

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2022041313 BK: 3292 PG: 1 6/9/2022 11:18 AM 1 Receipt: 2022035140
RECORDING \$996.00 INDEX \$70.00

Prepared by and return to:

H. Web Melton, III, Esq.
Bush Ross, P.A.
Post Office Box 3913
Tampa, FL 33601-3913
(813) 204-6492

**REVIVED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF THE LANDINGS AT INVERNESS
NOTICE OF RECORDING PURSUANT TO FLA. STAT. §720.407**

Robert Binger, as President, and Jill Thacher, as Secretary, of The Landings at Inverness Homeowners Association, Inc., hereby attest to and execute the following documents as stated in Fla. Stat. §720.407, attached hereto and incorporated herein as **Composite Exhibit "A"**, in accordance with Fla. Stat. §§720.403-407:

1. The Revived Declaration of Covenants, Conditions and Restrictions of The Landings at Inverness, with amendments, as approved by the Florida Department of Economic Opportunity;
2. The Bylaws for The Landings at Inverness Homeowners Association, Inc.; and
3. The Articles of Incorporation of The Landings at Inverness Homeowners Association, Inc.

The aforementioned documents were revitalized pursuant to Fla. Stat. §§720.403-407 as to all property described in:

THE LANDINGS AT INVERNESS, per map or plat thereof recorded in Plat Book
13 at Page 15 of the Public records of Citrus County, Florida.

and as identified in the legal descriptions of the Property Owner's attached hereto as **Exhibit "B"**.

The revitalization of the documents listed in Composite Exhibit "A" affecting the aforementioned property was approved by the State of Florida Department of Economic Opportunity, as evidenced by the letter attached hereto as **Exhibit "C"** from the State of Florida Department of Economic Opportunity.

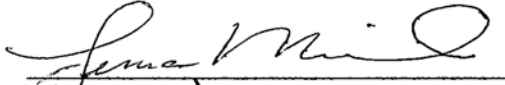
Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller

#2022041313 BK: 3292 PG: 2 6/9/2022 11:18 AM 2 Receipt: 2022035140

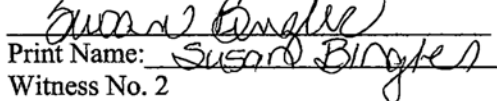
RECORDING \$996.00 INDEX \$70.00

*Notice of Recording Revived Declaration of Covenants, Conditions
and Restrictions of The Landings at Inverness*

Witness:

The Landings at Inverness Homeowners
Association, Inc.Print Name: Jenna Miranda

Witness No. 1

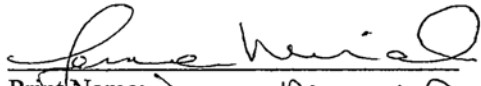
Print Name: Susan Bingler

Witness No. 2

By: 

Robert Bingler, President

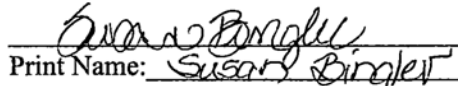
ATTEST:

Print Name: Jenna Miranda

Witness No. 1

By: 

Jill Thacher, Secretary

Print Name: Susan Bingler

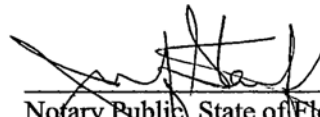
Witness No. 2

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Notice of Recordation was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 31st day of May, 2022, by Robert Bingler, President, and Jill Thacher, Secretary, of The Landings at Inverness Homeowners Association, Inc. who are ☒ personally know to me or ☐ who have produced _____ as identification, who executed the foregoing Notice or Recordation of the Revived Declaration of Covenants, Conditions and Restrictions of The Landings at Inverness, as amended, and severally acknowledge the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they have affixed thereto the seal of said corporation, and the said instrument is the act and deed of said corporation.



JENNIFER STAUFF
Commission # HH 178068
Expires September 23, 2025
Bonded Thru Budget Notary Services


Notary Public, State of Florida at Large
Print Name: Jennifer Stauff
My Commission Expires: 9/23/25

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

#2022041313 BK: 3292 PG: 3 6/9/2022 11:18 AM 3 Receipt: 2022035140

RECORDING \$996.00 INDEX \$70.00

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<http://search.citrusclerk.org/LandmarkWeb/Document/GetDocumentF>

Recording: _____

Prepared by/record and return to:
Lawrence C. Callaway, III, Esq.
Klein & Klein, LLC
333 N.W. 3rd Avenue
Ocala, Florida 34475

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
2011000884 BK: 2295 PG: 2357
01/07/2011 10:38 AM 2 PGS
NDIVORA, QC Receipt #500703



**CERTIFICATE REGARDING AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF THE LANDINGS AT INVERNESS**

THE LANDINGS AT INVERNESS HOMEOWNERS' ASSOCIATION, INC. (the "Association"), the Florida not-for-profit corporation designated as the homeowners' association for The Landings at Inverness (the "Community"), in that Declaration of Covenants, Conditions and Restrictions of the Landings at Inverness recorded June 19, 1986, in Official Records Book 704, Pages 461 through 479, of the Public Records of Citrus County, Florida; amended by Amendment recorded December 30, 1994, in Official Records Book 1063, Page 1344, of the Public Records of Citrus County, Florida; and amended and restated by the Amendment and Restatement of the Declaration of Covenants, Conditions and Restrictions of The Landings at Inverness recorded December 13, 2000, in Official Records Book 1397, Page 2217, of the Public Records of Citrus County, Florida (collectively, the "Declaration"), hereby gives notice that the amendments to the Declaration recorded March 22, 2006, in Official Records Book 1986, Page 1801, of the Public Records of Citrus County, Florida, are null, void and of no effect, due to the failure to comply with Section 720.306(1)(c), *Florida Statutes*, at the time of their attempted adoption. This Certificate is executed and duly recorded by the Association in order to clarify the Public Record.

IN WITNESS WHEREOF, the Association has caused this Certificate of Amendment to be executed by its duly authorized President and Secretary this 11th day of December, 2010.

Signed, sealed and delivered in
our presence:

Laura S. Jones
Print Name: LAURA S. JONES

Barbara E. Kasica
Print Name: BARBARA E. KASICA

Thomas Hagen
Print Name: THOMAS HAGEN

Barbara E. Kasica
Print Name: BARBARA E. KASICA

**THE LANDINGS AT INVERNESS
HOMEOWNERS' ASSOCIATION,
INC.**, a Florida not-for-profit corporation

By: *Rob Biegler*
Name: Rob Biegler
Title: President

(CORPORATE SEAL)

Attest:

By: *Kathleen Burrows*
Name: KATHLEEN BURROWS
Title: Secretary



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

#2022041313 BK: 3292 PG: 4 6/9/2022 11:18 AM 4 Receipt: 2022035140

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<http://search.citrusclerk.org/LandmarkWeb/Document/GetDocumentF>STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 11th day of December, 2010, by Rob Binger, as President of THE LANDINGS AT INVERNESS HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation.



Jennifer Stauff
Notary Public
Name: Jennifer Stauff
Personally Known: ☒
Produced Identification: ☒
Type: Notary Public
My Commission Expires: 8/8/13

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 11th day of December, 2010, by Kathleen Burrows, as Secretary of THE LANDINGS AT INVERNESS HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation.



Jennifer Stauff
Notary Public
Name: Jennifer Stauff
Personally Known: ☒
Produced Identification: ☒
Type: Notary Public
My Commission Expires: 8/8/13

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

#2022041313 BK: 3292 PG: 5 6/9/2022 11:18 AM 5 Receipt: 2022035140

RECORDING \$996.00 INDEX \$70.00

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<http://search.citrusclerk.org/LandmarkWeb/Document/GetDocumentFor>

Amendments To The
Declarations of Covenants, Conditions, and Restrictions
of
The Landings At Inverness

The original Declaration was recorded 19 June 1986 in book 704, pages 461-479. The Declaration was reinstated 13 December 2000 in book 1397, pages 2217-2230 and further amended 3 February 2005 in book 1812, pages 2413-2435. This Declaration provided that under Article VIII General Provisions, Section 4, Amendment. This Declaration may be amended at any time by an instrument signed by not less than sixty (60) percent of the building unit owners.

Whereas, there are currently (58) building units (including vacant lots) located within the Landings At Inverness necessitating the signatures of not less than (35) or 60% of the building unit owners (and vacant lot owners) to amend the Declaration.

The following Articles and Sections are being amended in the Declaration of Covenants, Conditions and Restrictions to be in compliance with recent circuit court rulings:

Article 1. Definitions. Section 3 is hereby amended to:

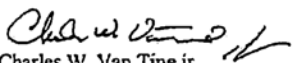
Section 3. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, to the fee simple title of any Vacant Lot or Building Unit or a buyer under agreement for deed. Building Unit Owner and Vacant Lot Owner are considered one and the same.

Article III. Membership and Voting Rights. Section 2 is hereby amended to:

Section 2. Every owner shall be entitled to one vote. When more than one member holds an interest in any building unit or vacant lot, the vote for each building unit or vacant lot may be exercised as they determine, but in no event shall more than one vote be cast with respect to any building unit or vacant lot.

I, Charles W. Van Tine jr., President of the Landings At Inverness Homeowners Association, Inc., do hereby certify that the individuals who by their signatures approved the foregoing Amendments to the Declaration of Covenants, Conditions, and Restrictions of the Landings At Inverness and are as of 1 March 2006 building unit owners or vacant lot owners in the Landings At Inverness subdivision.

These amendments have been recorded in the Public Records of Citrus County, Florida to amend the Declarations of the Landings At Inverness on 22 March 2006.


Charles W. Van Tine jr.
President, The Landings At Inverness

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$71.00
2006021424 BK: 1986 PG: 1801
03/22/2006 11:12 AM 3 PGS
SBAHLER, DC Receipt #012842

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


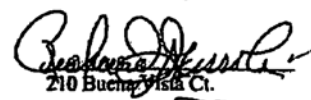









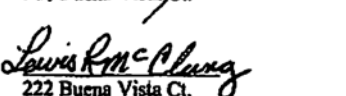
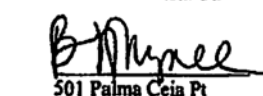
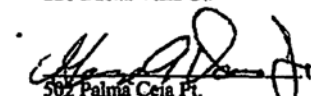
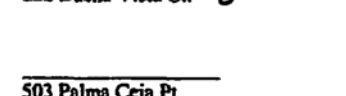
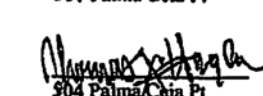
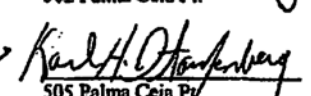
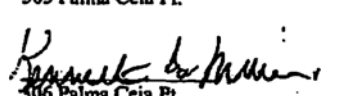

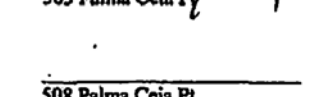
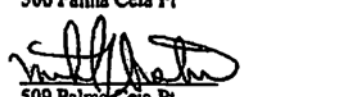
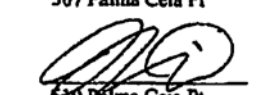
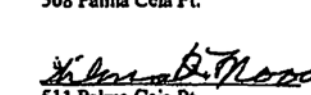
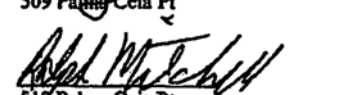
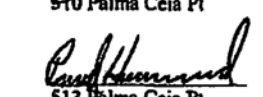
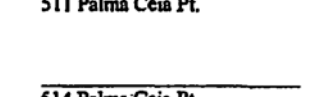
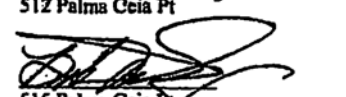
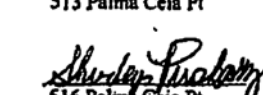
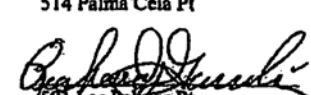
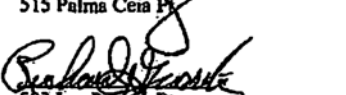
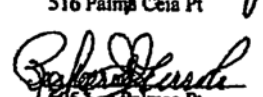
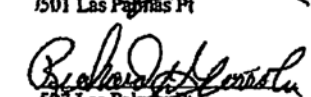
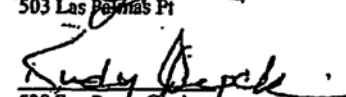
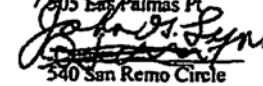

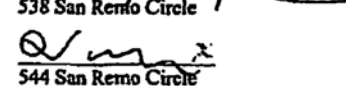
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RECORDING \$996.00 INDEX \$70.00

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<http://search.citrusclerk.org/LandmarkWeb/Document/GetDocumentFor>

Building Unit Owners and Vacant Lot Owners signatures to the Amendments:

 209 Buena Vista Ct.	 210 Buena Vista Ct.	 211 Buena Vista Ct.
 212 Buena Vista Ct.	 213 Buena Vista Ct.	 214 Buena Vista Ct.
 215 Buena Vista Ct.	 216 Buena Vista Ct.	 217 Buena Vista Ct.
 218 Buena Vista Ct.	 220 Buena Vista Ct.	 222 Buena Vista Ct.
 501 Palma Ceia Pt.	 502 Palma Ceia Pt.	 503 Palma Ceia Pt.
 504 Palma Ceia Pt.	 505 Palma Ceia Pt.	 506 Palma Ceia Pt.
 507 Palma Ceia Pt.	 508 Palma Ceia Pt.	 509 Palma Ceia Pt.
 510 Palma Ceia Pt.	 511 Palma Ceia Pt.	 512 Palma Ceia Pt.
 513 Palma Ceia Pt.	 514 Palma Ceia Pt.	 515 Palma Ceia Pt.
 516 Palma Ceia Pt.	 501 Las Palmas Pt.	 503 Las Palmas Pt.
 505 Las Palmas Pt.	 507 Las Palmas Pt.	 538 San Remo Circle
 540 San Remo Circle	 542 San Remo Circle	 544 San Remo Circle

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<u>Doni</u> x 546 San Remo Circle	<u>Doni</u> x 548 San Remo Circle	<u>Doni</u> x 550 San Remo Circle
<u>Doni</u> x 552 San Remo Circle	<u>Doni</u> x 554 San Remo Circle	<u>Doni</u> x 556 San Remo Circle
<u>Richard D. Deane</u> 558 San Remo Circle	<u>Richard D. Deane</u> 560 San Remo Circle	<u>Richard D. Deane</u> 562 San Remo Circle
<u>Richard D. Deane</u> 564 San Remo Circle	<u>S. Louis Carpenter</u> 566 San Remo Circle	<u>Chad B. King</u> 568 San Remo Circle
<u>Richard D. Deane</u> 570 San Remo Circle	<u>Richard D. Deane</u> 572 San Remo Circle	<u>Richard D. Deane</u> 574 San Remo Circle
<u>Wesley Bingle</u> 576 San Remo Circle	<u>Richard D. Deane</u> 578 San Remo Circle	<u>R. Russell Anthony</u> 580 San Remo Circle
<u>Richard D. Deane</u> 582 San Remo Circle	<u>Richard D. Deane</u> 584 San Remo Circle	<u>Richard D. Deane</u> 586 San Remo Circle
<u>Richard D. Deane</u> 588 San Remo Circle		

Page 3 of 3

NOTARY CERTIFICATE
(INDIVIDUALS)

RANCO FORM 680 4

State of FloridaCounty of Citrus

I Hereby Certify, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared.....
Charles W. Van Tine Jr

to me known to be the person..... described in and who executed the foregoing Declaration
 (amended), and..... acknowledged before me that..... executed the same.

Witness my hand and official seal in the County and State last aforesaid this 22nd
 day of March, A. D. 19 2006



Donna Sawyer
 Notary Public,

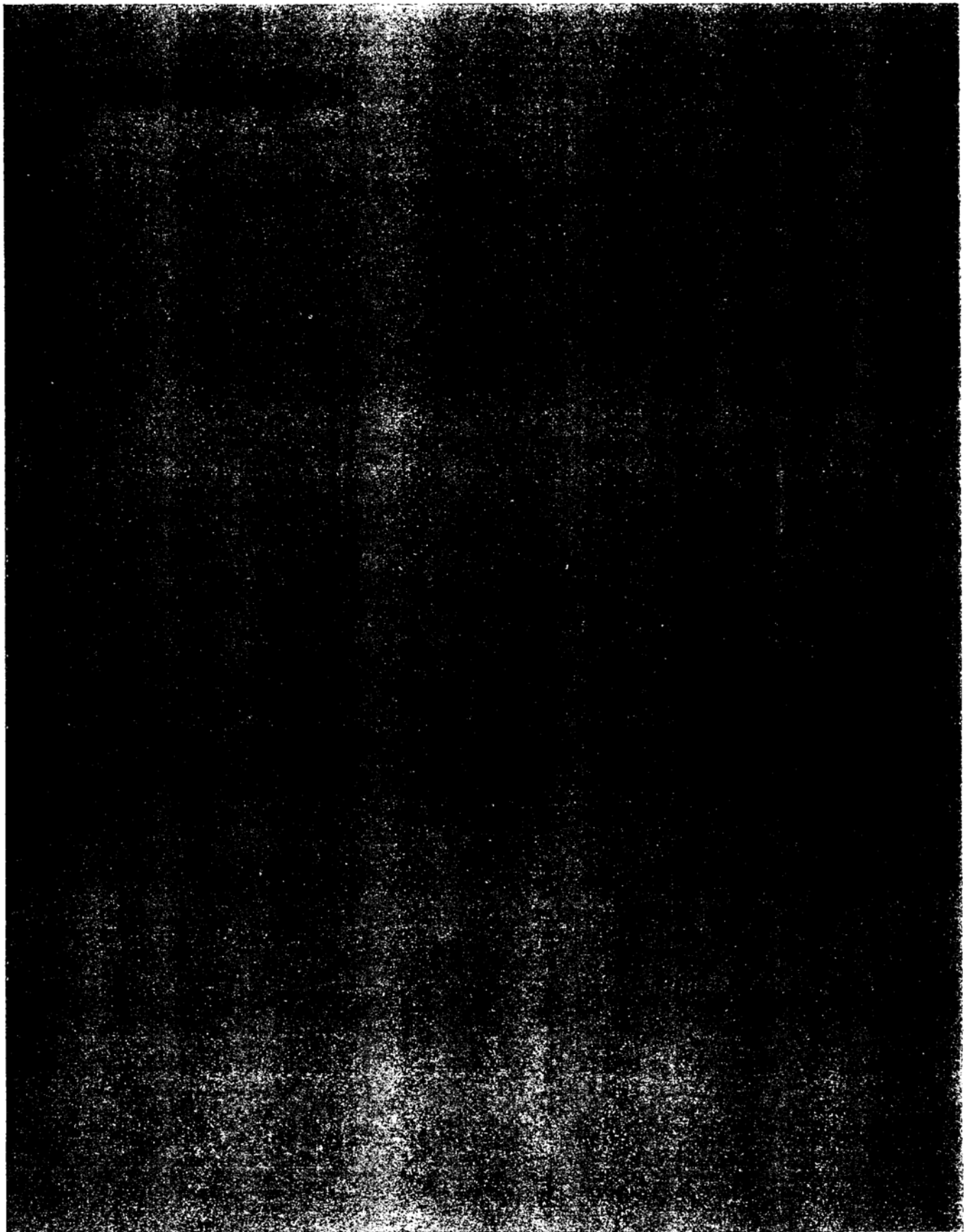
My commission expires:.....



