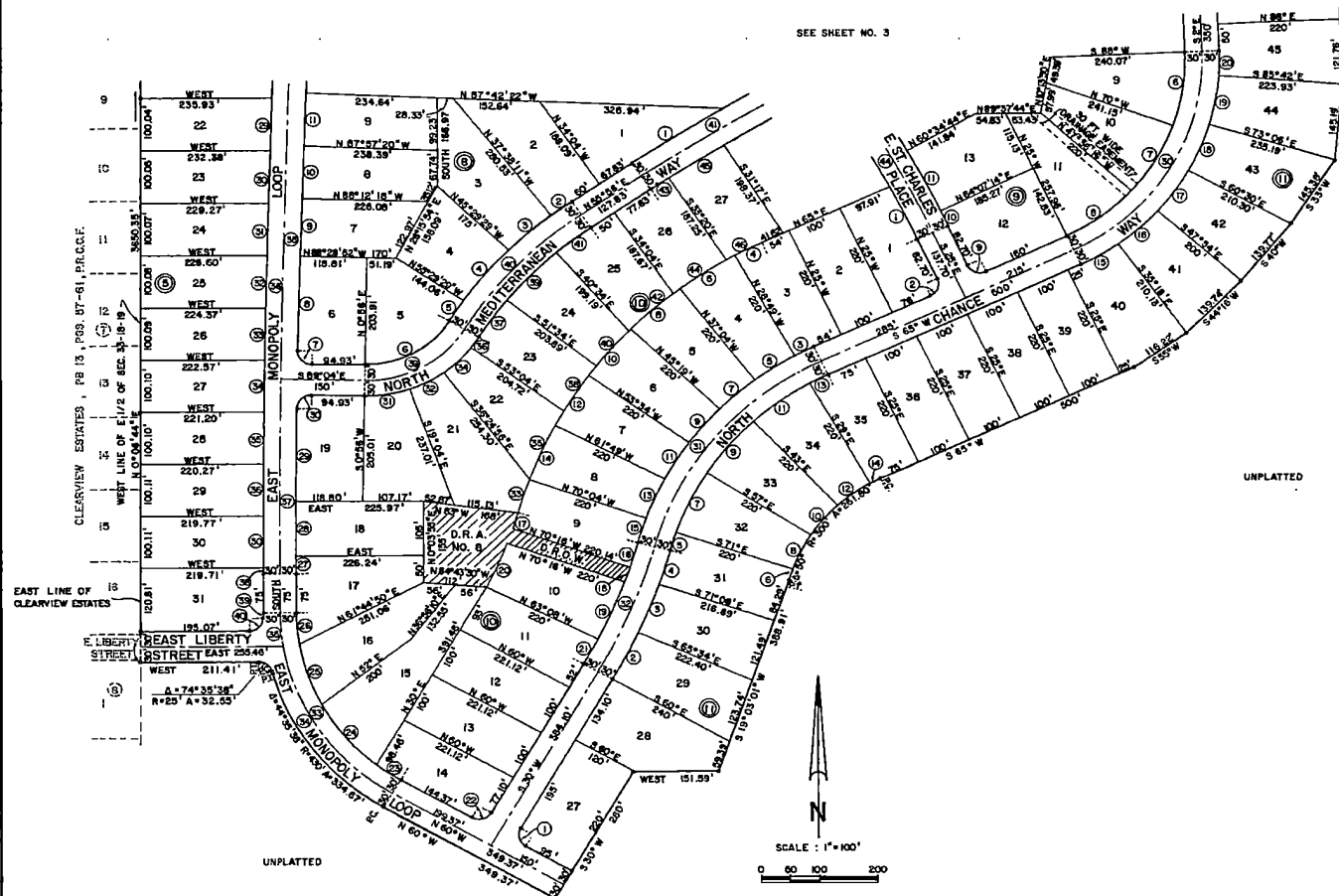
PREPARED BY
HENIGAN & RAY ENGINEERING ASSOCIATES, INC.
ARCHITECTS - ENGINEERS - ECOLOGISTS - PLANNERS - SURVEYORS
640 EAST HWY. 44, CRYSTAL RIVER, FLORIDA

