

Re

Prepared By and Return To:
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INSTR# 2022105336 BK 10611 PG 1073
05/10/2022 09:49am Page 1 of 2
Rcpt: 2454366 Rec: 18.50
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Nikki Alvarez-Soules, Esq.
Pasco County Clerk & Comptroller

**CERTIFICATE OF AMENDMENT TO THE MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR HERITAGE SPRINGS**

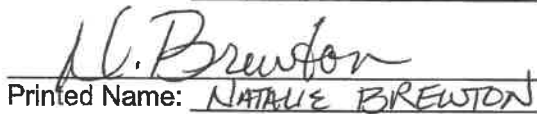
WE HEREBY CERTIFY THAT the attached true and correct copy of the Amendment to the Master Declaration of Covenants, Conditions and Restrictions for Heritage Springs (the "Declaration"), originally recorded in Official Records Book 3985, Page 124, et seq., of the Public Records of Pasco County, Florida, was duly adopted in the manner provided in the Governing Documents, by owner vote at a meeting held on April 25, 2022.

IN WITNESS WHEREOF, we have affixed our hands this 2nd day of May, 2022, in Pasco County, Florida.

WITNESSES:



Printed Name: MARK C. NUREDITAN



Printed Name: NATALIE BREWTON

HERITAGE SPRINGS COMMUNITY
ASSOCIATION, INC.

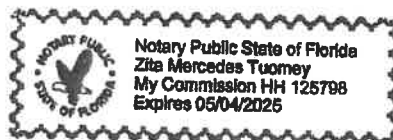
By: 
Katherine Williamson, President

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 2nd day of May, 2022, by Katherine Williamson, as President on behalf of Heritage Springs Community Association, Inc., a Florida not-for-profit corporation. She is personally known to me or has produced valid photo identification.

WITNESS my hand and official seal in the County and State last aforesaid, this 2nd day of May, 2022.


Notary Public, State of Florida at Large
Printed Name: ZITA MERCEDES TUOMEY
My Commission Expires: 05/04/2025



**ADOPTED AMENDMENT TO THE MASTER DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR HERITAGE SPRINGS**

Adopted amendment to ARTICLE IV, Section 15 of the Master Declaration of Covenants, Conditions and Restrictions for Heritage Springs, to read as follows:

**ARTICLE IV
COVENANT FOR MAINTENANCE ASSESSMENTS**

...

Section 15. Working Capital Contribution. Each Owner covenants and agrees to pay to the Association a Resale Working Capital Contribution due at the time of conveyance or other transfer of title of a Lot/Parcel, unless exempted herein. The Working Capital Contribution shall be due at the time of closing of transfer of title and shall be considered delinquent if not remitted to the Association within ten (10) days from the date due. It shall be the obligation of the new Owner of a Lot/Parcel (the transferee named in the deed, or other acquirer of title) to pay the Working Capital Contribution to the Association. This Working Capital Contribution shall be effective for any transfer of title occurring on or after the date of recording of this provision in the Public Records of Pasco County, Florida. The Working Capital Contribution shall be ~~\$900.00~~ Two Thousand and No Dollars (\$2,000.00) per transaction or title transfer. The Working Capital Contribution can be decreased or increased by a majority vote of the Board of Directors, not to exceed ~~3%~~ five percent (5%) per Annum. Such funds shall be allocated to either the Association's capital reserve, or deferred maintenance reserve, accounts, as the Board determines from time to time. Notwithstanding the foregoing, no Working Capital Contribution shall be due in situations involving:

...

PLEASE NOTE: NEW LANGUAGE INDICATED BY UNDERLINING; DELETED TEXT INDICATED BY STRIKE-THROUGHS; UNAFFECTED TEXT INDICATED BY "..."