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

#2022041313 BK: 3292 PG: 8 6/9/2022 11:18 AM 8 Receipt: 2022035140

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

#2022041313 BK: 3292 PG: 9 6/9/2022 11:18 AM 9 Receipt: 2022035140

RECORDING \$996.00 INDEX \$70.00

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OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$70.00
INDEXING FEE: \$20.00
2022041313 BK: 3292 PG: 2431-2435
02/03/2022 11:58 AM 5 PGS
BETTER, DC Receipt #000485

Amendment (s)
Declarations of Covenants, Conditions, and Restrictions
The Landings At Inverness



The original Declaration was recorded 19 June 1986 in book 704, pages 461-479. The Declaration was reinstated 13 December 2000 in book 1397, pages 2217-2230. This Declaration provided that under Article VIII General Provisions, Section 4, Amendment. This Declaration may be amended at any time by an instrument signed by not less than sixty (60) percent of the building unit owners.

Whereas, there are currently (40) building units located within the Landings At Inverness necessitating the signatures of not less than (24) or 60 percent of the building unit owners to amend the Declaration.

A total of 30 (75 percent) of the building unit owners have signed an instrument which amends the Declaration to include the following two amendments:

Article III of this Declaration is hereby amended to include Section 3.

Section 3. Board of Directors and Architectural Control Committee. A member of the association may not serve on both the Board of Directors and the Architectural Control Committee at the same time.

Article VI of this Declaration is hereby amended to include Section 17.

Section 17. Changes to Building Exterior Colors. Changes to building exterior colors may not be made unless at least sixty (60) percent of the building unit owners approve such change in writing.

The following 30 building unit owners have signed this instrument:

Charlotte Haddox	209 Buena Vista Ct	Ralph Mitchell	512 Palma Ceia Pt
Lawrence Pollack	213 Buena Vista Ct	Betty Hammond	513 Palma Ceia Pt
Kenneth Pierson	214 Buena Vista Ct	Ida Jean Wongrey	514 Palma Ceia Pt
Alfred Shaw	215 Buena Vista Ct	Wesley Hauser	515 Palma Ceia Pt
Mary Dorsey	216 Buena Vista Ct	Rudy Dyck	538 San Remo Cr
Jerry Cox	217 Buena Vista Ct	John Lynch	540 San Remo Cr
Carl Jonsson	222 Buena Vista Ct	Michael Iwanoski	542 San Remo Cr
Donn Dupree	501 Palma Ceia Pt	Michael Iwanoski	544 San Remo Cr
George Davis	502 Palma Ceia Pt	Shirley Carpenter	564 San Remo Cr
Ruth Forker	503 Palma Ceia Pt	S. Louis Carpenter	566 San Remo Cr
Karl Stanfenburg	505 Palma Ceia Pt	Shirley Carpenter	568 San Remo Cr
Kenneth Miller	506 Palma Ceia Pt	Charles VanTine Jr.	574 San Remo Cr
Nancy Alford	508 Palma Ceia Pt	Rob Bingley	576 San Remo Cr
Michael Lester	509 Palma Ceia Pt	Ray Grabarczyk	578 San Remo Cr
Wilma Moody	511 Palma Ceia Pt	Anthony Schembri	562 San Remo Cr

I, Lawrence M. Pollack, Vice President of the Landings At Inverness Homeowners Association, Inc., do hereby certify that the individuals who by their signatures approved the foregoing Amendments to the Declaration of Covenants, Conditions, and Restrictions of the Landings At Inverness and are as of 31 January 2005 building unit owners in the Landings At Inverness subdivision.

These amendments have been recorded in the Public Records of Citrus County, Florida to amend the Declaration of the Landings At Inverness on 3 February 2005.

Lawrence M. Pollack
Vice President, The Landings At Inverness

STATE OF FLORIDA
COUNTY OF CITRUS



Frances J. Ruchelmer
My Commission DD118579
Expires June 9, 2006

THE FOREGOING INSTRUMENT above WAS
ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF February, 2005
BY Lawrence M. Pollack WHO
IS PERSONALLY KNOWN TO ME
AND WHO DID DID NOT TAKE AN OATH.

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

#2022041313 BK: 3292 PG: 10 6/9/2022 11:18 AM 10 Receipt: 2022035140

RECORDING \$996.00 INDEX \$70.00

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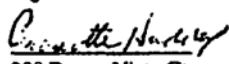
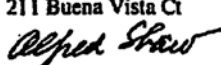
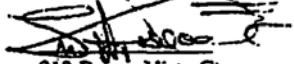
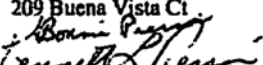
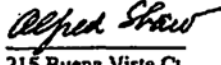
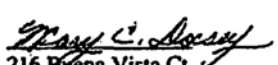
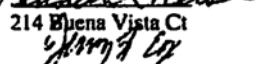
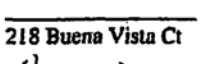
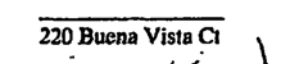
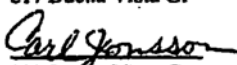
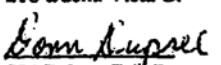
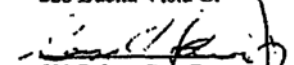

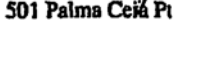
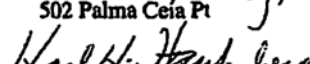
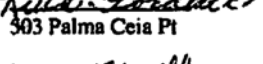
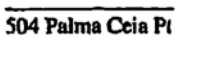
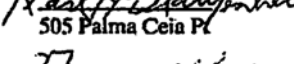
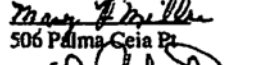
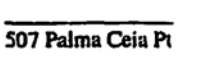
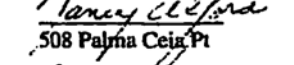


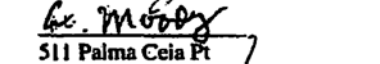
Amendment ~~and Restatement~~
Of the
Declaration of Covenants, Conditions, and Restrictions
Of
The Landings at Inverness

Article VIII. General Provisions, Section 4. Amendment. This Declaration may be amended at anytime by an instrument signed by not less than sixty (60) per cent of the building unit owners.

The following amendment is being added to the Declaration of Covenants, Conditions and Restrictions:

"A member of the association may not serve on both the Board of Directors and the Architectural Control Committee at the same time"

Signed:

 209 Buena Vista Ct	 211 Buena Vista Ct	 213 Buena Vista Ct
 214 Buena Vista Ct	 215 Buena Vista Ct	 216 Buena Vista Ct
 217 Buena Vista Ct	 218 Buena Vista Ct	 220 Buena Vista Ct
 222 Buena Vista Ct	 501 Palma Ceia Pt	 502 Palma Ceia Pt
 503 Palma Ceia Pt	 504 Palma Ceia Pt	 505 Palma Ceia Pt
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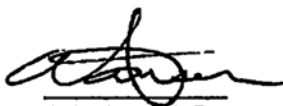
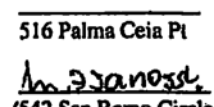

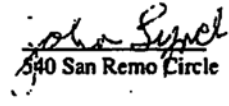
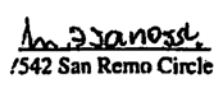
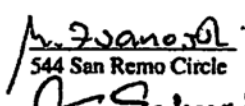
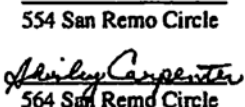
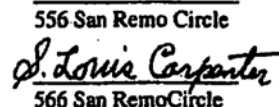
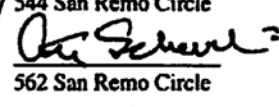
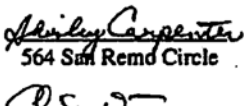
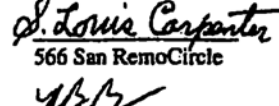
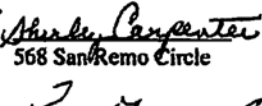
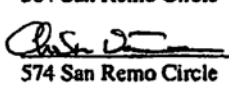
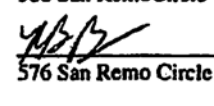
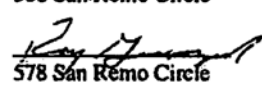
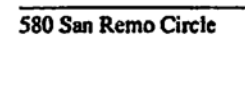
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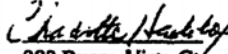
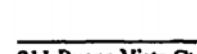

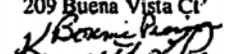
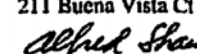
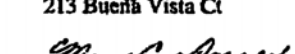
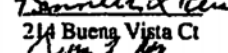
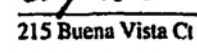
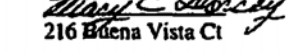
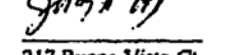
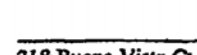
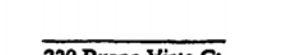
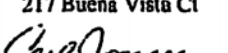
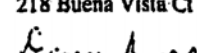
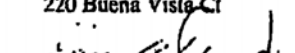
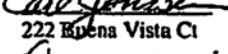
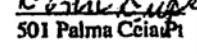
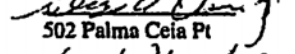
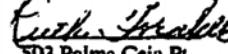
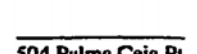
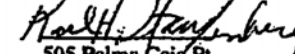
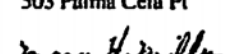
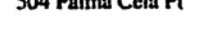
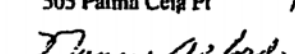
Amendment ~~and Restatement~~
Of the
Declaration of Covenants, Conditions, and Restrictions
Of
The Landings at Inverness

Article VIII. General Provisions, Section 4. Amendment. This Declaration may be amended at anytime by an instrument signed by not less than sixty (60) per cent of the building unit owners.

The following amendment is being added to the Declaration of Covenants, Conditions and Restrictions:

"Changes to building exterior colors may not be made unless at least sixty (60) per cent of the building owners approve such change in writing"

Signed:

 209 Buena Vista Ct	 211 Buena Vista Ct	 213 Buena Vista Ct
 214 Buena Vista Ct	 215 Buena Vista Ct	 216 Buena Vista Ct
 217 Buena Vista Ct	 218 Buena Vista Ct	 220 Buena Vista Ct
 222 Buena Vista Ct	 501 Palma Ceia Pt	 502 Palma Ceia Pt
 503 Palma Ceia Pt	 504 Palma Ceia Pt	 505 Palma Ceia Pt
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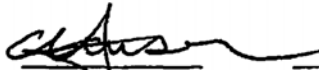

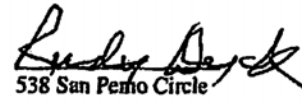

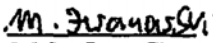
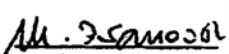
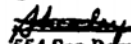





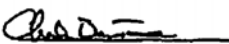



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CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
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JPARRISH, DC Receipt #004500



200507444 2 PGS

**Amendment and Restatement
Of the
Declarations of Covenants, Conditions, and Restrictions
Of
The Landings At Inverness**

An amendment to the original Declaration was recorded on 30 December 1994 in book 1063, page 1344, Public Records of Citrus County, Florida, whereby the building unit owners at The Landings At Inverness amended and restated the Declaration to provide under Article VIII General Provisions, Section 4, Amendment. This Declaration may be amended at anytime by an instrument signed by not less than sixty (60) per cent of the building unit owners.

Whereas, there are currently (40) building units located within The Landings At Inverness necessitating the signatures of not less than (24) or 60 per cent of the building unit owners to amend the above referenced Declaration.

A total of 28 (70 per cent) of the building unit owners have signed an instrument which amends the Declaration to include the following two amendments:

To amend Article III. Membership and Voting Rights. To include:
Section 3. Board of Directors and Architectural Control Committee. A member of the association may not serve on both the Board of Directors and the Architectural Control Committee at the same time.

To amend Article VI. Use Restrictions. To include:
Section 17. Changes to Building Exterior Colors. Changes to building exterior colors may not be made unless at least sixty (60) per cent of the building unit owners approve such change in writing.

I, Lawrence M. Pollack, Vice President of The Landings At Inverness have an instrument containing 28 signatures of building unit owners to amend the Declaration to adopt the above two (2) amendments. The following 28 building unit owners have signed this instrument.

Charlotte Haddox 209 Buena Vista Ct.	Lawrence Pollack 213 Buena Vista Ct.	Kenneth & Bonnie Pierson 214 Buena Vista Ct.
Alfred Shaw 215 Buena Vista Ct.	Mary Dorsey 216 Buena Vista Ct.	Jerry Cox 217 Buena Vista Ct.
Carl Jonsson 222 Buena Vista Ct.	Donn Dupree 501 Palma Ceia Pt.	George Davis 502 Palma Ceia Pt.
Ruth Foraker 503 Palma Ceia Pt.	Karl Stanfenburg 505 Palma Ceia Pt.	Kenneth Miller 506 Palma Ceia Pt.



Francis J. Richelmer
My Commission DD 118878
Expires June 9, 2006

Francis J. Richelmer

above 28th
Lawrence M. Pollack
File #420533 084300

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
 #2022041313 BK: 3292 PG: 15 6/9/2022 11:18 AM 15 Receipt: 2022035140
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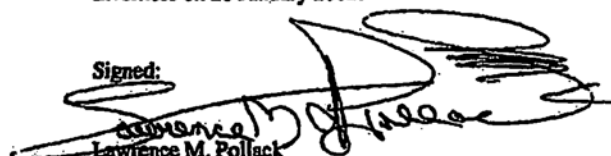
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Nancy Alford 508 Palma Ceia Pt	Michael Lester 509 Palma Ceia Pt	Wilma Moody 511 Palma Ceia Pt
Ralph Mitchell 512 Palma Ceia Pt	Betty Hammond 513 Palma Ceia Pt	Ida Jean Wongrey 514 Palma Ceia Pt
Wesley Hauser 515 Palma Ceia Pt	Rudy Dyck 538 San Remo Circle	John Lynch 540 San Remo Circle
Shirley Carpenter 564 San Remo Circle	S. Louis Carpenter 566 San Remo Circle	Shirley Carpenter 568 San Remo Circle
Charles VanTine, Jr. 574 San Remo Circle	Rob Bingler 576 San Remo Circle	Ray Grabarczyk 578 San Remo Circle
Anthony Schembri 562 San Remo Circle		

These amendments have been recorded in the Public Records of Citrus County, Florida to amend the Declaration of Covenants, Conditions, and Restrictions of The Landings At Inverness on 28 January 2005.

Signed:

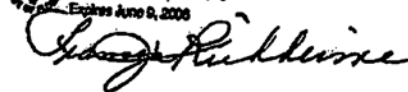


Lawrence M. Pollack
 213 Buena Vista Ct
 Vice President
 The Landings At Inverness

STATE OF FLORIDA
 COUNTY OF CITRUS

THE FOREGOING INSTRUMENT above WAS
 ACKNOWLEDGED BEFORE ME THIS 28 DAY OF January, 2005
 BY Lawrence M. Pollack WHO
 IS PERSONALLY KNOWN 28 + 30 0
✓ WHO HAS PRODUCED FOL 142053 AS IDENTIFICATION
 AND WHO ✓ DID ✓ DID NOT TAKE AN OATH.

Frances J. Richtholme
 My Commission D0116879
 Expires June 8, 2008




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#2022041313 BK: 3292 PG: 16 6/9/2022 11:18 AM 16 Receipt: 2022035140

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CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

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**Amendment and Restatement
of the
Declaration of Covenants, Conditions, and Restrictions
of
The Landings at Inverness**

VERIFIED BY:
AR D.C.

WHEREAS, Capital Partners Limited Partnership I, Ltd., a Florida limited partnership, hereinafter referred to as Declarant, as owner of certain property in the County of Citrus, State of Florida, which is more particularly described as **THE LANDINGS AT INVERNESS**, a subdivision according to the plat thereof, recorded in Plat Book 13, Pages 15-16, Public Records of Citrus County, Florida; did on June 19, 1986, record a Declaration of Covenants, Conditions and Restrictions of The Landings at Inverness (hereinafter referred to as the Declaration) recorded in Book 704, pages 0461-479, public records of Citrus County, Florida. An amendment to the Declaration was recorded on 30 December 1994 in Book 1063, page 1344.

WHEREAS, Article VIII, Section 4 of the Declaration provides that it may be amended during the first twenty (20) year period by an instrument signed by not less than 2/3 of the building unit owners.

WHEREAS, there are currently forty (40) building units located within the Landings at Inverness necessitating the signatures of not less than thirty (30) or 75 per cent of the building unit owners to amend the above referenced Declaration.

WHEREAS, many of the provisions of the Declaration are no longer relevant and should be deleted and other changes need to be made to bring the Declaration up to date.

NOW, THEREFORE, the undersigned unit building owners in the Landings at Inverness do hereby amend and restate the Declaration as provided herein.

It is hereby declared that all of the property or properties described above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title, or interest in the described properties or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I. DEFINITIONS

Section 1. "Association" shall mean and refer to the Landings at Inverness Home Owners Association, Inc., its successors and assigns.

Section 2. "Property" or "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions as may hereafter be brought within the jurisdiction of the Association and subjected to this Declaration.

Section 3. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, to the fee simple title of any Vacant Lot or Building Unit or a buyer under agreement for deed. Building unit owner shall mean the owner of a residential dwelling unit located on a lot.

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Section 4. "Common Area" shall mean all real property, including, but not limited to, perimeter fences, landscape buffers and open green areas, docks, roadways, and such other areas of the property as designated upon the plats, all owned by the Association for the common use and enjoyment of the Owners.

Section 5. "Lot" shall mean and refer to the platted lots shown upon the recorded subdivision plat of the Properties with the exception of the Common Area. "Building Unit" shall mean improvements used for residential dwelling and that portion of a lot used as the site for a residential dwelling.

Section 6. "Declarant" shall mean and refer to Capital Partners Limited Partnership I, Ltd., a Florida limited partnership, or any successor and assigns of all of its rights hereunder.

Section 7. "Declaration" shall mean and refer to this Declaration of Covenants, Conditions, and Restrictions of The Landings at Inverness, a subdivision according to the plat thereof.

Section 8. "Common Area Easements" shall include all nonexclusive easements granted to lot owners on the plat, in the conveyance of title or otherwise, for the purpose of reasonable, orderly use of the common areas in such a way as to not be detrimental to the rights and property values of the other lot owners.

ARTICLE II. PROPERTY RIGHTS

Section 1. Owners' Easement of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Areas defined in Article I hereof which shall be appurtenant to and shall pass with the title of every building unit or lot, subject to the following provisions:

- (a) the right of the association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;
- (b) the right of the association to suspend the voting right of a building unit owner for non-payment of monthly or special assessments that are delinquent in excess of ninety (90) days. The Association also has the right to suspend the right of a member to the use of the recreational facilities for non payment of monthly or special assessments that are delinquent for more than ninety (90) days; and for a period not to exceed thirty (30) days for an infraction of its published rules and regulations.
- (c) the right of the Association to sell, dedicate or transfer all or any part of the Common Area or private roads or utility lines or cable access, if any, to any private individual (s) or to any private entity, public agency, utility or authority under such conditions as may be agreed to by the building unit owners. No such sale, dedication or transfer shall be effective unless an instrument, in writing, agreeing to such sale, dedication or transfer is signed by not less than two-thirds (2/3) of the building unit owners and has been recorded.

Section 2. Delegation of use. Any owner may delegate in accordance with the By-Laws, his/her right of enjoyment to the Common areas and facilities and private roadways, if any, to the members of his/her family, his/her tenants or contract purchasers who reside on the property, but not otherwise.

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<http://search.citrusclerk.org/LandmarkWeb/Document/GetDocumentF>**ARTICLE III. MEMBERSHIP AND VOTING RIGHTS**

Section 1. Every vacant lot or building unit owner shall be a member of the Association.