PLAT BOOK 13, PAGE 121

CITRUS COUNTY, FLORIDA

SHEET 4 OF 6 SHEETS

SEE SHEET NO. 3



PREPARED BY
HENIGAR & RAY ENGINEERING ASSOCIATES, INC.
ARCHITECTS-ENGINEERS-ECOLOGISTS-PLANNERS-SURVEYORS
640 EAST HWY. 44, CRYSTAL RIVER, FLORIDA

PLAT BOOK 13, PAGE 122

CAMBRIDGE GREENS OF CITRUS HILLS

CITRUS COUNTY, FLORIDA

SHEET 3 OF 3 SHEETS

BLOCK	CURVE NO.	DELTA	RADIUS	ARC	TAN.	CHORD BEARING & DIST.
1	1	0°40'	2085.53'	24.03'	12.02'	S89°40'E 24.03'
	2	0°40'	2265.53'	28.89'	13.00'	S89°40'E 28.89'
	3	2°40'	2085.53'	98.13'	48.04'	S88°1'E 98.13'
	4	2°40'	2265.53'	108.37'	53.20'	S88°1'E 108.36'
	5	2°40'	2085.53'	98.13'	48.04'	S88°1'E 98.13'
	6	2°40'	2265.53'	108.37'	53.20'	S88°1'E 108.36'
	7	2°40'	2085.53'	98.13'	48.04'	S88°40'E 98.13'
	8	2°40'	2265.53'	108.37'	53.20'	S88°40'E 108.36'
	9	1°30'	2085.53'	48.07'	24.04'	S80°40'E 48.07'
	10	2°20'	1180'	50.00'	25.00'	S84°00'E 50.00'
	11	1°30'	2265.53'	53.19'	26.80'	S80°40'E 53.19'
	12	2°20'	1180'	59.90'	44.97'	S84°00'E 59.90'
	13	S80°20'E	25'	34.44'	24.18'	S41°02'41"E 34.78'
	14	90°	170'	28.104'	170'	N40°W 240.42'
	15	2°00'53"	2265.53'	98.13'	48.04'	N40°00'00"E 98.13'
	16	1°50'07"	2265.53'	79.21'	38.61'	N83°04'56"E 79.21'
	17	1°5'	210'	54.98'	27.65'	N77°50'W 54.82'
	18	3°28'15"	2265.53'	137.18'	68.58'	S80°43'06"W 137.10'
	19	1°50'58"	210'	63.55'	34.99'	S80°32'22"W 68.04'
	20	2°33'45"	2265.53'	102.82'	51.42'	N42°15'07"W 102.21'
	21	1°12'24"	210'	64.06'	32.24'	N42°20'22"E 63.82'
	22	1°19'34"	210'	71.84'	36.27'	S23°48'W 71.89'
	23	1°14'	810'	81.87'	35.79'	N7°W 35.94'
	24	3°51'04"	210'	141.12'	68.42'	N15°32'E 141.11'
	25	0°10'12"	210'	30.32'	15.18'	N73°14'E 30.18'
	26	1°19'17"	210'	47.05'	23.87'	N21°14'E 46.77'
	27	1°12'42"	210'	64.87'	32.70'	N39°18'02"E 64.82'
	28	1°14'42"	210'	64.87'	32.70'	N58°08'00"E 64.82'
	29	1°14'42"	210'	64.87'	32.70'	N58°08'00"E 64.82'
	30	0°28'08"	210'	23.78'	11.89'	S88°04'00"E 23.77'
	31	1°19'28"	210'	28.79'	13.41'	S88°20'44"E 28.79'
	32	2°15'40"	210'	80.46'	40.70'	N1°42'41"E 80'
	33	1°14'57"	210'	64.87'	32.70'	S31°52'52"E 64.84'
	34	0°28'08"	210'	30.84'	15.43'	S34°18'27"E 30.84'
	35	2°03'34"	210'	73.37'	36.09'	S42°30'06"E 74.94'
	36	1°40'53"	210'	51.51'	25.86'	S70°36'E 51.34'
	37	1°40'53"	490'	40.08'	20.03'	S8°20'29"W 40.08'
	38	1°15'08"	490'	50.83'	25.15'	S10°38'53"W 50.75'
	39	1°24'58"	490'	108.83'	54.84'	S21°07'00"W 108.81'
	40	0°58'26"	490'	42.74'	21.38'	S31°49'34"E 42.73'
	41	7°26'47"	25'	32.82'	18.34'	S8°23'54"E 30.99'
	42	0°44'44"	315'	53.26'	26.85'	S34°14'07"E 53.51'
	43	2°52'28"	315'	118.43'	59.82'	S10°18'16"E 117.73'
	44	1°18'04"	315'	109.00'	55.07'	S10°04'58"E 108.50'
	45	3°02'44"	150'	78.66'	40.79'	S12°16'1"E 78.73'
	46	3°5'	150'	81.83'	41.30'	S17°50'41"E 80.81'
	47	0°50'30"	25'	23.55'	12.80'	S82°11'07"E 23.51'
	48	0°48'29"	50'	32.86'	16.94'	S10°14'14"E 32.86'
	49	3°40'40"	50'	30.47'	15.78'	S15°W 30'
	50	8°12'30"	50'	59.68'	33.97'	S48°38'06"W 58.20'
	51	12°48'40"	550'	122.98'	61.72'	N85°59'40"W 122.72'
	52	5°41'53"	50'	47.84'	24.80'	N50°00'53"W 45.66'
	53	3°01'16"	25'	15.79'	8.17'	N42°58'53"E 15.55'
	54	0°19'	232'	34.05'	17.11'	N58°06"W 34.11'
	55	1°15'10"	50'	148.39'	73.63'	N89°33'50"W 145.96'
	56	2°20'57"	210'	82.89'	41.83'	N40°10'32"E 82.06'
	57	1°12'30"	550'	128.87'	64.73'	N55°13'35"W 128.88'
	58	0°28'31"	20'	32.80'	16.48'	N84°22'18"W 32.86'
	59	1°18'20"	230'	58.87'	30.14'	N1°46'02"W 58.68'
	60	1°15'02"	230'	49.80'	25.04'	N31°10'8"E 49.73'
	61	2°22'30"	230'	101.78'	51.58'	N1°26'03"W 101.07'
	62	2°41'10"	230'	107.78'	54.77'	N2°18'40"W 104.99'
	63	0°40'00"	25'	41.85'	21.63'	N85°09'00"W 37.80'
	64	1°12'33"	490'	163.71'	83.85'	S56°28'12"W 164.92'
	65	0°50'30"	490'	49.80'	25.2'	S88°04'49"W 49.84'
	66	4°43'57"	770'	137.50'	68.83'	S18°08'53"E 137.10'
	67	0°10'10"	770'	137.50'	68.83'	S18°08'53"E 137.10'
	68	13°11'58"	770'	177.32'	89.03'	S50°27'14"W 178.93'
	69	0°10'24"	25'	39.12'	22.46'	S1°39'36"E 35.87'
	70	0°10'37"	840'	81.82'	15.86'	S48°05'18"E 31.91'
	71	3°30'50"	780'	146.81'	75.51'	S44°45'15"E 146.80'
	72	1°02'22"	780'	137.58'	68.83'	S18°08'53"E 137.40'
	73	1°02'22"	650'	99.57'	49.92'	S33°42'E 99.43'
	74	1°02'22"	780'	137.58'	68.83'	S48°04'30"E 137.40'
	75	1°02'22"	650'	99.57'	49.92'	S44°04'20"E 99.43'

