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Prepared By and Return To:
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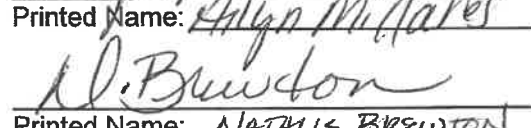
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05/08/2023 10:16am Page 1 of 2
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Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

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

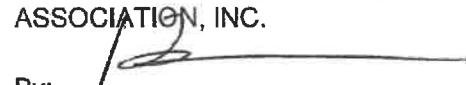
WE HEREBY CERTIFY THAT the attached true and correct copy of the Amendment to the Master Declaration of Covenants, Conditions and Restrictions for Heritage Springs (the "Declaration"), originally recorded in Official Records Book 3985, Page 124, et seq., of the Public Records of Pasco County, Florida, was duly adopted in the manner provided in the Governing Documents, by owner vote at a meeting originally held on February 21, 2023, recessed and reconvened on April 25, 2023.

IN WITNESS WHEREOF, we have affixed our hands this 26 day of April, 2023, in Pasco County, Florida.

WITNESSES:


Printed Name: Alyssa Millares

Printed Name: NATALIE BREWTON

HERITAGE SPRINGS COMMUNITY
ASSOCIATION, INC.

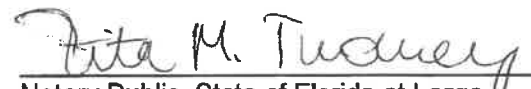
By: 
Katherine Williamson, President

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 26 day of April, 2023, 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 26 day of April, 2023.




Notary Public, State of Florida at Large
Printed Name: ZITA M. 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 IX of the Master Declaration of Covenants, Conditions and Restrictions for Heritage Springs Community Association, to add a new Section 17 in Article IX, to read as follows:

**ARTICLE IX
USE RESTRICTIONS**

...

Section 17. Rental Restrictions. The following restrictions shall apply to Owners seeking to rent their Lots or Parcels:

(a) At no time shall more than one hundred (100) of the Lots or Parcels be rented. This restriction will take effect upon being recorded in the Pasco County Public Records, and shall apply to all leases entered into subsequent to the recording date. Any lease in force at the date of the recording shall continue in force until the expiration of its term. New leases presented to the Association for approval shall be registered with the time and date of presentation, and the Board shall make a determination of when the one hundred (100) Lot/Parcel limit has been reached, reviewing applications on a first-come, first-served basis, as reflected by the registration information on the lease. Requests for rental approval that are received after the one hundred (100) Lot/Parcel limit has been reached will be placed on a waiting list in the order in which they are received, and will be considered for approval if and when the number of rentals falls below the one hundred (100) Lot/Parcel limit, in order of their receipt by the Association; except that, if an Owner's lease expires, and there is a waiting list, the Owner will have thirty (30) days to obtain a new tenant and submit a new lease to the Board. If such Owner has not obtained a new tenant within the 30-day time period, that Owner will not be permitted to rent his/her Lot, and will be placed on the waiting list upon his/her request.

All Owners validly leasing their Lots or Parcels in compliance with this provision shall be permitted to renew such leases, with the same tenant(s), upon notification to the Board within seven (7) days of such lease renewal.

(b) Each lease shall be for a minimum period of six (6) months, and no Lot or Parcel shall be rented more than three (3) times in a calendar year. All occupants of a leased Lot or Parcel must comply with the age restrictions contained elsewhere in this Declaration. All leases must be approved in advance by the Association, according to procedures established by the Board of Directors from time to time. The Association has the authority to charge a screening fee, to defray expenses associated with review and approval of leases (including but not limited to conducting a background check), in an amount set by the Board of Directors from time to time, not in excess of the maximum amount set by law.

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