Section 2. Every building unit owner shall be entitled to one vote. Vacant lot owners have no voting interest. When more than one member holds an interest in any building unit, the vote for each building unit may be exercised as they determine, but in no event shall more than one vote be cast with respect to any building unit.

**ARTICLE IV. COVENANT FOR MAINTENANCE
AND SPECIAL ASSESSMENTS**

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each owner of any Lot or Dwelling Unit, by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association (1) monthly assessments or charges; (2) special assessments for capital improvements, such assessments to be fixed, established, and collected from time to time as hereinafter provided. The monthly and special assessments, together with such interest on and costs of collection thereof as hereinafter provided, shall be a charge on the land, shall be a continuing lien upon the property against which each such assessment is made, together with such interest thereon and the cost of collection thereof as hereinafter provided, and shall also be the person who was the Owner of such property at the time when the assessment fell due and shall in addition be the personal obligation of the person who is an Owner subsequent to the time when the assessment fell due, in the event that the previous Owner failed to pay an outstanding assessment. Notwithstanding anything contained herein to the contrary, the obligation shall be joint and several as to the Owner in the event that the Owner constitutes more than one person or entity.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively for the purpose of implementing the corporate and powers of the Association and promoting the recreation, health, safety and welfare of the residents of the Property, including, but not limited to, the payment of taxes on the Common Area and insurance thereon and repair, replacement, and additions, and legal expenses, if required, because of Owner inaction regarding exterior unit maintenance. The Association shall not be obligated to maintain any unit owner's pool, fence, exterior walls, roof or other improvements on a lot. However the Association has the right to maintain such items if an owner fails to do so. The costs of such maintenance shall be subject to a special assessment against the property and a lien if the assessment is not timely paid subject to the provisions of Section 1 above.

Section 3. Special Assessments for Capital Improvements, Etc. In addition to the monthly assessments authorized by Section 1 hereof, the Association may levy in any assessment year a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction, or reconstruction, unexpected repair or replacement of any property owned by the Association, including roadways, walls, fences, water and sewer mains, sprinkler systems, docks, mail boxes and buildings, and the repair of any owner's pool, fence, exterior walls, roof or other improvements on a lot when the owner has failed to adequately maintain such

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items, provided that such assessments shall have the assent of sixty (60) percent of the votes of building unit owners voting in person or by proxy at a meeting duly called for this purpose.

Section 4. Monthly Assessments. The monthly assessment for lots having a building unit thereon and for vacant lots shall be fixed annually by the Board of Directors. The monthly assessment may be increased each year, but not more than twenty (20) percent above the assessment for the previous year without a vote of building unit owners. New owners of building units or vacant lots shall be charged an initial assessment in an amount totaling three (3) times the monthly assessment due at closing. The normal monthly assessment is due the first day of the month following the closing.

- (a) The budget will be revised annually and approved by not less than two-thirds (2/3) of those building unit owners voting in person or by proxy at a membership meeting duly called for such purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and Section 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 and/or Section 4 shall be sent to all building unit and vacant lot owners not less than thirty (30) days in advance of the meeting. At an annual or a special meeting of members, thirty (30) per cent of the Building Unit Owners of the Association, present in person or by proxy, shall constitute a quorum.

Section 6. Date of Commencement of Assessments. The monthly assessments provided for herein shall be due the first day of each month. The Association shall, upon demand and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified building unit or vacant lot have been paid. A properly executed certificate of the Association as to the status of assessments on a building unit or vacant lot is binding upon the Association as of the date of its issuance.

Section 7. Effect of Nonpayment of Assessments; Remedies of the Association. Any assessment not paid thirty (30) days after the due date shall bear interest from the due date at a rate equaling the prime rate plus four (4) per cent. The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the Property. No Owner may waive or otherwise except liability for the assessments provided for by non-use of the Common Area or abandonment of a building unit or vacant lot.

Section 8. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage provided that a Claim of Lien has not been recorded by the Association in the Public Records of Citrus County, Florida prior to the recordation of such first mortgage. Sale or transfer of any building unit or vacant lot shall not affect the assessment lien. However, the sale or transfer of any building unit or vacant lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such building unit or vacant lot owner from liability for any assessments thereafter becoming due or from the lien thereof.

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<http://search.citrusclerk.org/LandmarkWeb/Document/GetDocumentF>**ARTICLE V. ARCHITECTURAL CONTROL**

No building, fence, wall or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to, change, alteration or repair (other than repairs restoring the exterior of any building upon the property to its original appearance and color) therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same, shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Committee composed of three (3) or more representatives appointed by the Board. In the event said Architectural Control Committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this article will be deemed to have been fully complied with. The decisions of the Architectural Control Committee are subject to the approval of the Board of Directors.

ARTICLE VI. USE RESTRICTIONS

Section 1. Violation. If any person claiming by, through or under Declarant, or its successors or assigns, or any other person, shall violate or attempt to violate any of the covenants herein, it shall be lawful for the Declarant or any person or persons owning real estate subject to these covenants to bring any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants, including action to enjoin or prevent him/her or them from so doing, or to cause the violation to be remedied and to recover damages, if ascertainable, or other dues for such violation. If the party or parties bringing any such action prevail, they shall be entitled to recover from the person or persons violating these restrictions the costs incurred by such prevailing party, including reasonable attorney's fees. Invalidation of any of these covenants by judgment of court order shall in no way affect any of the other covenants and provisions contained herein, which shall remain in full force and effect.

Section 2. All building units and vacant lots included within the real estate to which these restrictions pertain shall be known and described as residential lots except where otherwise indicated on the plat. No structure shall be erected, altered, placed or permitted to remain on any of said building units or vacant lots, other than one (1) single-family attached dwelling unit per building unit site, not to exceed thirty-five (35) feet in height.

Section 3. Setback. No building shall be located upon any residential building unit site or vacant lot which is less than twenty (20) feet from the road right-of-way at the front of a Lot, nor less than twenty (20) feet from the road right-of-way, if such road abuts a side lot line. Notwithstanding the above, if a lesser setback is required by applicable zoning ordinance, such lesser setback shall prevail.

Section 4. No Offensive Activity. No noxious or offensive trade or activity is permitted upon any building unit or vacant lot, nor shall anything be done thereon which constitutes a public nuisance.

Section 5. No Temporary Structures. Unless otherwise specifically allowed or permitted under these covenants, no recreational vehicles, boats or boat trailers, utility trailers, tents, shacks, detached garages, barns, sheds, tool houses or any other outbuilding shall at any time be placed

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temporarily or permanently upon the Property, nor shall any Property improvements be made to said Property until and unless such owner shall first obtain written approval from the Architectural Control Committee.

Section 6. Fences. No fence or wall shall be erected upon any building unit site or vacant lot without the prior consent of the Architectural Control Committee as to the location, type, material used, and size. All fences shall be constructed of concrete block or natural wood materials with stucco finish, in harmony with the building units and not exceed six (6) feet in height. All fence posts and fence framing shall be on the interior of the fence. No fence, wall, hedge or shrub planting which obstructs ingress and egress shall be closer than ten (10) feet to any rear building unit and/or vacant lot or in any easement area. No fence shall be in front of any residence on building unit or vacant lot or nearer to any street than the minimum setback line. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. Declarant may maintain any temporary construction fences.

Section 7. Easements.

- (a) The Declarant, for itself and its successors and assigns, hereby reserves and is given, and Association is hereby granted and given, a perpetual, alienable, and releasable easement, privilege and right on, over, and under the Common Areas and the side ten (10) feet of each Lot or building site for the necessary, ordinary, or reasonable maintenance and upkeep of structures on adjoining Lots on Property and such easements as are set forth on the plat of The Landings at Inverness. Further, each building unit or vacant lot and Common Areas shall be subject to an easement for minor encroachments created by construction, settling and overhangs including plants, board and cement walkways, screen and trellis supports and patio enclosure walls for all buildings constructed by Declarant; and in the event any dwelling is partially or totally destroyed and then rebuilt, the Owners of the adjoining building units or vacant lot (s) agree that minor encroachments created by construction shall be permitted and that a valid easement for said encroachments and the maintenance thereof shall exist.
- (b) For the purpose of solely performing exterior maintenance authorized by this Article, or repairing common or party walls and any pipes or conduits therein, the Declarant, or the Association through its duly authorized agents or employees shall have the right after reasonable notice to the Owner or after a reasonable attempt to notify the Owner, to enter upon any building unit or vacant lot or the interior of any structure thereon; and such entrance for the foregoing purpose shall not be deemed a trespass.
- (c) The Declarant and/or Association, as the case may be, shall have the unrestricted right and power of alienating and releasing the privileges, easements and rights referred to in this Section and in any Plats of property provided that Declarant's rights hereunder shall only exist so long as the Declarant shall own at least one (1) building unit or vacant Lot within the Property. The Owners of the building unit or vacant Lot subject to the privileges, rights and easements referred to in this section shall acquire no right, title, or interest in or to any pipes,

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lines or other equipment or facilities placed on, over, or under the Property which is subject to said privileges, rights and easements. All easements created in this Section are and shall remain private easements and the sole and exclusive property of the Declarant and its successors and assigns and/or the Association, as the case may be.

Section 8. Parking. No parking facilities are allowed on any single building unit, or vacant Lot except a paved pad large enough for not more than four (4) automobiles. No wheeled vehicles of any kind, boats or any other offensive objects may be kept or parked in a state of disrepair between the paved road and residential structures. Said vehicles, boats or objects may be so kept, only if completely inside a garage attached to the main residence. Private automobiles or vehicles of the occupants may be parked in the driveway on the building unit. No wheeled vehicle or boat shall be kept or parked in front or side yard of any building unit or any vacant Lot. No trailers or recreational vehicles shall be maintained or kept on any building unit or any vacant Lot.

Section 9. Pets. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any building unit or any Lot, except that each household may keep not more than two (2) household pets, weighing not more than twenty-five (25) pounds, and provided that they are not kept, bred, or maintained for any commercial purpose. All dogs must be kept on a leash if the animal is outside the unit or vacant Lot owner's property. Dog owners must pick up their animals' waste.

Section 10. Architectural Control Committee Waiver: In the event that a violation of any of these restrictions shall inadvertently occur, which violation shall not be of such nature to defeat the intent and purpose of these covenants, the Architectural Control Committee shall have the right and authority to waive such violation.

Section 11. Trash. No building unit or vacant Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall be kept only in closed containers and all equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. Trash removed by the Association from a unit owner's property or vacant lot owner's lot may result in a special assessment against that unit owner.

Section 12. Signs. No sign of any kind may be displayed to the public view on any building unit or vacant Lot except security and professional signs offering property for sale or rent.

Section 13. Common Area and Private Roadways. No improvements shall be constructed upon any portion of the Common Area or Private Roadways without the approval of the Architectural Control Committee. These areas shall be maintained by the Association as open recreational areas and roadways for the use and benefit of all members of the Association.

- (a) No activities constituting a nuisance shall be conducted upon common areas and Private Roadways.
- (b) No rubbish, trash, garbage or other discarded items shall be placed or allowed to remain upon Common areas and Private Roadways.
- (c) The Association shall at all times pay the real property ad valorem taxes, if any, assessed against property owned by the Association and Private Roadways and any other governmental liens which may be assessed against the Property owned by the Association. The Association at all times shall procure, maintain and pay for adequate policies of public liability and fire and extended casualty insurance upon the Common Area and Private Roadways. Said insurance

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policies shall be in the name of the Association and for the benefit of the Association members and owners of record of the Private Roadways, if any, and such other parties as the Association deems necessary. The aforesaid insurance policies shall be in such amounts and subject to such conditions and with such provisions as the Board of Directors of the Association may determine, not inconsistent with any provisions of this Declaration. The Board of Directors may obtain such other type of insurance as the Board deems advisable. The sum and extent of such insurance coverage at all times shall meet all requirements, if any, applicable to the Common Areas and Private Roadways.

- (d) All capital improvements made to the Common Areas or Roadways by the Association shall require the approval of sixty (60) per cent of all unit owners voting in person or by proxy at a meeting duly called for this purpose.

Section 14. Property Maintenance. The Association shall maintain or cause to be maintained the property and improvements other than building units situated thereon in a manner satisfactory to the Architectural Control Committee, including but not limited to, landscaping, grass and shrubbery, lighting, sprinklers, and garbage. The Owner shall maintain other items and be given thirty (30) days written notice to correct or abate those items he/she/they fail to maintain. If the Owner fails to do so, the Committee shall have the right to enter upon said building unit or vacant Lot for the purpose of repairing, maintaining and restoring the building unit, dwelling or vacant Lot and the exterior of the building unit at the sole cost of the Owner of said building unit or Lot after giving twenty-four (24) hours notice to the Unit Owners of such repair, maintenance and restoration, together with reasonable attorney's fees and costs for collection thereof, which become effective only upon the filing of a written claim of lien. The form substance and enforcement of said lien shall be in accordance with the mechanics lien law of the State of Florida, and the Owner of said building unit or Lot shall by virtue of having acquired said Lot subject to these restrictions, be deemed to have authorized and contracted for such repair, maintenance and restoration. The lien herein provided will be subordinate to a first mortgage lien except if a Claim of Lien has been filed in the Citrus County Public Records prior to the recordation of such first mortgage.

Section 15. Rights of Declarant. Notwithstanding anything in Article VI to the contrary, Declarant shall have the right to use Property for ingress and egress thereover, including but not limited to the use of construction machinery and trucks thereon and no person shall in any way impede or interfere with the Declarant, its employees or agents, in the exercise of this right herein reserved, or interfere with the completion of the contemplated improvements or sale of building units or vacant Lots and improvements thereon. Furthermore, the Declarant may make such use of Property free from the interference of Owners or contract purchasers as may be reasonably necessary to facilitate the completion and sale of vacant Lots or building units, including but not limited to, the maintenance of a sales office and model area, the showing of Property, the display of signs, and the right to construct or place sales and construction offices of a temporary nature on Property.

Section 16. Signal Receiving and Transmitting Devices. The Association recognizes and hereby declares that any cable television provider may use any public or private road right-of-way to run cable lines into The Landings at Inverness subdivision. The Association hereby further declares that, with the written permission of the Association, cable television providers have the right to install cable television lines underground across utility easements and common areas,

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referred to in the plat of The Landings at Inverness subdivision; and further to install cable television lines underground across the property of a current building unit or vacant lot owner. No building unit or vacant lot owner can refuse the running of service lines across her/his property for the benefit of other property owners. Satellite dishes are permitted subject to approval of size and location by the Architectural Control Committee.

ARTICLE VII. PARTY WALLS

Section 1. General Rules. The building units are commonly referred to as "townhouses", with a characteristic thereof being the existence of common walls or party walls which are constructed along portions of said boundaries of Lots within the Property. To the extent not inconsistent with the provisions of these restrictions, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions and regarding maintenance and repair thereof shall be applicable.

Section 2. Weatherproofing. Notwithstanding any other provisions in these covenants, any Owner who by his/her negligent or willful act causes the party wall to be exposed to the elements, will bear the whole cost of necessary protection against such elements.

Section 3. Contribution. The right of any Owner to contribution from any other Owner under these restrictions shall be appurtenant to the land and shall pass to such Owners' successors in title.

Section 4. Existence. Notwithstanding the possible expiration of these restrictive covenants, any provisions contained herein relating to party walls shall continue in full force and effect for so long as any party walls exist upon said Property.

ARTICLE VIII. GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner of a building unit or vacant Lot shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of the Declaration. Failure by the Association or by the Owner of a building unit or vacant Lot to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The prevailing party, in an enforcement litigation, shall be entitled to an award of reasonable attorney's fees.

Section 2. Severability. Invalidity of any one of these covenants or restrictions by judgment or court order shall in no way effect any other provision which shall remain in full force and effect.

Section 3. Duration of Covenants. The covenants and restrictions of this Declaration shall run with and bind Property for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years.

Section 4. Amendment. This Declaration may be amended at any time by an instrument signed by not less than sixty (60) per cent of the building unit owners. Any amendment must be recorded.

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Name & Address	Signature of Building Unit Owner(s)	date
Austin, Thomas E 508 Palma Ceia Pt.		
Witness:		
Carpenter, Anna-Mary 568 San Remo Circle	Shirley Carpenter	3/1/00
Witness:	Louise S. Jones	
Carpenter, Louis, & Shirley 564 San Remo Circle	Anna-Mary Carpenter	2/1/00
Witness:	Louise S. Jones	
Carpenter, Louis, & Shirley 566 San Remo Circle	Louis Carpenter	2/1/00
Witness:	Louise S. Jones	
Coleman, Gerald C. 511 Palma Ceia Pt	Gerald Coleman	2-10-2000
Witness:	Jacquelyn Bricker	2/10/00
Davis, George A, Jr. & June 502 Palma Ceia Pt	George A. Davis	3/7/00
Witness:	Paul Worley	
Dilliard, Anna L. 513 Palma Ceia Pt	Anna L. Dilliard	12/1/00
Witness:	Ralph W. Mitchell	
Foraker, Ruth E. 503 Palma Ceia Pt	Ruth E. Foraker	3-18-2000
Witness:	Paul Worley	
Fredrickson, Marie H. 222 Buena Vista Ct	Marie H. Fredrickson	3-19-00
Witness:	Paul Worley	

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Galvin, John J. & Mae 214 Buena Vista Ct	_____	date
Witness: _____		
Grabarczyk, Ray, & Shirley 578 San Remo Circle	<i>Ray & Shirley Grabarczyk</i>	<i>3/11/00</i> date
Witness: <i>Laura S. Jones</i>		
Haddox, Donald, & Charlotte 209 Buena Vista Ct	<i>Donald & Charlotte Haddox</i>	<i>3/11/00</i> date
Witness: <i>Laura S. Jones</i>		
Hauser, Wesley J. & Alice 515 Palma Ceia Pt	_____	date
Witness: _____		
Isner, Carl A. & Patricia 576 San Remo Circle	<i>Carl A. Isner, Patricia Isner</i>	<i>7/26/2000</i> <i>3-19-00</i> date
Witness: <i>Larry Lohr</i> <i>Paul Worley</i>		<i>3-19-00</i>
Iwanowski, Michael, & Ursula 542 San Remo Circle	_____	date
Witness: _____		
Jones, James P. & Karen 501 Palma Ceia Pt	<i>James P. Jones & Karen Jones</i>	<i>3/11/00</i> date
Witness: <i>Laura S. Jones</i>		<i>3/10/00</i>
Jones, Laura 211 Buena Vista Ct	<i>Laura S. Jones</i>	<i>3/11/00</i> date
Witness: <i>Paul Worley</i>		
Lunde, Ole A. & Martha S 217 Buena Vista Ct	<i>Ole A. Lunde & Martha S. Lunde</i>	<i>3/13/2000</i> date
Witness: <i>Paul Worley</i>		<i>3/13/00</i>
Lynch, John 540 San Remo Circle	<i>John B. Lynch</i>	<i>3/14/00</i> date
Witness: <i>Paul Worley</i>		<i>3/14/00</i>