BLOCK	CURVE NO.	DELTA	RADIUS	ARC	TAN.	CHORD BEARING & DIST.
1	76	1°02'22"	780'	137.58'	68.83'	S74°25'40"E 137.40'
	77	1°02'22"	650'	98.57'	49.92'	S74°25'40"E 99.43'
	78	1°02'22"	780'	137.58'	68.83'	S84°48'55"E 137.56'
	79	1°02'22"	650'	98.54'	49.91'	S84°48'55"E 99.40'
2	1	0°25'50"	898.46'	100.43'	50.20'	N1°51'28"W 100.40'
	2	0°20'12"	898.46'	94.08'	48.08'	N84°46'07"W 96.03'
	3	0°28'17"	898.46'	104.59'	50.83'	N80°10'55"W 101.54'
	4	7°08'10"	898.46'	110.46'	53.50'	S80°12'53"W 108.38'
	5	7°41'47"	898.46'	26.43'	13.32'	S80°30'50"W 26.43'
	6	6°48'57"	770'	84.54'	42.22'	S10°28'18"W 84.51'
	7	3°43'23"	770'	50.03'	25.03'	S88°08'18"E 50.03'
	8	3°04'02"	770'	40.81'	20.72'	S79°57'34"W 80.20'
	9	1°19'15"	230'	77.32'	39.03'	S60°11'19"W 78.95'
	10	78°00'12"	30'	59.80'	23.44'	S88°38'55"W 58.84'
	11	3°00'14"	230'	96.43'	48.34'	N1°00'00"E 97.17'
	12	7°38'27"	230'	30.87'	15.36'	N1°00'46"E 30.80'
	13	80°	150'	22.23'	137.45'	N42°30'W 208.68'
	14	80°	150'	22.23'	137.45'	N42°30'W 212.13'
	15	80°	25'	33.27'	25.34'	S45°E 33.58'
	16	3°01'28"	720.33'	34.08'	19.04'	S7°30'43"W 34.03'
	17	9°30'12"	720.33'	118.48'	59.88'	S7°46'32"W 118.34'
	18	0°28'22"	720.33'	118.10'	59.68'	S71°54'W 118.94'
	19	80°	25'	33.27'	25.34'	S35°E 33.58'
	20	4°18'38"	898.46'	67.15'	33.59'	N70°06'18"W 87.13'
	21	0°10'12"	898.46'	101.81'	51.83'	N83°13'05"W 101.83'
3	1	8°18'48"	25'	58.79'	22.42'	S20°09'23"W 33.56'
	2	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	3	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	4	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	5	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	6	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	7	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	8	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	9	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	10	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	11	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	12	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	13	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	14	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	15	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	16	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	17	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	18	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	19	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	20	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	21	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	22	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	23	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	24	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	25	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	26	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	27	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	28	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	29	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	30	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	31	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	32	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	33	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	34	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	35	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	36	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	37	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	38	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	39	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	40	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	41	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	42	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	43	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	44	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	45	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	46	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	47	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	48	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	49	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	50	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	51	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	52	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	53	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'
	54	0°14'50"	780.33'	80.40'	42.58'	N1°32'34"E 80.06'</