BK 1397 PG 2227

2000 DE 13 AM 9:04

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

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Markham, Carol 516 Palma Ceia Pt	<u>Carol H. Markham</u>	<u>2/16/00</u>	date
Witness:	<u>Paul W. on grey</u>		
Miller, Kenneth, & Marybeth 506 Palma Ceia Pt	<u>Marybeth Miller</u>	<u>3/11/00</u>	date
Witness:	<u>James S. Jones</u>		
Mitchell, Ralph, & Jean 512 Palma Ceia Pt	<u>Ralph W. Mitchell Ellen J. Mitchell</u>	<u>2/17/2000</u>	date
Witness:	<u>Paul W. on grey</u>		
Newbold, Nelson A, Jr, & Charles W Van Tine, Jr 574 San Remo Circle	<u>Nelson A. Newbold</u>	<u>3/19/00</u>	date
Witness:	<u>James S. Jones</u>	<u>3/11/00</u>	date
Pollack, Lawrence 213 Buena Vista Ct	<u>Lawrence J. Pollack</u>	<u>3/11/00</u>	date
Witness:	<u>James S. Jones</u>		
Pollard, Anna L 216 Buena Vista Ct	<u>Anna L. Pollard</u>	<u>3/14/00</u>	date
Witness:	<u>Paul W. on grey</u>		
Pütz, Wilhelm, & Irene 554 San Remo Circle	<u>Wilhelm Pütz and Irene</u>	<u>7/26/00</u>	date
Witness:	<u>Paul W. on grey</u>		
Pütz, Wilhelm, & Irene 556 San Remo Circle	<u>Wilhelm Pütz and Irene</u>	<u>7/26/00</u>	date
Witness:	<u>Paul W. on grey</u>		
Reasy, John H, & Virginia 504 Palma Ceia Pt			date
Witness:			
Reither, James A & Jacobson K 507 Palma Ceia Pt	<u>James A. Reither</u>	<u>2/10/00</u>	date
Witness:	<u>Paul W. on grey</u>	<u>2/10/00</u>	date

BK 1397PG2228

2000 DE 13 AM 9:04

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

#2022041313 BK: 3292 PG: 28 6/9/2022 11:18 AM 28 Receipt: 2022035140

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Schembri, Anthony J. & Barbara 562 San Remo Circle	<u>Barbara Schembri</u> <u>Anthony J. Schembri</u>	<u>3/11/2000</u> date
Witness:	<u>Sandra S. Jones</u>	
Santor, Raymond 510 Palma Ceia Pt	<u>Raymond Santor</u> <u>Paul Worley</u>	<u>3/10/00</u> date
Witness:	<u>Paul Worley</u>	
Scoggins, Joseph H. & Billie 218 Buena Vista Ct	<u>Joseph H. Scoggins</u> <u>Billie Scoggins</u>	<u>3/11/00</u> date
Witness:	<u>Paul Worley</u>	
Scoggins, Joseph H. & Billie 220 Buena Vista Ct	<u>Joseph H. Scoggins</u> <u>Billie Scoggins</u>	<u>3/11/00</u> date
Witness:	<u>Paul Worley</u>	
Shank, Thomas, & Muriel 509 Palma Ceia Pt	<u>Thomas Shank</u> <u>Muriel E. Shank</u>	<u>Victorian later 4/5/2000</u> <u>3/12/00</u> date
Witness:	<u>Paul Worley</u>	
Shaw, Alfred J. 215 Buena Vista Ct	<u>Alfred J. Shaw</u>	<u>2/18/2000</u> date
Witness:	<u>Paul Worley</u>	
Sobel, Anne 544 San Remo Circle	<u>Anne Sobel</u>	<u>3/11/00</u> date
Witness:	<u>Sandra S. Jones</u>	
Weinmann, Henry C. & Sunnie 505 Palma Ceia Pt	<u>Henry C. Weinmann</u> <u>Sunnies Weinmann</u>	<u>3/11/00</u> date
Witness:	<u>Sandra S. Jones</u>	
Whitney, R. Bruce, & Grace 580 San Remo Circle	<u>R. Bruce Whitney</u> <u>Grace H. Whitney</u>	<u>3/11/00</u> date
Witness:	<u>Paul Worley</u>	<u>3-11-00</u>
Wilcox, Graham 538 San Remo Circle		date
Witness:		

BK 1397652229

2000 DE 13 AM 9:04

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

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<http://search.citrusclerk.org/LandmarkWeb/Document/GetDocumentF>Wongrey, Paul, & Ida Jean
514 Palma Ceia Pt

Witness:

Paul & Ida Jean Wongrey 2/10/00
date 2/10/00
Jacquelyn K. Reith

I, Donald Haddox, President of The Landings at Inverness Homeowners' Association, Inc., do hereby certify that the individuals who by their signatures approved the foregoing Amendment and Restatement of the Declaration of Covenants, Conditions, and Restrictions of The Landings at Inverness are, or were on the date of signing, Building Unit owners in The Landings at Inverness subdivision. I further certify that more than seventy-five (75%) percent of the above signators were Building Unit owners in the Landings at Inverness subdivision as of December 13, 2000. *Donald Haddox*

Donald Haddox

Dated

BK 1397PG2230

State of Florida, County of Citrus

Ann M. Reardon
Witness (signature)

Ann M. Reardon
(print)

Tammy S. Kirby
Notary (signature)

Tammy S. Kirby
(print)

Ann M. Reardon
Witness (signature)

Ann M. Reardon
(print)

Tammy S. Kirby
Notary (signature)

Tammy S. Kirby
(print)

The foregoing instrument was acknowledged before me on this 13th day of December, 2000, by *Donald H. Haddox*
Donald H. Haddox, Association President
209 Buena Vista Ct., Inverness, FL 34450-4332

who took an oath before me and produced FLN # 4320-188-32-20 as identification and by *Charles W. Hartline*
Association Secretary
Inverness, FL 34450

who took an oath before me and produced FLN # U 535-159-38-045 as identification.

Tammy S. Kirby Notary Public
Signature of Notary Public

NOTARY PUBLIC
Name of Notary Public, printed



14

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

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FILED & RECORDED
CITRUS COUNTY, FLORIDA
CITY CLERK, CLERK

DEC 30 PM 4 38
VERIFIED
DC

BK 1063 PG 1344 AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
THE LANDINGS AT INVERNESS

WHEREAS, Article VIII, Section 4 of the Declaration of Covenants, Conditions and Restrictions of The Landings at Inverness, as recorded in Book 704, Page 461 of the Public Records of Citrus County Florida, authorizes the amendment of such covenants, conditions and restrictions by the recording of an instrument signed by not less than seventy-five (75%) percent of the building unit owners; and

WHEREAS, there are currently thirty-eight (38) building units located within the Landings at Inverness necessitating the signatures of twenty-nine (29) building unit owners for an amendment of the above referenced covenants, conditions and restrictions,

NOW THEREFORE by virtue of the signatures below and the signatures of the building unit owners on the documents attached hereto, the Declaration of Covenants, Conditions and Restrictions of The Landings at Inverness is hereby amended as follows:

1. Article V is hereby amended to read as follows:

"No building, fence, wall or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to, change, alteration or repair (other than repairs restoring the exterior of any building located upon the property to its original appearance and color) therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an Architectural Committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

2. Article VI, Section IX is hereby amended to read as follows:

All building units and lots included within the real estate to which these restrictions pertain shall be known and described as residential lots except where otherwise indicated on the plat. No structure shall be erected, altered, placed or permitted to remain on any of said building units or portions of lots, other than one (1) single-family attached dwelling unit per building unit site, not to exceed thirty-five (35) feet in height. Duplex buildings are contemplated.

Witnesses:

Signature: Thomas B. Stringer
Printed Name: THOMAS B. STRINGER

Signature: Angela Vick
Printed Name: ANGELA VICK

Slayermaker & Nelson, PA
2018 Nov 1, 44 W
T WENTON, FL 34453

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

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BK 1063PG1345

Signature: Deanne A. McInnis
Printed Name: Deanne A. McInnis

Owner of building located at
501 Palma Ceia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Thomas S. Stringer who produced Florida Driver's License Number 2345-826-45-130-0 as identification.

Ellen W. Porter
Notary Public

ELLEN W. PORTER
MY COMMISSION # 000000000000
Expires 12, 1997
Notary Public for the State of Florida, Inc.

Witnesses:

Signature: S. Louis Caputo, MD
Printed Name: S. Louis Caputo, MD

Signature: Carl Ladd
Printed Name: Carl Ladd

Signature: Suzanne L. Bush
Printed Name: Suzanne L. Bush

Signature: S. Louis Caputo, MD
Printed Name: S. Louis Caputo, MD

Signature: Phyllis Ladd
Printed Name: Phyllis Ladd

Signature: Suzanne L. Bush
Printed Name: Suzanne L. Bush

Owners of building unit located at
503 Palma Ceia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Carl Ladd and Phyllis Ladd who produced Florida Driver's License Numbers 1300-619-82-45-0 and 1300-623-34-879-0 as identification.

Ann J. Gibbs
Notary Public

ANN J. GIBBS
MY COMMISSION # 00240544
Expires December 31, 1995
Notary Public for the State of Florida

Witnesses:

Signature: Suzanne L. Bush
Printed Name: Suzanne L. Bush

Signature: James O. Reahie
Printed Name: James O. Reahie

Signature: Eugene L. Bush
Printed Name: Eugene L. Bush

Owner of building unit located at
507 Palma Ceia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by James O. Reahie who produced Florida Driver's License Number 12-100-450-11-219-7 as identification.

Ann J. Gibbs
Notary Public

ANN J. GIBBS
MY COMMISSION # 00240544
Expires December 31, 1995
Notary Public for the State of Florida

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

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Witnesses: BK 1063 PG 1346
Signature: Sydney L. Bush
Printed Name: Sydney L. Bush
Signature: Eugene L. Bush
Printed Name: Eugene L. Bush

Signature: Joseph A. Bennett, Sr.
Printed Name: Joseph A. Bennett, Sr., Trustee
Owner of building unit located at
509 Palma Ceia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Joseph Bennett who produced Florida Driver's License Number B-530-456-22-425-0 as identification.

Notary Public

ANN J. GILES
MY COMMISSION # 0024664
EXPIRES: December 28, 1995
Notary Public Underwriters

Witnesses:
Signature: Sydney L. Bush
Printed Name: Sydney L. Bush
Signature: Eugene L. Bush
Printed Name: Eugene L. Bush

Signature: Anna Dilliard
Printed Name: Anna Dilliard
Owner of building unit located at
513 Palma Ceia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Anna Dilliard who produced Florida Driver's License Number B-530-456-22-425-0 as identification.

Notary Public

ANN J. GILES
MY COMMISSION # 0024664
EXPIRES: December 28, 1995
Notary Public Underwriters

Witnesses:
Signature: Sydney L. Bush
Printed Name: Sydney L. Bush
Signature: Eugene L. Bush
Printed Name: Eugene L. Bush

Signature: Harley Hauser
Printed Name: Harley Hauser
Signature: Alice Hauser
Printed Name: Alice Hauser
Owners of building unit located at
515 Palma Ceia Point

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

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BK 1063PG1347

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Mealey Hauser and Alice Hauser who produced Florida Driver's License Numbers #860-480-33-249 and #128333 as identification.

Notary Public [Signature]

[Seal]
ANN J. GIBBS
MY COMMISSION # CO 242244
EXPIRES December 31, 1996
Bonded Ten Thousand Dollars Underwriters

Witnesses:
Signatures: [Signature] A.B.
Printed Name: Alice B. Bush
[Signature] Paul Wongrey
Printed Name: Paul Wongrey

Signatures: [Signature]
Printed Name: Charles D. Smith

Signatures: [Signature] S.D. Bush
Printed Name: Sandra D. Bush

Signatures: [Signature]
Printed Name: Jean Wongrey
owners of building unit located at
514 Palma Ceia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Paul Wongrey and Jean Wongrey who produced Florida Driver's License Numbers #W526-480-21-771-0 and #W526-480-21-771-0 as identification.

Notary Public [Signature]

[Seal]
ANN J. GIBBS
MY COMMISSION # CO 242244
EXPIRES December 31, 1996
Bonded Ten Thousand Dollars Underwriters

Witnesses:
Signatures: [Signature] E.A. Roth
Printed Name: Bernie A. Roth

Signatures: [Signature] R.H. Deane
Printed Name: Ruth H. Deane

Signatures: [Signature] E.A. Roth
Printed Name: Eileen Carol Roth

Signatures: [Signature] R.H. Deane
Printed Name: Ruth H. Deane
owners of building unit located at
512 Palma Ceia Point

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

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STATE OF FLORIDA
COUNTY OF CITRUS

BK 1063 PG 1348

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Bernice A. Roth and Mary Roth who produced Florida Driver's License Numbers R 320-047-20-2506 and R 320-577-23-502-0 as identification.

Notary Public

Witnesses:

Signature: Suzanne L. Bush
Printed Name: Suzanne L. Bush

Signature: Kyle Williams
Printed Name: Kyle Williams

Signature: Eugene L. Bush
Printed Name: Eugene L. Bush

Owner of building unit located at
510 Palma Ceia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Kyle Williams who produced Florida Driver's License Number W 452-271-54-109-0 as identification.

Notary Public

Witnesses:

Signature: Suzanne L. Bush
Printed Name: Suzanne L. Bush

Signature: Kenneth G. Miller
Printed Name: Kenneth G. Miller

Signature: Eugene L. Bush
Printed Name: Eugene L. Bush

Signature: Mary Holland Miller
Printed Name: Mary Holland Miller

Signature: Eugene L. Bush
Printed Name: Eugene L. Bush

Owners of building unit located at
506 Palma Ceia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Kenneth G. Miller and Mary Holland Miller who produced Florida Driver's License Numbers W 452-271-54-109-0 and M 460-586-13-545 as identification.

Notary Public

Witnesses:

Signature: Suzanne L. Bush
Printed Name: Suzanne L. Bush

Signature: Kenneth G. Miller
Printed Name: Kenneth G. Miller

Signature: Eugene L. Bush
Printed Name: Eugene L. Bush

Signature: Mary Holland Miller
Printed Name: Mary Holland Miller

Signature: Eugene L. Bush
Printed Name: Eugene L. Bush

Owners of building unit located at
506 Palma Ceia Point

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

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Witnesses:

Signature: [Signature]
Printed Name: Donald Green

Signature: [Signature]
Printed Name: Natalie Green

Signature: [Signature]
Printed Name: Charmey Welch

Signature: [Signature]
Printed Name: Sally Welch

Owners of building unit located at
508 Palma Ceia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Donald Green and Natalie Green who produced Florida Driver's License Numbers FL DL # G-650-185-10-488-4 and FL DL # G-650-625-36-601-0 as Identification.

Notary Public

Witnesses:

Signature: [Signature]
Printed Name: Charmey Welch

Signature: [Signature]
Printed Name: Sally Welch

Owners of building unit located at
502 Palma Ceia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Charmey Welch and Sally Welch who produced Florida Driver's License Numbers FL DL # 185-21-263-1 and FL DL # 793-33-632-0 as Identification.

Notary Public

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
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Witnesses: BK 1063 PG 1350
Signature: [Signature]
Printed Name: ALICE E. HALVER
Angela Mojica WALLACE OW
Signature: [Signature]
Printed Name: WILLIAM E. HALVER
Owner of building unit located at
211 Buena Vista Court
STATE OF FLORIDA
COUNTY OF CITRUS
The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions
was acknowledged before me this 14th day of December, 1994 by
Angela Mojica who produced Florida Driver's License Number
as identification.
Notary Public
Witnesses:
Signature: [Signature]
Printed Name: Suzanne L. Bush
Signature: [Signature]
Printed Name: Eugene L. Bush
Owner of building unit located at
213 Buena Vista Court
STATE OF FLORIDA
COUNTY OF CITRUS
The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions
was acknowledged before me this 14th day of December, 1994 by
Lawrence Pollock who produced Florida Driver's License Number
as identification.
Notary Public
Signature: [Signature]
Printed Name: Suzanne L. Bush
Signature: [Signature]
Printed Name: Eugene L. Bush
Owner of building unit located at
215 Buena Vista Court
STATE OF FLORIDA
COUNTY OF CITRUS
The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions
was acknowledged before me this 14th day of December, 1994 by
Peter Pollock who produced Florida Driver's License Number
as identification.
Notary Public

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

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BK1063PG1351

Witnesses:

Signature: Eugene L. Bush
Printed Name: EUGENE L. BUSH

Signature: Marle Fredrickson
Printed Name: MARLE FREDRICKSON

Signature: Suzanne L. Bush
Printed Name: SUZANNE L. BUSH

Owner of building unit located at
222 Buena Vista Court

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 16th day of December 1994 by Marle Fredrickson who produced Florida Driver's License Number F136-SK-37-448 as identification.

[Signature]
Notary Public

Witnesses:

Signature: Suzanne L. Bush
Printed Name: SUZANNE L. BUSH

Signature: Eugene L. Bush
Printed Name: EUGENE L. BUSH

Signature: Suzanne L. Bush
Printed Name: SUZANNE L. BUSH

Signature: Eugene L. Bush
Printed Name: EUGENE L. BUSH

Owner of building unit located at
220 Buena Vista Court

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December 1994 by Norbert Carney and Charlene Carney who produced Florida Driver's License Numbers 6A50-620-50-125-0 and ML 14-6A50-15-421-A3 as identification.

[Signature]
Notary Public

Witnesses:

Signature: L. Louis Carpenter, M.D.
Printed Name: L. LOUIS CARPENTER, M.D.

Signature: Joseph Scoggins
Printed Name: JOSEPH SCOGGINS

Signature: Suzanne L. Bush
Printed Name: SUZANNE L. BUSH

Signature: L. Louis Carpenter, M.D.
Printed Name: L. LOUIS CARPENTER, M.D.

Signature: Laura W. Scoggins
Printed Name: LAURA W. SCOGGINS

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

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BK 1063 PG 1352

Signature: Joseph H. Bush
Printed Name: Joseph H. Bush

Owners of building unit located at
216 Buena Vista Court

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Joseph Scoggins and Laura M. Scoggins who produced Florida Driver's License Numbers S-252-465-18-243-0 and S-252-525-18-705-0 as identification.

Notary Public

ANN J. GESS
MY COMMISSION # 0024004
EXPIRES: December 31, 1996
Bonded Title Notary Public Underwritten

Witnesses:

Signature: Joseph H. Bush
Printed Name: Joseph H. Bush

Signature: Anna Pollard
Printed Name: Anna Pollard
ANNA NP

Signature: Joseph H. Bush
Printed Name: Joseph H. Bush

Owner of building unit located at
216 Buena Vista Court

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Anna Pollard who produced Florida Driver's License Number 9443-062-23-609-0 as identification.

Notary Public

MAURYN L. CARVANO
NOTARY PUBLIC
COUNTY OF CITRUS
Bonded By Western Safety Company

Witnesses:

Signature: Joseph H. Bush
Printed Name: Joseph H. Bush

Signature: John Galvin
Printed Name: John Galvin

Signature: St. Louis Carpenter, M.D.
Printed Name: St. Louis Carpenter, M.D.

Signature: Joseph H. Bush
Printed Name: Joseph H. Bush

Signature: May Galvin
Printed Name: May Galvin

Signature: St. Louis Carpenter, M.D.
Printed Name: St. Louis Carpenter, M.D.

Owner of building unit located at
214 Buena Vista Court

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

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BK 1063PG1353

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by John Calvin and Mary Calvin who produced Florida Driver's License Numbers G-415-470-27-136-0 and G-415-293-24-841-0 as identification.

[Signature]
Notary Public

Witnesses:

Signature: [Signature]
Printed Name: Suparna L. Bush

Signature: [Signature]
Printed Name: Louis Carpenter

Signature: [Signature]
Printed Name: Suparna L. Bush

Signature: [Signature]
Printed Name: Shirley Carpenter

Signature: [Signature]
Printed Name: Suparna L. Bush

Signature: [Signature]
Printed Name: Shirley Carpenter

Signature: [Signature]
Printed Name: Suparna L. Bush

Signature: [Signature]
Printed Name: Shirley Carpenter

Owners of building unit located at
566 San Remo Circle

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Louis Carpenter and Shirley Carpenter who produced Florida Driver's License Numbers G-415-718-27-841-0 and G-415-718-27-841-0 as identification.