CAMBRIDGE GREENS OF CITRUS HILLS

CITRUS COUNTY, FLORIDA

SHEET 6 OF 6 SHEETS

LOT LINE CURVE DATA					
CURVE NO.	CURVE NO.	DELTA	RADIUS	ARC	TAN.
10	20	750'	750'	93.58'	44.75'
21	30	910'	910'	113.05'	53.05'
22	40	25'	39.27'	25'	87.54'
23	50	26'	39.27'	25'	87.54'
24	60	370'	151.76'	78.96'	150.70'
25	70	370'	151.76'	78.96'	150.70'
26	80	370'	151.76'	78.96'	150.70'
27	90	370'	151.76'	78.96'	150.70'
28	100	370'	151.76'	78.96'	150.70'
29	110	370'	151.76'	78.96'	150.70'
30	120	370'	151.76'	78.96'	150.70'
31	130	370'	151.76'	78.96'	150.70'
32	140	370'	151.76'	78.96'	150.70'
33	150	370'	151.76'	78.96'	150.70'
34	160	370'	151.76'	78.96'	150.70'
35	170	370'	151.76'	78.96'	150.70'
36	180	370'	151.76'	78.96'	150.70'
37	190	370'	151.76'	78.96'	150.70'
38	200	370'	151.76'	78.96'	150.70'
39	210	370'	151.76'	78.96'	150.70'
40	220	370'	151.76'	78.96'	150.70'
41	230	370'	151.76'	78.96'	150.70'
42	240	370'	151.76'	78.96'	150.70'
43	250	370'	151.76'	78.96'	150.70'
44	260	370'	151.76'	78.96'	150.70'
45	270	370'	151.76'	78.96'	150.70'
46	280	370'	151.76'	78.96'	150.70'
47	290	370'	151.76'	78.96'	150.70'
48	300	370'	151.76'	78.96'	150.70'
49	310	370'	151.76'	78.96'	150.70'
50	320	370'	151.76'	78.96'	150.70'
51	330	370'	151.76'	78.96'	150.70'
52	340	370'	151.76'	78.96'	150.70'
53	350	370'	151.76'	78.96'	150.70'
54	360	370'	151.76'	78.96'	150.70'
55	370	370'	151.76'	78.96'	150.70'
56	380	370'	151.76'	78.96'	150.70'
57	390	370'	151.76'	78.96'	150.70'
58	400	370'	151.76'	78.96'	150.70'
59	410	370'	151.76'	78.96'	150.70'
60	420	370'	151.76'	78.96'	150.70'