[Signature]
Notary Public

Witnesses:

Signature: [Signature]
Printed Name: Suparna L. Bush

Signature: [Signature]
Printed Name: Louis Carpenter

Signature: [Signature]
Printed Name: Suparna L. Bush

Signature: [Signature]
Printed Name: Shirley Carpenter

Signature: [Signature]
Printed Name: Suparna L. Bush

Signature: [Signature]
Printed Name: Shirley Carpenter

Signature: [Signature]
Printed Name: Suparna L. Bush

Signature: [Signature]
Printed Name: Shirley Carpenter

Owners of building unit located at
566 San Remo Circle

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

#2022041313 BK: 3292 PG: 40 6/9/2022 11:18 AM 40 Receipt: 2022035140

RECORDING \$996.00 INDEX \$70.00

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<http://search.citrusclerk.org/LandmarkWeb/Document/GetDocumentF>

BK 1063PG1354

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Louis Carpenter and Shirley Carpenter who produced Florida Driver's License Numbers 8A15E-79003-221 and 8A15E-79003-221 as

Notary Public

AND I, GIBBS
MY COMMISSION # 00240044
EXPIRES: December 25, 1998
Bonded Two Money Public Underwriters

Witnesses:
Signature: S. Louis Carpenter and Eugene Bush
Printed Name: S. Louis Carpenter M.D. Eugene Bush

Signature: [Signature]
Printed Name: [Signature]

Signature: S. Louis Carpenter and Eugene Bush
Printed Name: S. Louis Carpenter M.D. Eugene Bush

Signature: [Signature]
Printed Name: [Signature]

Signature: [Signature] Owners of building unit located at
Printed Name: [Signature] 574 San Remo Circle

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Eugene Bush and Suzanne Bush who produced Florida Driver's License Numbers 8A15E-79003-221 and 8A15E-79003-221 as

Notary Public

AND I, GIBBS
MY COMMISSION # 00240044
EXPIRES: December 25, 1998
Bonded Two Money Public Underwriters

Witnesses:
Signature: Andra Rott and Carl Isaacson
Printed Name: Andra Rott Carl Isaacson

Signature: [Signature]
Printed Name: [Signature]

Signature: Andra Rott and Mary D. Isaacson
Printed Name: Andra Rott Mary Isaacson

Signature: [Signature]
Printed Name: [Signature]

Signature: [Signature] Owners of building unit located at
Printed Name: [Signature] 574 San Remo Circle

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

#2022041313 BK: 3292 PG: 41 6/9/2022 11:18 AM 41 Receipt: 2022035140

RECORDING \$996.00 INDEX \$70.00

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<http://search.citrusclerk.org/LandmarkWeb/Document/GetDocumentf>

BK 1063 PG 1355

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 30th day of December, 1994, by Earl Pearson and Mary Pearson who produced Florida Driver's License Numbers 105-136-17-107-0 and 1-225-584-21-639-0 as identification.

Notary Public [Signature]

Witnesses:
Signature: [Signature]
Printed Name: SHARON L. BUSH
Signature: [Signature]
Printed Name: RAY GRABARCYK
Signature: [Signature]
Printed Name: SHIRLEY GRABARCYK
Signature: [Signature]
Printed Name: EUGENE L. BUSH
owners of building unit located at
578 San Remo Circle

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Ray Grabarczyk and Shirley Grabarczyk who produced Florida Driver's License Numbers 6-616-730-30-004-4 and 6-616-743-30-766-0 as identification.

Notary Public [Signature]

Witnesses:
Signature: [Signature]
Printed Name: SHARON L. BUSH
Signature: [Signature]
Printed Name: EUGENE L. BUSH
owner of building unit located at
580 San Remo Circle

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Edith Smith who produced Florida Driver's License Number 13 personally known to me as identification.

Notary Public [Signature]

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

#2022041313 BK: 3292 PG: 42 6/9/2022 11:18 AM 42 Receipt: 2022035140

RECORDING \$996.00 INDEX \$70.00

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<http://search.citrusclerk.org/LandmarkWeb/Document/GetDocumentF>

BK 1063 PG 1356

The undersigned does hereby desire that the Declaration of Covenants, Conditions and Restrictions of The Landings at Inverness, recorded at Book 704, Pages 461 through 479 of the Public Records of Citrus County, Florida be amended as shown below:

1. I request that Article V be hereby amended to read as follows:

"No building, fence, wall or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to, change, alteration or repair (other than repairs restoring the exterior of any building located upon the property to its original appearance and color) therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

2. I request that Article VI, Section II be hereby amended to read as follows:

All building units and lots included within the real estate to which these restrictions pertain shall be known and described as residential lots except where otherwise indicated on the plat. No structure shall be erected, altered, placed or permitted to remain on any of said building units or portions of lots, other than one (1) single-family attached dwelling unit per building unit site, not to exceed thirty-five (35) feet in height. Duplex buildings are contemplated.

I further request that this document be affixed to such other documents as may be required to amend said Declarations of Covenants, Conditions and Restrictions and recorded in the Public Records of Citrus County, Florida.

Dated this 20th day of December, 1994.

Witnesses:

Signature: [Signature]
Printed Name: John M. Ekin IV

Signature: [Signature]
Printed Name: Angela Wallace

Signature: [Signature]
Printed Name: Wise Hauser

Owner of building unit located at
211 Buena Vista Court

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 20th day of December, 1994 by Angela Wallace who produced Florida Driver's License Number N/A as identification. Personally Known

Signature: [Signature]
Notary Public

JOHN M. EKIN IV
NOTARY PUBLIC, STATE OF FLORIDA
MY COMM. EXPIRES 10/24/07
COMMISSION NO. 00325468

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

#2022041313 BK: 3292 PG: 43 6/9/2022 11:18 AM 43 Receipt: 2022035140

RECORDING \$996.00 INDEX \$70.00

Firefox

http://search.citrusclerk.org/LandmarkWeb/Document/GetDocumentF

BK 1063PG 1357

The undersigned do hereby desire that the Declaration of Covenants, Conditions and Restrictions of the Landings at Inverness, recorded at Book 704, Pages 461 through 479 of the Public Records of Citrus County, Florida be amended as shown below:

1. I request that Article V is hereby amended to read as follows:

"No building, fence, wall or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to, change, alteration or repair (other than repairs restoring the exterior of any building located upon the property to its original appearance and color) therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

2. I request that Article VI, Section II is hereby amended to read as follows:

All building units and lots included within the real estate to which these restrictions pertain shall be known and described as residential lots except where otherwise indicated on the plat. No structure shall be erected, altered, placed or permitted to remain on any of said building units or portions of lots, other than one (1) single-family attached dwelling unit per building unit site, not to exceed thirty-five (35) feet in height. Duplex buildings are contemplated.

I further request that this document be affixed to such other documents as may be required to amend said Declarations of Covenants, Conditions and Restrictions and recorded in the Public Records of Citrus County, Florida.

Dated this 16 day of December, 1994

Signature: [Signature] I. Jerome Sobel

Printed Name: I. Jerome Sobel

Signature: [Signature] Anne Sobel

Printed Name: Anne Sobel

Signature: [Signature] Owners of building unit located at

Printed Name: 544 San Remo Circle

STATE OF FLORIDA
COUNTY OF INVERNESS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 16 day of December, 1994, by I. Jerome Sobel and Anne Sobel who produced [Signature] as identification.

[Signature]
Notary Public

K. SUSAN CAMMACH
NOTARY PUBLIC
My Commission Expires Apr. 14, 1995

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

#2022041313 BK: 3292 PG: 44 6/9/2022 11:18 AM 44 Receipt: 2022035140

RECORDING \$996.00 INDEX \$70.00

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BK 1063 PG 1358

The undersigned do hereby desire ~~the~~ ^{the} Declaration of covenants, Conditions and Restrictions of The Landings at Inverness, recorded at book 704, Pages 461 through 479 of the Public Records of Citrus County, Florida be amended as shown below:

1. I request that Article V is hereby amended to read as follows:

"No building, fence, wall or other structure shall be commenced, erected, or maintained upon the property, nor shall any exterior addition to, change, alteration or repair (other than repairs restoring the exterior of any building located upon the property to its original appearance and color) therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

2. I request that Article ~~XX~~ ^{XX} Section XI is hereby amended to read as follows:

All building units and lots included within the real estate to which these restrictions pertain shall be known and described as residential lots except where otherwise indicated on the plat. No structure shall be erected, altered, placed or permitted to remain on any of said building units or portions of lots, other than one (1) single-family attached dwelling unit per building unit site, not to exceed thirty-five (35) feet in height. Duplex buildings are contemplated.

I further request that this document be affixed to such other documents as may be required to amend said Declarations of Covenants, Conditions and Restrictions and recorded in the Public Records of Citrus County, Florida.

Dated this 17 day of December, 1994.

Signature: [Signature]
Printed Name: John P. Lynch

Signature: [Signature]
Printed Name: John P. Lynch

Signature: [Signature]
Printed Name: Robert W. Lynch

Signature: [Signature]
Printed Name: Robert W. Lynch

Signature: _____
Printed Name: _____

Signature: _____
Printed Name: _____

Signature: _____
Printed Name: _____

Signature: _____
Printed Name: _____

STATE OF Ill
COUNTY OF McHenry

STATE OF Ill
COUNTY OF McHenry

The foregoing Amendment to Declaration of covenants, Restrictions and Conditions was acknowledged before me this 17 day of December, 1994 by John Lynch and Robert Lynch who produced [Signature] and [Signature] as identification. LS20-4672-2229

Signature: [Signature]
Notary Public

Signature: [Signature]
Notary Public

OFFICIAL SEAL
NANCY J OPLINGER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/03/2012

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

#2022041313 BK: 3292 PG: 45 6/9/2022 11:18 AM 45 Receipt: 2022035140

RECORDING \$996.00 INDEX \$70.00

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<http://search.citrusclerk.org/LandmarkWeb/Document/GetDocumentF>

BK 1063PG 1359

The undersigned do hereby desire that the Declaration of Covenants, Conditions and Restrictions of The Landings at Inverness, recorded at Book 704, Pages 461 through 479 of the Public Records of Citrus County, Florida be amended as shown below:

1. I request that Article V is hereby amended to read as follows:

"No building, fence, wall or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to, change, alteration or repair (other than repairs restoring the exterior of any building located upon the property to its original appearance and color) therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with."

2. I request that Article IV, Section II is hereby amended to read as follows:

All building units and lots included within the real estate to which these restrictions pertain shall be known and described as residential lots except where otherwise indicated on the plat. No structure shall be erected, altered, placed or permitted to remain on any of said building units or portions of lots, other than one (1) single-family attached dwelling unit per building unit site, not to exceed thirty-five (35) feet in height. Duplex buildings are contemplated.

I further request that this document be affixed to such other documents as may be required to amend said Declarations of Covenants, Conditions and Restrictions and recorded in the Public Records of Citrus County, Florida.

Dated this 19th day of December, 1994

Signature: Lucy D. Rabb
Printed Name: Lucy D. Rabb

Signature: Shirley M. Rabb
Printed Name: Shirley M. Rabb

Signature: Shirley M. Rabb
Printed Name: Shirley M. Rabb

Signature: Lucy D. Rabb
Printed Name: Lucy D. Rabb

Signature: John Rabb
Printed Name: John Rabb

Signature: Virginia B. Rabb
Printed Name: Virginia B. Rabb

Signature: John Rabb
Printed Name: John Rabb

Signature: Virginia B. Rabb
Printed Name: Virginia B. Rabb

Signature: John Rabb
Printed Name: John Rabb

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Printed Name: Virginia B. Rabb

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Printed Name: John Rabb

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Printed Name: Virginia B. Rabb

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Printed Name: John Rabb

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Printed Name: Virginia B. Rabb

Signature: John Rabb
Printed Name: John Rabb

Signature: Virginia B. Rabb
Printed Name: Virginia B. Rabb

Signature: John Rabb
Printed Name: John Rabb

STATE OF Florida
COUNTY OF Polk

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 19th day of December, 1994 by John Rabb and Virginia Rabb who produced Government's Record and Notary Public as identification.

Signature: Notary Public
Printed Name: Notary Public

Signature: Notary Public
Printed Name: Notary Public

Signature: Notary Public
Printed Name: Notary Public

Signature: Notary Public
Printed Name: Notary Public

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Printed Name: Notary Public

Signature: Notary Public
Printed Name: Notary Public

Signature: Notary Public
Printed Name: Notary Public

Notary Seal
Penny L. Crawford, Notary Public
North Madison Twp., Cumberland County
My Commission Expires March 10, 1995
Member, Pennsylvania Association of Notaries

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

#2022041313 BK: 3292 PG: 46 6/9/2022 11:18 AM 46 Receipt: 2022035140

RECORDING \$996.00 INDEX \$70.00

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BK1063PG1360

The undersigned do hereby desire that the Declaration of Covenants, Conditions and Restrictions of The Landings at Inverness, recorded at Book 704, Pages 461 through 477 of the Public Records of Citrus County, Florida be amended as shown below:

1. I request that Article V is hereby amended to read as follows:

"No building, fence, wall or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to, change, alteration or repair (other than repairs restoring the exterior of any building located upon the property to its original appearance and color) therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

2. I request that Article ~~III~~ ^{7th, 15} Section II is hereby amended to read as follows:

All building units and lots included within the real estate to which these restrictions pertain shall be known and described as residential lots except where otherwise indicated on the plat. No structure shall be erected, altered, placed or permitted to remain on any of said building units or portions of lots, other than one (1) single-family attached dwelling unit per building unit site, not to exceed thirty-five (35) feet in height. Duplex buildings are contemplated.

I further request that this document be affixed to such other documents as may be required to amend said Declarations of covenants, conditions and restrictions and recorded in the Public Records of Citrus County, Florida.

Dated this 16th day of December, 1994

Signature: [Signature]
Printed Name: Wayne Jordan

Signature: [Signature]
Printed Name: Wayne Jordan

Signature: [Signature]
Printed Name: Norma Jordan

Signature: [Signature]
Printed Name: Norma Jordan

Signature: [Signature]
Printed Name: Norma Jordan

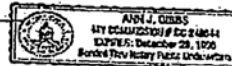
Owners of building unit located at
214 Buena Vista Court

Signature: [Signature]
Printed Name: Norma Jordan

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 16th day of December, 1994 by Wayne Jordan and Norma Jordan who produced Florida Driver's License No. Personally Known to Me as identification.

Signature: [Signature]
Notary Public



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

#2022041313 BK: 3292 PG: 47 6/9/2022 11:18 AM 47 Receipt: 2022035140

RECORDING \$996.00 INDEX \$70.00

Firefox

http://search.citrusclerk.org/LandmarkWeb/Document/GetDocumentF

BK 1063PG 1361

The undersigned does hereby desire that the Declaration of Covenants, Conditions and Restrictions of The Landings at Inverness, recorded at Book 704, Pages 461 through 479 of the Public Records of Citrus County, Florida be amended as shown below:

1. I request that Article V is hereby amended to read as follows:
 "No building, fence, wall or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to, change, alteration or repair (other than repairs restoring the exterior of any building located upon the property to its original appearance and color) therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the board of directors of the Association or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

2. I request that Article ~~XX~~ ^{XI} Section ~~XX~~ ^{XI} is hereby amended to read as follows:
 All building units and lots included within the real estate to which these restrictions pertain shall be known and described as residential lots except where otherwise indicated on the plat. No structure shall be erected, altered, placed or permitted to remain on any of said building units or portions of lots, other than one (1) single-family attached dwelling unit per building unit site, not to exceed thirty-five (35) feet in height. Duplex buildings are contemplated.

I further request that this document be affixed to such other documents as may be required to amend said Declarations of Covenants, Conditions and Restrictions and recorded in the Public Records of Citrus County, Florida.
 Dated this 14th day of December, 1994.

Witnesses:
 Signature: Eugene L. Bush
 Printed Name: Eugene L. Bush
 Signature: Andrey Bellamy
 Printed Name: Andrey Bellamy
 Signature: Eugene L. Bush
 Printed Name: Eugene L. Bush
 Owner of building unit located at
 516 Palma Ceia Point

STATE OF FLORIDA
 COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Andrey Bellamy who produced FL DLR 0-450-008-31-802-0 as identification.

Notary Public

ANN J. CIBBS
 NOTARY COMMISSION # 00234044
 EXPIRES: December 31, 1996
 Record This Notary Public's Seal

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

#2022041313 BK: 3292 PG: 48 6/9/2022 11:18 AM 48 Receipt: 2022035140

RECORDING \$996.00 INDEX \$70.00

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12/30/94

20.5b Br.
46- Dick

BK 1063 PG 1344

AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
THE LANDINGS AT INVERNESS

FILED & RECORDED
CITRUS COUNTY, FLORIDA
CITY CLERK
841577

VERIFIED:
DEC 30 PM 4 38

WHEREAS, Article VIII, Section 4 of the Declaration of Covenants, Conditions and Restrictions of The Landings at Inverness, as recorded in Book 704, Page 461 of the Public Records of Citrus County Florida, authorizes the amendment of such covenants, conditions and restrictions by the recording of an instrument signed by not less than seventy-five (75%) percent of the building unit owners; and

WHEREAS, there are currently thirty-eight (38) building units located within The Landings at Inverness necessitating the signatures of twenty-nine (29) building unit owners for an amendment of the above referenced covenants, conditions and restrictions,

NOW THEREFORE by virtue of the signatures below and the signatures of the building unit owners on the documents attached hereto, the Declaration of covenants, conditions and restrictions of The Landings at Inverness is hereby amended as follows:

- Article V is hereby amended to read as follows:
"No building, fence, wall or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to, change, alteration or repair (other than repairs restoring the exterior of any building located upon the property to its original appearance and color) therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural committee composed of three (3) or more representatives appointed by the board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with."
- Article VI, Section II is hereby amended to read as follows:
All building units and lots included within the real estate to which these restrictions pertain shall be known and described as residential lots except where otherwise indicated on the plat. No structure shall be erected, altered, placed or permitted to remain on any of said building units or portions of lots, other than one (1) single-family attached dwelling unit per building unit site, not to exceed thirty-five (35) feet in height. Duplex buildings are contemplated.

Witnesses:

Signature: Lois W. Hester
Printed Name: Lois W. Hester

Signature: Thomas B. Stringer
Printed Name: Thomas B. Stringer

Slater, McKee & Nelson, P.A.
2018 Hester, Lois W.
2018 Hester, Lois W.
2018 Hester, Lois W.

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

#2022041313 BK: 3292 PG: 49 6/9/2022 11:18 AM 49 Receipt: 2022035140

RECORDING \$996.00 INDEX \$70.00

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<http://search.citrusclerk.org/LandmarkWeb/Document/GetDocumentF>

BK 1063 PG 1345

Signature: *Thomas S. Stringer*
Printed Name: Thomas S. Stringer

Owner of building located at
501 Palma Ceia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Thomas S. Stringer who produced Florida Driver's License Number 5366-826-49-150-0 as identification.

Ellen W. Porter
Notary Public

ELLEN W. PORTER
MY COMMISSION # 0030306 EXPIRES
December 12, 1997
Bonded thru TROY TAYLOR ASSURANCE, INC.

Witnesses:
Signature: *S. Louis Carpenter, MD*
Printed Name: S. Louis Carpenter, MD

Signature: *Carl Ladd*
Printed Name: Carl Ladd

Signature: *S. Louis Carpenter, MD*
Printed Name: S. Louis Carpenter, MD

Signature: *Phyllis Ladd*
Printed Name: Phyllis Ladd

Signature: *Eugene L. Bush*
Printed Name: Eugene L. Bush

Owner of building unit located at
503 Palma Ceia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Carl Ladd and Phyllis Ladd who produced Florida Driver's License Numbers 1200-619-35-145-01 and 1200-673-34-879-0 as identification.

Ann J. Gibbs
Notary Public

ANN J. GIBBS
MY COMMISSION # 0030344
EXPIRES: December 28, 1998
Bonded thru TROY TAYLOR ASSURANCE, INC.

Witnesses:
Signature: *Eugene L. Bush*
Printed Name: Eugene L. Bush

Signature: *James O. Roavis*
Printed Name: James O. Roavis

Signature: *Eugene L. Bush*
Printed Name: Eugene L. Bush

Owner of building unit located at
507 Palma Ceia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by James O. Roavis who produced Florida Driver's License Number R 100-450-78-219-7 as identification.

Ann J. Gibbs
Notary Public

ANN J. GIBBS
MY COMMISSION # 0030344
EXPIRES: December 28, 1998
Bonded thru TROY TAYLOR ASSURANCE, INC.

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

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BK 1063PG1346

Witnesses:

Signature: *Lyman L. Bush*
Printed Name: LYMAN L. BUSH

Signature: *Joseph F. Bennett, Sr.*
Printed Name: JOSEPH F. BENNETT, SR.

Signature: *Eugene L. Bush*
Printed Name: EUGENE L. BUSH

Owner of building unit located at
509 Palma Ceia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Joseph Bennett who produced Florida Driver's License Number B-530-486-20-425-0 as identification.

Ann J. Gibbs
Notary Public

ANN J. GIBBS
MY COMMISSION # 00230644
EXPIRES: December 23, 1996
Renewal Due Every Public Information

Witnesses:

Signature: *Lyman L. Bush*
Printed Name: LYMAN L. BUSH

Signature: *Eugene L. Bush*
Printed Name: EUGENE L. BUSH

Owner of building unit located at
513 Palma Ceia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Anna Dilliard who produced Florida Driver's License Number D-463-053-24-781 as identification.

Ann J. Gibbs
Notary Public

ANN J. GIBBS
MY COMMISSION # 00230644
EXPIRES: December 23, 1996
Renewal Due Every Public Information

Witnesses:

Signature: *Lyman L. Bush*
Printed Name: LYMAN L. BUSH

Signature: *Eugene L. Bush*
Printed Name: EUGENE L. BUSH

Signature: *Lyman L. Bush*
Printed Name: LYMAN L. BUSH

Signature: *Eugene L. Bush*
Printed Name: EUGENE L. BUSH

Owners of building unit located at
515 Palma Ceia Point

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

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BK 1063PG 1347

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Healer, Hauser and Alice Hauser who produced Florida Driver's License Numbers 14526-446-21-771-0 and 14526-446-21-771-0 as Identification.

Notary Public

ANN J. GIBBS
MY COMMISSION # CC 242644
EXPIRES: December 28, 1994
Record This Notary Public Underwear

Witnesses:

Signature: [Signature]
Printed Name: Healer, Hauser and Alice Hauser

Signature: [Signature]
Printed Name: Paul Wongrey

Signature: [Signature]
Printed Name: Healer, Hauser and Alice Hauser

Signature: [Signature]
Printed Name: Paul Wongrey

Signature: [Signature]
Printed Name: Healer, Hauser and Alice Hauser

Signature: [Signature]
Printed Name: Paul Wongrey

Owners of building unit located at
514 Palma Cola Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Paul Wongrey and Joan Wongrey who produced Florida Driver's License Numbers 14526-446-21-771-0 and 14526-446-21-771-0 as Identification.

Notary Public

ANN J. GIBBS
MY COMMISSION # CC 242644
EXPIRES: December 28, 1994
Record This Notary Public Underwear

Witnesses:

Signature: [Signature]
Printed Name: Paul Wongrey

Signature: [Signature]
Printed Name: Joan Wongrey

Signature: [Signature]
Printed Name: Paul Wongrey

Signature: [Signature]
Printed Name: Joan Wongrey

Owners of building unit located at
512 Palma Cola Point

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

#2022041313 BK: 3292 PG: 52 6/9/2022 11:18 AM 52 Receipt: 2022035140

RECORDING \$996.00 INDEX \$70.00

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STATE OF FLORIDA
COUNTY OF CITRUS

BK 1063 PG 1348

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Barney L. Roth and Mary Roth who produced Florida Driver's License Number B 30-04-20-25010 and R 300-577-23-502-0 as identification.

Notary Public [Signature]

Witnesses:

Signature: [Signature]
Printed Name: Stephanie L. Bush

Signature: [Signature]
Printed Name: Kyle Williams

Signature: [Signature]
Printed Name: Eugene L. Bush

Owner of building unit located at
510 Palma Ceia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Kyle Williams who produced Florida Driver's License Number M 452-871-58-109-0 as identification.

Notary Public [Signature]

Witnesses:

Signature: [Signature]
Printed Name: Stephanie L. Bush

Signature: [Signature]
Printed Name: Kenneth G. Miller

Signature: [Signature]
Printed Name: Eugene L. Bush

Signature: [Signature]
Printed Name: Mary Holland Miller

Signature: [Signature]
Printed Name: Stephanie L. Bush

Signature: [Signature]
Printed Name: Mary Holland Miller

Signature: [Signature]
Printed Name: Eugene L. Bush

Owners of building unit located at
506 Palma Ceia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Kenneth G. Miller and Mary Holland Miller who produced Florida Driver's License Number M 460-871-14-367-F and M 460-588-13-545 as identification.

Notary Public [Signature]

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

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Witnesses:

Signature: [Signature]
Printed Name: Donald Green

Signature: [Signature]
Printed Name: Natalie Green

Signature: [Signature]
Printed Name: Chummy Welch

Signature: [Signature]
Printed Name: Sally Welch

Owners of building unit located at
508 Palma Coia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 29th day of December, 1994 by Donald Green and Natalie Green who produced Florida Driver's License Numbers FL DL # G-650-625-26-621-0 and FL DL # G-650-625-26-621-0 as identification.

Notary Public

Witnesses:

Signature: [Signature]
Printed Name: Chummy Welch

Signature: [Signature]
Printed Name: Sally Welch

Owners of building unit located at
502 Palma Coia Point

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Chummy Welch and Sally Welch who produced Florida Driver's License Numbers FL DL # W-420-293-23-632-0 and FL DL # W-420-293-23-632-0 as identification.

Notary Public

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

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Witnesses: BK1063PG1350

Signature: [Signature]
Printed Name: ANGELA VICK
Angela Vick, Clerk of the Circuit Court & Comptroller

Signature: [Signature]
Printed Name: ANGELA VICK
Owner of building unit located at
211 Buena Vista Court

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Angela Vick who produced Florida Driver's License Number 1A-0720-5330-8346 as identification.

Notary Public

Witnesses:

Signature: [Signature]
Printed Name: Eugene L. Bush
Eugene L. Bush

Signature: [Signature]
Printed Name: Eugene L. Bush
Owner of building unit located at
213 Buena Vista Court

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Eugene L. Bush who produced Florida Driver's License Number 1A-0720-5330-8346 as identification.

Notary Public

Witnesses:

Signature: [Signature]
Printed Name: Eugene L. Bush
Eugene L. Bush

Signature: [Signature]
Printed Name: Eugene L. Bush
Owner of building unit located at
215 Buena Vista Court

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Eugene L. Bush who produced Florida Driver's License Number 1A-0720-5330-8346 as identification.

Notary Public

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

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BK1063PG1351

Witnesses:

Signature: Eugene L. Bush
Printed Name: EUGENE L. BUSH

Signature: Merle Fredrickson
Printed Name: MERLE FREDRICKSON FREDRICKSON

Signature: Eugene L. Bush
Printed Name: EUGENE L. BUSH

Owner of building unit located at
222 Buena Vista Court

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 16th day of December, 1994, by Merle Fredrickson who produced Florida Driver's License Number F136-518-27-648 as identification.

Notary Public

Signature: Eugene L. Bush
Printed Name: EUGENE L. BUSH

Signature: Merle Fredrickson
Printed Name: MERLE FREDRICKSON

Signature: Eugene L. Bush
Printed Name: EUGENE L. BUSH

Signature: Merle Fredrickson
Printed Name: MERLE FREDRICKSON

Signature: Eugene L. Bush
Printed Name: EUGENE L. BUSH

Signature: Merle Fredrickson
Printed Name: MERLE FREDRICKSON

Owner of building unit located at
220 Buena Vista Court

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Norbert Carney and Charlene Carney who produced Florida Driver's License Numbers C650-60550-125-0 and ML-4-C650-115-421-M3 as identification.

Notary Public

Signature: L. Louis Carpenter, M.D.
Printed Name: L. LOUIS CARPENTER, M.D.

Signature: Joseph Scoggins
Printed Name: JOSEPH SCOGGINS

Signature: L. Louis Carpenter, M.D.
Printed Name: L. LOUIS CARPENTER, M.D.

Signature: Laura W. Scoggins
Printed Name: LAURA W. SCOGGINS

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

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BK 1063 PG 1352

Signature: Joseph H. Bush
Printed Name: Joseph H. Bush

Owners of building unit located at
218 Buena Vista Court

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Joseph Scoggins and Laura H. Scoggins who produced Florida Driver's License Numbers S 252-485-18-042-0 and S 252-525-18-708-0 as identification.

Notary Public

Witnesses:
Signature: Joseph H. Bush
Printed Name: Joseph H. Bush

Signature: Anna Pollard
Printed Name: Anna Pollard

Signature: Eugene L. Bush
Printed Name: Eugene L. Bush

Owner of building unit located at
216 Buena Vista Court

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Anna Pollard who produced Florida Driver's License Number 8463-062-23-609-0 as identification.

Notary Public

Witnesses:
Signature: Joseph H. Bush
Printed Name: Joseph H. Bush

Signature: John Calvin
Printed Name: John Calvin

Signature: St Louis Carpenter, M.D.
Printed Name: St Louis Carpenter, M.D.

Signature: Joseph H. Bush
Printed Name: Joseph H. Bush

Signature: May Calvin
Printed Name: May Calvin

Signature: St Louis Carpenter, M.D.
Printed Name: St Louis Carpenter, M.D.

Owners of building unit located at
214 Buena Vista Court

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
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BK 1063 PG 1353

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 11th day of December, 1994 by John Calvin and Neil Calvin who produced Florida Driver's License Numbers G-415-478-27-136-0 and G-415-293-34-841-0 as identification.

[Signature]
Notary Public

Witnesses:
Signature: Suzanne L. Bush
Printed Name: Suzanne L. Bush
Signature: Eugene L. Bush
Printed Name: Eugene L. Bush
Signature: Suzanne L. Bush
Printed Name: Suzanne L. Bush
Signature: Eugene L. Bush
Printed Name: Eugene L. Bush

[Signature]
Louis Carpenter

[Signature]
Shirley Carpenter

Owners of building unit located at
566 San Remo Circle

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 11th day of December, 1994 by Louis Carpenter and Shirley Carpenter who produced Florida Driver's License Numbers C-615-742-83-001 and C-615-748-27-800-0 as identification.

[Signature]
Notary Public

Witnesses:
Signature: Suzanne L. Bush
Printed Name: Suzanne L. Bush
Signature: Eugene L. Bush
Printed Name: Eugene L. Bush
Signature: _____
Printed Name: _____
Signature: _____
Printed Name: _____

[Signature]
Louis Carpenter

[Signature]
Shirley Carpenter

Owners of building unit located at
566 San Remo Circle

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

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STATE OF FLORIDA
COUNTY OF CITRUS

BK 1063PG 1354

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Louis Carpenter and Shirley Carpenter who produced Florida Driver's License Numbers C1415672003-221 and 1240-744-26-858-0 as Identification.

Notary Public

ANN J. GILES
MY COMMISSION # CC 248844
EXPIRES: December 28, 1998
Recorded This Notary Public Underwater

Witnesses:

Signature: S. Louis Carpenter, Inc. & Eugene Bush
Printed Name: S. Louis CARPENTER, M.D. Eugene Bush

Signature: [Signature]
Printed Name: [Signature]

Signature: S. Louis Carpenter, Inc. & Eugene Bush
Printed Name: S. Louis CARPENTER, M.D. Eugene Bush

Signature: [Signature]
Printed Name: [Signature]

Signature: [Signature] Owners of building unit located at
Printed Name: [Signature] 576 San Remo Circle

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994 by Eugene Bush and Eugene Bush who produced Florida Driver's License Numbers 1240-744-26-858-0 and 1240-744-26-858-0 as Identification.

Notary Public

ANN J. GILES
MY COMMISSION # CC 248844
EXPIRES: December 28, 1998
Recorded This Notary Public Underwater

Witnesses:

Signature: [Signature]
Printed Name: SAHARA PATE

Signature: [Signature]
Printed Name: [Signature]

Signature: [Signature]
Printed Name: [Signature]

Signature: [Signature]
Printed Name: [Signature]

Signature: [Signature] Owners of building unit located at
Printed Name: [Signature] 576 San Remo Circle

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

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RECORDING \$996.00 INDEX \$70.00

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BK 1063 PG 1355

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 20th day of December, 1994, by Carl Thasson and Mary Thasson who produced Florida Driver's License Numbers 1005-126-17-187-0 and 1205-584-21-638-0 as identification.

[Signature]
Notary Public

Witnesses:
Signature: [Signature]
Printed Name: Ray Grabczyk

Signature: [Signature]
Printed Name: Shirley Grabczyk

Signature: [Signature]
Printed Name: Shirley Grabczyk

Signature: [Signature]
Printed Name: Shirley Grabczyk

Signature: [Signature]
Printed Name: Shirley Grabczyk

owners of building unit located at
578 San Remo Circle

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Ray Grabczyk and Shirley Grabczyk who produced Florida Driver's License Numbers 616-722-32-401-0 and 616-722-32-764-0 as identification.

[Signature]
Notary Public

Witnesses:
Signature: [Signature]
Printed Name: Edith Smith

Signature: [Signature]
Printed Name: Edith Smith

owner of building unit located at
580 San Remo Circle

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 14th day of December, 1994, by Edith Smith who produced Florida Driver's License Number is personally known to me as identification.

[Signature]
Notary Public

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

#2022041313 BK: 3292 PG: 60 6/9/2022 11:18 AM 60 Receipt: 2022035140

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BK 1063 PG 1356

The undersigned does hereby desire that the Declaration of Covenants, Conditions and Restrictions of The Landings at Inverness, recorded at Book 704, Pages 461 through 479 of the Public Records of Citrus County, Florida be amended as shown below:

1. I request that Article V is hereby amended to read as follows:
 "No building, fence, wall or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to, change, alteration or repair (other than repairs restoring the exterior of any building located upon the property to its original appearance and color) therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with."

2. I request that Article VI, Section II is hereby amended to read as follows:

All building units and lots included within the real estate to which these restrictions pertain shall be known and described as residential lots except where otherwise indicated on the plat. No structure shall be erected, altered, placed or permitted to remain on any of said building units or portions of lots, other than one (1) single-family attached dwelling unit per building unit site, not to exceed thirty-five (35) feet in height. Duplex buildings are contemplated.

I further request that this document be affixed to such other documents as may be required to amend said Declarations of Covenants, Conditions and Restrictions and recorded in the Public Records of Citrus County, Florida.

Dated this 20th day of December, 1999.

Witnesses:

Signature: [Signature]
 Printed Name: Angela Wallace

Signature: [Signature]
 Printed Name: Angela Wallace

Signature: [Signature]
 Printed Name: JOICE HAUSER

Owner of building unit located at
 211 Buena Vista Court

STATE OF FLORIDA
 COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 20th day of December, 1999 by Angela Mojica who produced Florida Driver's License Number N/A as identification. Personally Known

Signature: [Signature]
 Notary Public

Signature: [Signature]
 Notary Public, State of Florida
 My Comm. Expires 12/31/07
 Commission # 0012544

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

#2022041313 BK: 3292 PG: 61 6/9/2022 11:18 AM 61 Receipt: 2022035140

RECORDING \$996.00 INDEX \$70.00

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BK 1063PG 1357

The undersigned do hereby declare that the Declaration of Covenants, conditions and Restrictions of The Landings at Inverness, recorded at Book 764, Pages 461 through 479 of the Public Records of Citrus County, Florida be amended as shown below:

1. I request that Article V is hereby amended to read as follows:

"No building, fence, wall or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to, change, alteration or repair (other than repairs restoring the exterior of any building located upon the property to its original appearance and color) therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

2. I request that Article IV, Section II is hereby amended to read as follows:

All building units and lots included within the real estate to which these restrictions pertain shall be known and described as residential lots except where otherwise indicated on the plat. No structure shall be erected, altered, placed or permitted to remain on any of said building units or portions of lots, other than one (1) single-family attached dwelling unit per building unit site, not to exceed thirty-five (35) feet in height. Duplex buildings are contemplated.

I further request that this document be affixed to such other documents as may be required to amend said Declarations of covenants, conditions and Restrictions and recorded in the Public Records of Citrus County, Florida.

Dated this 16 day of December, 1994

Signature: [Signature]

Printed Name: Carolyn M. [Signature]

Signature: [Signature]

Printed Name: Carolyn M. [Signature]

Signature: [Signature]

Printed Name: Carolyn M. [Signature]

Signature: [Signature]

Printed Name: Carolyn M. [Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

Owners of building unit located at

544 San Ramo Circle

STATE OF FLORIDA

COUNTY OF INVERNESS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 16 day of December, 1994 by X. Jerome Sobel and Anno Sobel who produced [Signature] and [Signature] as identification.

[Signature]

Notary Public

K. SUSAN CAMAN/CM
NOTARY PUBLIC
My Commission Expires Apr. 14, 1995

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

#2022041313 BK: 3292 PG: 62 6/9/2022 11:18 AM 62 Receipt: 2022035140

RECORDING \$996.00 INDEX \$70.00

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BK 1063 PG 1358

The undersigned do hereby desire ~~the~~ ^{the} ~~063461358~~ ⁰⁶³⁴⁶¹³⁵⁸ of covenants, conditions and restrictions of The Landings at Inverness, recorded at book 704, Pages 461 through 479 of the Public Records of Citrus county, Florida be amended as shown below:

1. I request that Article V is hereby amended to read as follows:
 "No building, fence, wall or other structure shall be commenced, erected, or maintained upon the property, nor shall any exterior addition to, change, alteration or repair (other than repairs restoring the exterior of any building located upon the property to its original appearance and color) therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

2. I request that Article ~~IX~~ ^{VI} Section II is hereby amended to read as follows:
 All building units and lots included within the real estate to which these restrictions pertain shall be known and described as residential lots except where otherwise indicated on the plat. No structure shall be erected, altered, placed or permitted to remain on any of said building units or portions of lots, other than one (1) single-family attached dwelling unit per building unit site, not to exceed thirty-five (35) feet in height. Duplex buildings are contemplated.

I further request that this document be affixed to such other documents as may be required to amend said Declarations of covenants, conditions and restrictions and recorded in the Public Records of Citrus county, Florida.

Dated this 17 day of December, 1994.

Signature: Nancy J. Oplinger John R. Lynch
 Printed Name: Nancy J. Oplinger John Lynch
 Signature: Robert W. Lynch
 Printed Name: Robert W. Lynch
 Signature: _____
 Printed Name: _____
 Signature: _____
 Printed Name: _____
 Signature: _____
 Printed Name: _____

STATE OF Fla
 COUNTY OF Fla

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 17 day of December, 1994 by John Lynch and Bobby Lynch who produced Florida Driver's License and Florida Identification as identification. LS20-4672-229

Nancy J. Oplinger
 Notary Public

OFFICIAL SEAL
 NANCY J OPLINGER
 NOTARY PUBLIC, STATE OF FLORIDA
 MY COMMISSION EXPIRES 06/30/2005

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

#2022041313 BK: 3292 PG: 63 6/9/2022 11:18 AM 63 Receipt: 2022035140

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BK 1063PG 1359

The undersigned do hereby declare that the Declaration of Covenants, Conditions and Restrictions of The Landings at Inverness, recorded at Book 704, Pages 461 through 479 of the Public Records of Citrus County, Florida be amended as shown below:

1. I request that Article V is hereby amended to read as follows:

"No building, fence, wall or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to, change, alteration or repair (other than repairs restoring the exterior of any building located upon the property to its original appearance and color) therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural committee composed of three (3) or more representatives appointed by the board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with."