CENTERLINE CURVE DATA					
CURVE NO.	DELTA	RADIUS	ARC	TAN.	CHORD BEARING & DIST.
1	10°	2028.55'	353.52'	177.21'	S85°E 353.52'
2	15°	1250'	344.10'	157.08'	S87°30'E 313.24'
3	9°28'14"	1200'	197.43'	99.05'	S84°43'07"E 197.43'
4	5°35'40"	1200'	116.51'	58.30'	N87°40'55"E 116.48'
5	90°	200'	314.16'	200'	N40°W 282.84'
6	45°	200'	157.08'	92.84'	N17°30'W 153.07'
7	45°	200'	157.08'	92.84'	N62°30'W 153.07'
8	40°	200'	139.83'	72.79'	N70°E 136.81'
9	10°	600'	138.63'	69.99'	N85°E 139.45'
10	32°	859.46'	483.60'	249.31'	S84°E 479.31'
11	65°	160'	257.04'	164.94'	N42°30'W 243.21'
12	90°	180'	282.74'	180'	N40°E 254.66'
13	22°	750.35'	288.11'	145.83'	N11°E 286.35'
14	90°	180'	282.74'	180'	S48°E 284.50'
15	72°	460'	578.05'	334.21'	S36°W 540.76'
16	40°	460'	321.14'	167.43'	S20°W 314.88'
17	32°	460'	288.91'	131.30'	S58°W 285.59'
18	60°	285'	298.45'	164.55'	S20°E 280'
19	65°	160'	267.04'	164.94'	S32°30'E 243.21'
20	50°	500'	456.33'	233.13'	S43°E 422.62'
21	33°	800'	480.71'	236.87'	S35°30'W 434.43'
22	50°	800'	698.13'	373.05'	S70°E 676.19'
23	44°	800'	614.58'	323.22'	S73°E 599.37'
24	6°	800'	83.76'	41.93'	S48°E 83.76'
25	43°	800'	623.32'	331.37'	S67°30'E 612.29'
26	4°	800'	33.85'	17.84'	S47°E 33.84'
27	24°	800'	390.35'	199.46'	S63°E 367.06'
28	13°	800'	181.51'	91.15'	S83°30'E 181.13'
29	43°	300'	228.15'	118.17'	S19°30'W 219.60'
30	67°	400'	461.78'	264.75'	S31°30'W 441.35'
31	50°	550'	479.57'	236.47'	S40°W 464.88'
32	15°	1000'	281.80'	131.85'	S22°30'W 261.05'
33	60°	400'	418.80'	230.94'	N30°W 400'
34	50°31'10"	400'	352.70'	188.74'	N34°44'23"W 341.39'
35	9°28'14"	400'	181.10'	91.16'	N41°44'23"W 181.10'
36	3°	23041.58'	1206.48'	603.37'	N1°30'E 1206.32'
37	0°56'	23041.58'	378.34'	187.68'	N0°28'E 378.34'
38	2°04'	23041.58'	631.11'	415.60'	N1°58'E 631.07'
39	60°	200'	209.44'	119.47'	N60°56'E 200'
40	25°	700'	503.43'	155.19'	N43°28'E 303.02'
41	6°04'	3297.98'	349.20'	174.78'	N58°58'E 349.04'
42	7°	400'	48.87'	24.47'	N58°30'E 48.64'
43	53°	400'	439.62'	245.12'	N23°30'E 418'
44	10°	2073.63'	361.85'	181.44'	S30°E 361.49'
45	50°	400'	349.07'	166.52'	N50°W 336.10'
46	16°	810.66'	226.39'	113.83'	N77°W 226.85'
47	10°	1200'	209.44'	104.99'	N74°W 209.17'
48	8°	500'	68.87'	34.90'	N7°E 69.78'
49	41°	500'	337.79'	188.94'	N23°30'E 330.17'
50	37°	500'	322.89'	167.30'	N29°30'E 317.37'
51	4°	500'	34.91'	17.46'	N46°E 34.90'
52	44°	180'	158.23'	72.73'	N68°W 154.66'
53	43°	850'	637.86'	334.82'	N24°30'E 623.20'
54	20°	850'	294.71'	149.88'	N38°E 293.20'
55	23°	850'	341.81'	172.93'	N16°30'E 338.83'
56	39°	700'	427.61'	220.71'	S75°30'E 420.99'
57	29°	337.05'	200.96'	102.68'	S62°30'E 198.63'
58	47°	620'	812.89'	271.76'	N19°30'E 468.44'
59	30°	625'	327.23'	167.47'	N7°E 323.23'
60	17°	625'	165.44'	83.41'	N30°30'E 164.75'

PREPARED BY
HENIGAN & RAY ENGINEERING ASSOCIATES, INC.
ARCHITECTS - ENGINEERS - ECOLOGISTS - PLANNERS - SURVEYORS
840 EAST HWY. 44, CRYSTAL RIVER, FLORIDA

PLAT BOOK 13, PAGE 124

EXHIBIT 9

Florida Department of Commerce
approval letter dated October 4, 2024.



Ron DeSantis
J. Alex Kelly

October 4, 2024

Anne M. Hathorn, Esq.
Anne Hathorn Legal Services, LLC
150 2nd Avenue North, Suite 1270
St. Petersburg, FL 33701

**Re: Cambridge Greens of Citrus Hills Property Owners Association, Inc., Approval
Determination Number: 24199**

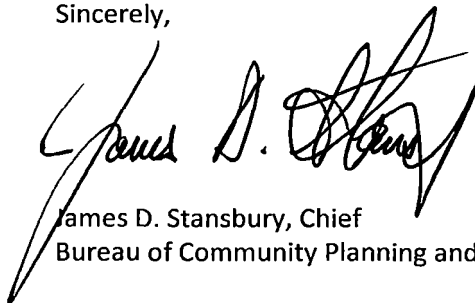
Dear Ms. Hathorn:

The Florida Department of Commerce¹ (Commerce) has completed its review of the Proposed Revived Declaration of Protective Covenants and Restrictions (Declaration of Covenants) and other governing documents for the Cambridge Greens of Citrus Hills Property Owners Association, Inc. (Association), and has determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the Association's Declaration of Covenants is approved.

The Association is required to comply with the requirements in sections 720.407(1) - (3), Florida Statutes, including recording the documents identified in section 720.407(3), Florida Statutes, in the county's public records. The revitalized declaration and other governing documents will be effective upon recording. Immediately upon recording the documents in the public records, the Association is required to mail or hand deliver a complete copy of all approved recorded documents to the owner of each affected parcel as provided in section 720.407(4), Florida Statutes.

If you have any questions concerning this matter, please contact the Florida Department of Commerce, Office of the General Counsel, at (850) 245-7150.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/pm/rm

¹ On July 1, 2023, the Florida Department of Economic Opportunity was renamed to the Florida Department of Commerce ("Commerce"). Effective July 1, 2023, all references to "Department of Economic Opportunity" or "DEO" are hereby replaced with "Florida Department of Commerce" or "Commerce," as appropriate.

Anne M. Hathorn, Esq.
October 4, 2024
Page 2 of 2

NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS DETERMINATION HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES, BY FILING A PETITION.

A PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE FLORIDA DEPARTMENT OF COMMERCE WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK
FLORIDA DEPARTMENT OF COMMERCE
OFFICE OF THE GENERAL COUNSEL
107 EAST MADISON ST., MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX 850-921-3230
AGENCY.CLERK@COMMERCE.FL.GOV

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, YOU ARE NOTIFIED THAT MEDIATION IS NOT AVAILABLE.