2. I request that Article IV, Section II is hereby amended to read as follows:

All building units and lots included within the real estate to which these restrictions pertain shall be known and described as residential lots except where otherwise indicated on the plat. No structure shall be erected, altered, placed or permitted to remain on any of said building units or portions of lots; other than one (1) single-family attached dwelling unit per building unit site, not to exceed thirty-five (35) feet in height. Duplex buildings are contemplated.

I further request that this document be affixed to such other documents as may be required to amend said Declarations of covenants, conditions and Restrictions and recorded in the Public Records of Citrus County, Florida.

Dated this 19th day of December, 1994

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: Christine M. Kraybill

Signature: [Signature]
Printed Name: Shirley M. Kraybill

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

Signature: [Signature]
Printed Name: John B. Robb

STATE OF Florida
COUNTY OF Polk

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 19th day of December, 1994, by John Robb and Virginia Robb who produced their Driver's License and Identification as identification.

Signature: [Signature]
Notary Public

Signature: [Signature]
Notary Public

Signature: [Signature]
Notary Public

Signature: [Signature]
Notary Public

Signature: [Signature]
Notary Public

Signature: [Signature]
Notary Public

Signature: [Signature]
Notary Public

Signature: [Signature]
Notary Public

Signature: [Signature]
Notary Public

Signature: [Signature]
Notary Public

Signature: [Signature]
Notary Public

Signature: [Signature]
Notary Public

Signature: [Signature]
Notary Public

Signature: [Signature]
Notary Public

Signature: [Signature]
Notary Public

Signature: [Signature]
Notary Public

Notary Seal
Penny L. Crawford, Notary Public
Notary Commission Expires March 16, 1996
Member, Pennsylvania Association of Notaries

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

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BK 1063 PG 1360

The undersigned do hereby depire that the Declaration of Covenants, Conditions and Restrictions of The Landings at Inverness, recorded at Book 704, Pages 461 through 477 of the Public Records of Citrus County, Florida be amended as shown below:

1. I request that Article V is hereby amended to read as follows:
 "No building, fence, wall or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to, change, alteration or repair (other than repairs restoring the exterior of any building located upon the property to its original appearance and color) therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with."

2. I request that Article ~~VI~~ Section II is hereby amended to read as follows:

All building units and lots included within the real estate to which these restrictions pertain shall be known and described as residential lots except where otherwise indicated on the plat. No structure shall be erected, altered, placed or permitted to remain on any of said building units or portions of lots, other than one (1) single-family attached dwelling unit per building unit site, not to exceed thirty-five (35) feet in height. Duplex buildings are contemplated.

I further request that this document be affixed to such other documents as may be required to amend said Declarations of covenants, Conditions and Restrictions and recorded in the Public Records of Citrus County, Florida.

Dated this 16th day of December, 1994

Signature: [Signature]
 Printed Name: Wayne Jordan

Signature: [Signature]
 Printed Name: Norma Jordan

Signature: [Signature]
 Printed Name: Wayne Jordan

Signature: [Signature]
 Printed Name: Norma Jordan

Signature: [Signature]
 Printed Name: Wayne Jordan

Signature: [Signature]
 Printed Name: Norma Jordan

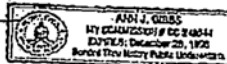
Signature: [Signature]
 Printed Name: Wayne Jordan

Signature: [Signature]
 Printed Name: Norma Jordan

STATE OF FLORIDA
 COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and Conditions was acknowledged before me this 16th day of December, 1994 by Wayne Jordan and Norma Jordan who produced Florida Driver's License No. [License Number] as identification.

Signature: [Signature]
 Notary Public



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

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RECORDING \$996.00 INDEX \$70.00

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BK 1063 PG 1361

The undersigned does hereby declare that the Declaration of Covenants, Conditions and Restrictions of The Landings at Inverness, recorded at Book 704, Pages 461 through 479 of the Public Records of Citrus County, Florida be amended as shown below:

- I request that Article V is hereby amended to read as follows:
 "No building, fence, wall or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to, change, alteration or repair (other than repairs restoring the exterior of any building located upon the property to its original appearance and color) therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.
- I request that Article ~~III~~ Section II is hereby amended to read as follows:
 All building units and lots included within the real estate to which these restrictions pertain shall be known and described as residential lots except where otherwise indicated on the plat. No structure shall be erected, altered, placed or permitted to remain on any of said building units or portions of lots, other than one (1) single-family attached dwelling unit per building unit site, not to exceed thirty-five (35) feet in height. Duplex buildings are contemplated.

I further request that this document be affixed to such other documents as may be required to amend said Declarations of Covenants, Conditions and Restrictions and recorded in the Public Records of Citrus County, Florida.

Dated this 14th day of December, 1994.

Witnesses:

Signature: Angela L. Bush
 Printed Name: Angela L. Bush

Signature: Audrey Bellamy
 Printed Name: Audrey Bellamy
 Owner of building unit located at
 516 Palma Coia Point

STATE OF FLORIDA
 COUNTY OF CITRUS

The foregoing Amendment to Declaration of Covenants, Restrictions and conditions was acknowledged before me this 14th day of December, 1994 by Audrey Bellamy who produced an identification.

Notary Public

ANN J. GIBBS
 MY COMMISSION # CC 814044
 EXPIRES: December 31, 1995
 Record This Notary Public Seal on Every Document

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

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83-

~~XXXXXXXXXX~~
 2ND
 AMENDMENT OF
 DECLARATION OF COVENANTS
 CONDITIONS AND RESTRICTIONS
 OF
 THE LANDINGS AT INVERNESS

F Rink 4/10

5/25/93

Section 9 of Article IV of this Declaration is hereby amended by striking out the title and all of the provisions of such Section and substituting therefor the following:

Section 9. Subordination of Mortgage to the Lien. The Lien of any mortgage shall be subordinate to the lien of assessments provided herein. However, a first mortgage recorded in the Public Records of Citrus County, Florida prior to March 1, 1993, shall be superior to the lien of assessments. The sale or transfer of any building unit and/or lot shall not affect the lien of assessments, provided that a sale or transfer of any building unit and/or portion of a lot pursuant to a foreclosure or a proceeding in lieu thereof of a first mortgage recorded in the Public Records of Citrus County, Florida prior to March 1, 1993, shall extinguish the lien of assessments. Such sale or transfer shall not release the mortgagor from personal liability for assessments due. Also the current owner of any building unit and/or portion of a lot shall be responsible for all assessments from the date of sale or transfer or mortgage foreclosure or proceeding in lieu thereof.

BK0983pc1075

The following hereby certify that they are owners of building units at The Landings at Inverness, Citrus County, Florida and they approve of the adoption of the foregoing Amendment by affixing their signatures hereto.

Name	1993 Date	Name	1993 Date
<i>Andrew H. Beck</i>	4/1/1993	<i>Paul Wong</i>	4/1/1993
<i>Eugene L. Bush</i>	4-7-1993	<i>Suzanne F. Bush</i>	4-7-1993
<i>Paul R. Branson</i>	4-7-1993	<i>Nash D. Isaacson</i>	1993
<i>George C. Branson</i>	4-7-1993	<i>Betty H. Atteniente</i>	4-7-1993
<i>[Signature]</i>	4-8-1993	<i>John M. Hauer</i>	4-8-1993
<i>[Signature]</i>	1993	<i>John R. Dillford</i>	7-10-1993
<i>[Signature]</i>	1993	<i>[Signature]</i>	1993
<i>[Signature]</i>	1993	<i>Joseph Twanews</i>	1993
<i>[Signature]</i>	1993	<i>[Signature]</i>	1993
<i>[Signature]</i>	1993	<i>Charles Carney</i>	4-12-1993
<i>[Signature]</i>	1993		1993

RECORDING \$996.00 INDEX \$70.00

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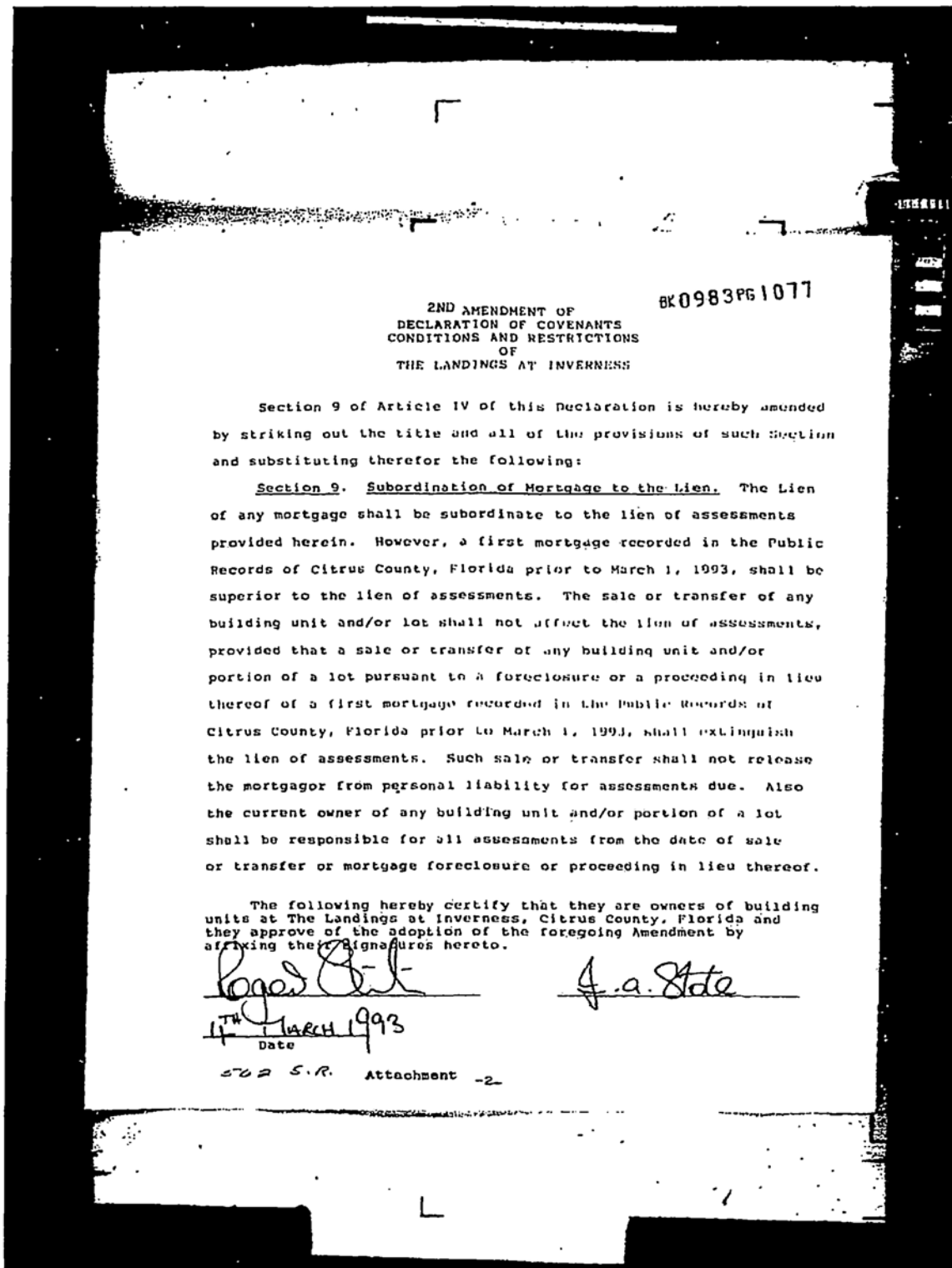
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RECORDING \$996.00 INDEX \$70.00

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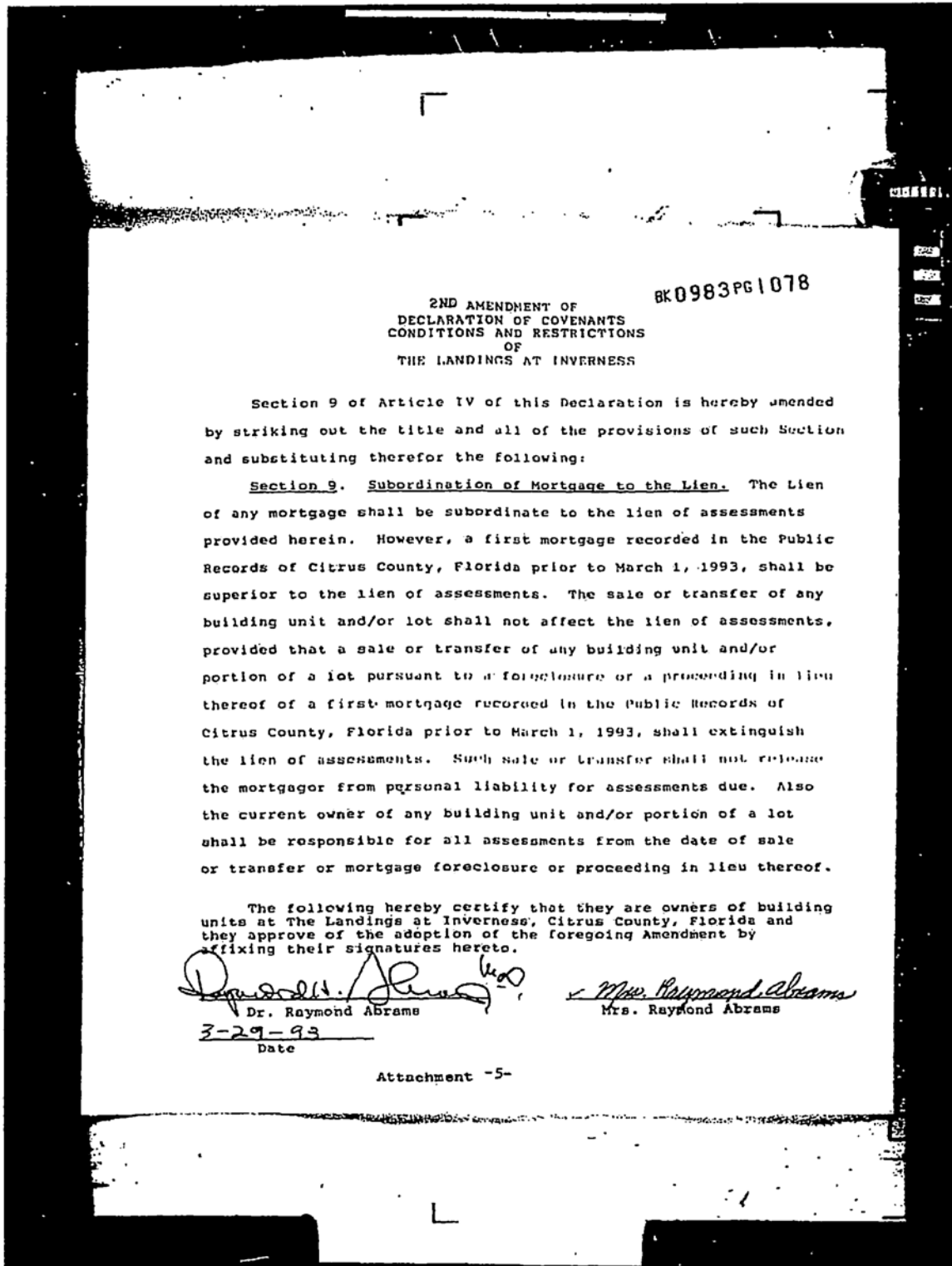
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Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller

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RECORDING \$996.00 INDEX \$70.00

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2ND AMENDMENT OF
DECLARATION OF COVENANTS BK0983PG1079
CONDITIONS AND RESTRICTIONS
OF
THE LANDINGS AT INVERNESS

Section 9 of Article IV of this Declaration is hereby amended by striking out the title and all of the provisions of such Section and substituting therefor the following:

Section 9. Subordination of Mortgage to the Lien. The Lien of any mortgage shall be subordinate to the lien of assessments provided herein. However, a first mortgage recorded in the Public Records of Citrus County, Florida prior to March 1, 1993, shall be superior to the lien of assessments. The sale or transfer of any building unit and/or lot shall not affect the lien of assessments, provided that a sale or transfer of any building unit and/or portion of a lot pursuant to a foreclosure or a proceeding in lieu thereof of a first mortgage recorded in the Public Records of Citrus County, Florida prior to March 1, 1993, shall extinguish the lien of assessments. Such sale or transfer shall not release the mortgagor from personal liability for assessments due. Also the current owner of any building unit and/or portion of a lot shall be responsible for all assessments from the date of sale or transfer or mortgage foreclosure or proceeding in lieu thereof.

The following hereby certify that they are owners of building units at The Landings at Inverness, Citrus County, Florida and they approve of the adoption of the foregoing Amendment by affixing their signatures hereto.

John G. Lynch (John Lynch)
John Lynch
March 29, 1993
Date

Robert W. Lynch (Mrs. John Lynch)
Mrs. John Lynch

Attachment -3-

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

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RECORDED NOTE:
The legibility of writing, typing or printing unsatisfactory in this document when recorded.

**2ND AMENDMENT OF
DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS
OF
THE LANDINGS AT INVERNESS** BK0983P51080

Section 9 of Article IV of this Declaration is hereby amended by striking out the title and all of the provisions of such Section and substituting therefor the following:

Section 9. Subordination of Mortgage to the Lien. The Lien of any mortgage shall be subordinate to the lien of assessments provided herein. However, a first mortgage recorded in the Public Records of Citrus County, Florida prior to March 1, 1993, shall be superior to the lien of assessments. The sale or transfer of any building unit and/or lot shall not affect the lien of assessments, provided that a sale or transfer of any building unit and/or portion of a lot pursuant to a foreclosure or a proceeding in lieu thereof of a first mortgage recorded in the Public Records of Citrus County, Florida prior to March 1, 1993, shall extinguish the lien of assessments. Such sale or transfer shall not release the mortgagor from personal liability for assessments due. Also the current owner of any building unit and/or portion of a lot shall be responsible for all assessments from the date of sale or transfer or mortgage foreclosure or proceeding in lieu thereof.

The following hereby certify that they are owners of building units at The Landings at Inverness, Citrus County, Florida and they approve of the adoption of the foregoing Amendment by affixing their signatures hereto.

[Signature]
Mavis Bledsoe

6/13/2022

Attachment 4

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

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BK0983PG1081


I hereby certify that the foregoing 2ND AMENDMENT to the
DECLARATION OF COVENANTS AND RESTRICTIONS OF THE LANDINGS
AT INVERNESS has been signed by not less than seventy-five
(75%) percent of the building unit owners of THE LANDINGS AT
INVERNESS.

Dated this the 25th of May 1993.

Eugene L. Bush
EUGENE L. BUSH
President, The Homeowners Association
of The Landings at Inverness

STATE OF FLORIDA
COUNTY OF CITRUS

Sworn to and subscribed before me this 25th day of May
1993 by Eugene L. Bush who is personally known to me or who
has produced Florida Driver License as identification and who
did take an oath.


Grace E. Martin
Notary Public
State of Florida County of Citrus

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
7 63957
39 MAY 25 PM 12 08
VERIFIED BY:
BT
D.C.

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

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RESOLUTION DECLARING INVALIDITY OF
PURPORTED AMENDMENTS TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
THE LANDINGS AT INVERNESS

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of The Landings, dated June 12, 1986 and recorded in the Official Public Records of Citrus County, Florida on June 19, 1986 (Book 704 Page 0461) specifically provides that the Declaration may only be amended by an instrument signed by not less than seventy-five (75%) percent of the building unit owners (VIII Section 4 (a)) during the first twenty (20) year period.

WHEREAS, as of this the 24th day of March 1993 at least seventy-five (75%) of the building unit owners of The Landings at Inverness had not signed an instrument amending the Declaration. Nevertheless, on May 1, 1989 John D. Infantino as President of Capital Partners Limited Partnership I, LTD, Capital Partners, Inc. General Partner, executed an instrument entitled "IX - Amendments" purporting to amend the Declaration. Such instrument was recorded in the Official Public Records of Citrus County, Florida on October 25, 1989 (Book 0833 Page 0038).

WHEREAS, the aforesaid amendments were not adopted in accordance with the provisions of the Declaration, the Board of Directors of The Landings at Inverness Homeowners Association hereby resolves and declares that the purported amendments dated May 1, 1989 are invalid, ineffective, and therefore, null and void.

Dated March 24, 1993

THE BOARD OF DIRECTORS
THE LANDINGS AT INVERNESS
HOMEOWNERS ASSOCIATION

Eugene L. Bush
President and Member of the
Board of Directors

Director
Director

Eugene L. Bush
774 San Rocco Circle
Inverness, FL 34450

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

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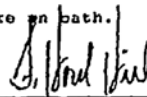
RECORDING \$996.00 INDEX \$70.00

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Landmark Web Official Records Search

BK 0975PG0664

The foregoing instrument was acknowledged before me this
the 24th day of March 1993, by EUGENE L. BUSH,
President and member of the Board of Directors of The Landings
at Inverness Homeowners Association, who produced a drivers
license as identification and who did take an oath.



Notary Public

755329
FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STIMPFLER, CLERK
MAR 24 PM 1 37

VERIFIED BY:


B.C.

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

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RECORDING \$996.00 INDEX \$70.00

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Landmark Web Official Records Search

10/25/89

ARTICLE IX
AMENDMENTS

Section 1: The construction of basements shall be allowed by the developer, and not precluded by any height requirements as previously set forth in this Declaration.

Section 2: The monthly maintenance assessment shall include repair and maintenance of exterior of units specifically relating to painting of all exterior walls and maintenance of all roofs. Such provision precludes any such related provision as previously set forth in this Declaration.

IN WITNESS WHEREOF, the undersigned, being the Declarant, herein has herunto set its hand and seal this 1st day of May, 1989.

CAPITAL PARTNERS LIMITED PARTNERSHIP
I, LTD.

CAPITAL PARTNERS, INC. GENERAL
PARTNER

BY: John D. Infantino
JOHN D. INFANTINO, President

Eva Q. Looze
Paula A. Conzill

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BEVERLY STRIFLER, CLERK

603234

VERIFIED BY: Howard D. Holman
NOTARY PUBLIC
My Commission Expires: 10/25/89

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 1st day of May, 1989 by John D. Infantino, General Partner of the aforementioned Limited Partnership.

603234

BK0833P0038

603234

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

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7/17/22 Rec.

*Ted Davis
Kenny W. Davis
6100 W. Broadway
P.O. Box 263689*

DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
OF
THE LANDINGS AT INVERNESS

THIS DECLARATION, made on the date hereinafter set forth
by CAPITAL PARTNERS LIMITED PARTNERSHIP I, LTD., a Florida limited
partnership (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant is owner of certain property in County
of Citrus, State of Florida, which is more particularly described ^{as} THE LAND-
INGS AT INVERNESS, a subdivision according to the plat thereof, recorded
in Plat Book 12, Pages 1546, Public Records of Citrus County,
Florida, (hereinafter sometimes referred to as "Property" or
"Properties").

NOW THEREFORE, Declarant hereby declares that all of the
properties described above shall be held, sold and conveyed subject
to the following easements, restrictions, covenants and conditions
which are for the purpose of protecting the value and desirability
of, and which shall run with, the real property and be binding
on all parties having any right, title or interest in the described
properties or any part thereof, their heirs, successors and
assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I
DEFINITIONS

Section 1. "Association" shall mean and refer to The
Landings at Inverness Home Owners Association, Inc., its
successors and assigns.

Section 2. "Owner" shall mean and refer to the record
owner, whether one or more persons or entities, of a fee simple
title to any lot or portion of a lot, which portion is used as
a building site. Owner shall include contract sellers, but exclude
those having such interest merely as security for the performance
of an obligation.

Section 3. "Property" or "Properties" shall mean and refer
to that certain real property hereinbefore described, and such
additions thereto as may hereafter be brought within the
jurisdiction of the Association and subjected to this
Declaration.

BOK 704 PAGE 0461

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Section 4. "Common Area" shall mean all real property or personal property, including but not limited to perimeter fences, landscape buffers and open green areas, docks, if any, roadways and such other areas of the property as designated upon the plats, all owned by the Association for the common use and enjoyment of the Owners. The Common Area will be conveyed to the Association on or before December 31, 1996 or upon the recording of the conveyance of the 58th lot, whichever comes first. Declarant reserves the right to convey the Common Area to the Association at any time before the above dates.

Section 5. "Lot" shall mean and refer to the platted lots or portions of said lots shown upon the recorded subdivision map of the Properties with the exception of the Common Area. "Building Unit" shall mean improvements used for residential dwelling and that portion of a lot used as the site for a residential dwelling.

Section 6. "Declarant" shall mean and refer to Capital Partners Limited Partnership I, Ltd., a Florida limited partnership, or any successor and assigns of all of its rights hereunder.

Section 7. "Declaration" shall mean and refer to this Declaration of Covenants, Conditions, and Restrictions of THE LANDINGS AT INVERNESS, a subdivision according to the plat thereof.

Section 8. "Common Area Easements" shall include all nonexclusive easements granted to lot owners on the plat, in the conveyance of title or otherwise, for the purpose of reasonable, orderly use of the common areas in such a way as to not be detrimental to the rights and property values of the other lot owners.

Section 9. "building unit" shall mean a building unit located in a duplex or two unit building on 2 lots designated for a duplex building unit.

ARTICLE IX: PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Area as defined in Article I hereof which shall be appurtenant

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to and shall pass with the title of every building unit^{or lot} and/or portion of a Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an Owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed thirty (30) days for any infraction of its published rules and regulations;

(c) the right of the Association to dedicate or transfer all or any part of the Common Area or Private Drives, or utility lines or cable access, if any, to any public agency or private entity, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two thirds (2/3) of members has been recorded.

Section 2. Delegation of Use. Any Owner may delegate in accordance with the Bylaws, his right of enjoyment to the Common Area and facilities and Private Drives, if any, to the members of his family, his tenants or contract purchasers who reside on the Property, but not otherwise.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1. Every Owner of a building unit and Lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any building unit and/or Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all lot or unit Owners, with the exception of the Declarant, and shall be entitled to one vote for each building unit owned. When more than one person holds an interest in any building unit, all such persons shall

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be members. The vote for such building unit shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any building unit.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned by Declarant. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(b) on the date seven (7) years from the date this Declaration is recorded.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each building unit and/or portion of a Lot owned within the Properties, hereby covenants and each Owner of any building unit and/or portion of a Lot by acceptance of a deed thereof, 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 or charges; (2) special assessments for capital improvements; (3) Private Drive assessment, and (4) any Joint Use Agreement assessments, levied by the Association, if applicable, all such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorneys' fees for collection thereof, shall be a charge on the land and shall be a continuing lien upon the Property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' fees for collection thereof, shall also be the personal obligation of the person who was the Owner of such Property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The Assessments levied by the Association shall be used exclusively to promote

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the recreation, health, safety and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area and Private Drives, if any, and, if required because of other inaction, regarding exterior unit maintenance. The Association shall not be obligated to maintain any unit owner's pool, fence, exterior walls, roof, or other improvements on a lot. However, the Association has the right to maintain such item(s) if a unit owner fails to maintain said item(s), and a special assessment shall be made to cover all costs related thereto.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first building unit and/or portion of a lot to any Owner, the maximum annual assessment shall be Seven Hundred Twenty and No/100 (\$720.00) Dollars. The assessment shall be payable monthly, and the initial payment by a lot owner (other than the Declarant) shall be for a total of three (3) months payments; with the next monthly assessment due on the first of the month next ensuing after closing. For the first 36 months after recording, the following provisions shall apply.

(a) From and after January 1 of the year immediately following the conveyance of the first building unit and/or portion of a lot to an Owner, the maximum annual assessment may be increased each year not more than twenty-five percent (25%) above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first building unit and/or portion of a lot to an Owner, the maximum annual assessment may be increased above twenty-five percent (25%) by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

At the end of thirty-six months from date of recording, the budgets will be revised and approved by two-thirds of each class

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of membership. Any extraordinary property tax increase so that the budgeted monthly or annual per unit amount, for taxes on the common area, is exceeded, such excess shall be passed to the unit owner as an extraordinary special assessment for that unit.

Section 4. Special Assessments for Capital Improvements.

In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon Private Drives, and, or a dwelling unit, if the unit owner failed to take such action, if any, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose. In the event of damage to a unit, the assessment will only be applied against that unit; but, may be paid by the Association from funds raised by a special assessment from all members.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At such meeting, the presence of members or of proxies entitled to cast majority of all the votes of each class of membership shall constitute a quorum.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and shall be paid on a monthly basis, except for lots owned by Declarant.

Section 7. Date of Commencement of Assessments: Due Dates. The annual assessments provided for herein shall commence as to all building units on the closing of the contract to acquire a unit. Notwithstanding anything herein to the contrary, as long as Class B membership exists, as to unoccupied building units or lots and/or portions of Lots owned by Declarant, Declarant may elect

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to pay 25% of the annual assessment on each such unoccupied building unit and/or portion of lot; provided that if Declarant so elects, Declarant shall pay all costs not due from Owners and incurred by the Association in accomplishment of the purposes set forth in Article IV, Section 2 hereof. The first annual assessment for each lot or building unit shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each building unit and/or portion of Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the assessments shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand and for a reasonable charge, furnish a certificate signed by an officer of the association setting forth whether the assessments on a specified building unit and/or portion of a Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a building unit and/or portion of a Lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate equalling the prime rate plus 4 percentage points, as of the date of assessment, per annum. The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the Property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his building unit and/or portion of a Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage provided that a Claim of Lien has not been recorded by the Association in the Public Records of Citrus County, Florida prior to the recordation of such first mortgage. Sale or transfer of any building unit and/or portion of a Lot shall not affect the assessment lien.

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However, the sale or transfer of any building unit ^{or lot} and/or portion of a lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such building unit or portion of a lot from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V

ARCHITECTURAL CONTROL

Except for those improvements constructed by Declarant, no building, fence, wall or other structure shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to, change, alteration or repair (other than repairs restoring the exterior of any building located upon the Property to its original appearance and color) therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

ARTICLE VI

USE RESTRICTIONS

Section 1. Violation. If any person claiming by, through or under Declarant, or its successors or assigns, or any other person, shall violate or attempt to violate any of the covenants herein, it shall be lawful for the Declarant or any person or persons owning real estate subject to these covenants to bring any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants, including action to enjoin or prevent him or them from so doing, or to cause

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...the violation to be remedied and to recover damages, if ascertainable, or other dues for such violation. If the party or parties bringing any such action prevail, they shall be entitled to recover from the person or persons violating these restrictions the costs incurred by such prevailing party, including reasonable attorneys' fees. Invalidation of any of these covenants by judgment of court order shall in no way affect any of the other covenant and provisions contained herein, which shall remain in full force and effect.

Section 2. Residential Building Units and/or Portions of Lots. All building units and Lots included within the real estate to which these restrictions pertain shall be known and described as residential Lots except where otherwise indicated on the plat. Other than structures constructed or intalled by Declarant, no structure shall be erected, altered, placed or permitted to remain on any of said building units or portions of Lots, other than one single-family attached dwelling unit per building unit site, not to exceed thirty-five (35) feet in height.

These restrictions preclude and prohibit the construction of basements under any dwelling. Duplex buildings are contemplated.

Section 3. Setback. No building shall be located upon any residential building unit site and/or portion of a Lot which is less than 20 feet from the road right of way at the front of a Lot, nor less than 20 feet from the road right of way, if such road abuts a side lot line. Notwithstanding the above, if a lesser setback is required by applicable zoning ordinance, such lesser setback shall prevail.

Section 4. No Offensive Activity. No noxious or offensive trade or activity shall be carried on upon any building unit and/or portion of a Lot, nor shall anything be done thereon which constitutes a public nuisance.

Section 5. No Temporary Structures. Unless otherwise specifically allowed or permitted under these covenants, no trailer, basement, tent, shack, detached garage, barn, shed, toolhouse or other outbuilding shall at any time be placed temporarily or permanently upon the Property, nor shall any Property improvements be made to said Property until and unless

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such owner shall first obtain the written approval of the Architectural Control Committee. Declarant may maintain any temporary structures.

Section 6. Fences. No fence or wall shall be erected upon any building unit and/or portion of a Lot without the prior consent of the Architectural Control Committee as to the location, type, materials used, and size. All fences shall be constructed of concrete block or natural wood materials with stucco finish, painted white and not exceeding six (6) feet in height. All fence posts and fence framing shall be on the interior of the fence. No fence, wall, hedge or shrub planting which obstructs ingress and egress shall be closer than 10 feet to any rear building unit and/or portion of a Lot or in any easement area. No fence shall be in front of any residence on a building unit and/or portion of a lot or nearer to any street than the minimum setback line. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. Declarant may maintain any temporary construction fences.

Section 7. Easements.

(a) The Declarant, for itself and its successors and assigns, hereby reserves and is given, and Association is hereby granted and given, a perpetual, alienable, and releasable easement, privilege and right on, over, and under the Common Areas and the side 10 feet of each Lot or building site for the necessary, ordinary, or reasonable maintenance and upkeep of structures on adjoining Lots on Property and such easements as are set forth on the plat of The Landings at Inverness. Further, each building unit and/or portion of a Lot and Common Areas shall be subject

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to an easement for minor encroachments created by construction, settling and overhangs including plants, board and cement walkways, screen and trellis supports and patio enclosure walls for all buildings constructed by Declarant; and in the event any dwelling is partially or totally destroyed and then rebuilt, the Owners of the adjoining building units and/or Lot(s) agree that minor encroachments created by construction shall be permitted and that a valid easement for said encroachments and the maintenance thereof shall exist.

(b) For the purpose of solely performing exterior maintenance authorized by this Article, or repairing common or party walls and any pipes or conduits therein, the Declarant, or Association through its duly authorized agents or employees shall have the right after reasonable notice to the Owner or after a reasonable attempt to notify the Owner, to enter upon any building unit and/or portion of any lot or the interior of any structure thereon; and such entrance for the foregoing purpose shall not be deemed a trespass.

(c) The Declarant and/or Association, as the case may be, shall have the unrestricted sole right and power of alienating and releasing the privileges, easements and rights referred to in this section and in any Plats of property provided that Declarant's rights hereunder shall only exist so long as the Declarant shall own at least one (1) building unit or

Lot within the Property. The Owners of the building unit and/or portion of the Lot subject to the privileges, rights and easements referred to in this section shall acquire no right, title, or interest in or to any pipes, lines or other equipment or facilities placed on, over, or under the Property which is subject to said privileges, rights and easements. All easements created in this Section are and shall remain private easements and the sole and exclusive property of the Declarant and its successors and assigns and/or the Association, as the case may be.

Section 8. Parking. No parking facilities are allowed on any single building unit, building unit and/or portion of any

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Lot except a paved pad large enough for not more than two (2) automobiles. No wheeled vehicles of any kind, boats or any other offensive objects may be kept or parked in a state of disrepair between the paved road and residential structures. Said vehicles, boats or objects may be so kept, only if completely inside a garage attached to the main residence. Private automobiles or vehicles of the occupants may be parked in the driveway on the building unit, or portion of the Lot. No wheeled vehicle or boat shall be kept or parked in front or side yard of any building unit and/or portion of any Lot. No trailers or recreational vehicles shall be maintained or kept on any building unit and/or portion of any Lot.

Section 9. Pets. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any building unit and/or portion of any Lot, except that each household may keep not more than two (2) household pets, provided that they are not kept, bred or maintained for any commercial purpose.

Section 10. Architectural Control Committee Waiver. In the event that a violation of any of these restrictions shall inadvertently occur, which violation shall not be of such nature to defeat the intent and purpose of these covenants, the Architectural Control Committee shall have the right and authority to waive such violation.

Section 11. Trash. No building unit or portion of a Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept only in closed containers and all equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. Trash removed by the Association from a unit owner's lot shall result in a special assessment against that unit owner, payable and collectible in a manner similar to annual assessments.

Section 12. Signs. No sign of any kind may be displayed to the public view on any building unit or portion of a building unit except professional signs, used by the Declarant, advertising the property for sale or rent, or signs used by the Declarant to advertise the Property during the initial construction and sales period.

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Section 12.1 Restrictions on marketing resale of building unit. Should a unit owner choose to sell a unit, said unit must be marketed or offered for sale through the Declarant or its designated representative. The purpose of this restriction is to maintain strict control of all marketing and signage activity, to preserve the quality of the property, and preserve property values.

Section 13. Common Area and Private Drives, if any.

Other than those improvements constructed by Declarant, no improvements shall be constructed upon any portion of the Common Area or Private Roadways or Drives, if any, without the approval of the Architectural Control Committee. These areas shall be maintained by the Association as open recreational areas and roadways as provided in the plats of the Property for the use and benefit of all building unit owners.

(a) No activities constituting a nuisance shall be conducted upon Common Areas and Private Drives, if any.

(b) No rubbish, trash, garbage or other discarded items shall be placed or allowed to remain upon Common Areas and Private Drives, if any.

(c) The Association shall from time to time adopt reasonable rules and regulations concerning use of the Common Area and Private Drives, if any, which shall be binding upon all members of the Association.

(d) The Association shall at all times pay the real property ad valorem taxes, if any, assessed against property owned by the Association and Private Drives and any other governmental liens which may be assessed against the Property owned by the Association. The Association at all times shall procure, maintain and pay for adequate policies of public liability and fire and extended casualty insurance upon the Common Area and Private Drives, if any. Said insurance policies shall be in the name of the Association and for the benefit of the Association members and owners of record of the Private Drives and such other parties as the Association deems necessary. The aforesaid insurance policies shall be in such amounts and subject to such conditions and with such provisions as the officers or Board of Directors of the Association may determine, not inconsistent with any provisions of this Declaration. The Board of Directors may obtain such other type of insurance as they deem advisable. The amount and extent of such insurance coverage at all times shall meet all requirements, if any, applicable to the Common Areas and Private Drives established by the Veterans Administration.

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(e) Except for those capital improvements made to the Common Area by the Declarant at its expense, at all times hereafter, all capital improvements to the Common Area and Private Drives except for replacement or repair of those items installed by the Declarant and except for personal property related to the maintenance of the Common Area and Private Drives, shall require the approval of two-thirds (2/3) of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 14. Property Maintenance. The Association shall maintain or cause to be maintained the premises ~~other than building units~~ and improvements situated thereon in a manner satisfactory to the Architectural Control Committee, including but not limited to landscaping, grass and shrubbery ^{lighting, sprinklers, garbage collection.} The Owner shall maintain other items and ^{written notice to correct those items he/she/they fail to maintain} be given thirty days/ to correct or abate the situation. If the Owner fails to do so, the Committee shall have the right (although it shall not be required to do so) to enter upon said building unit, dwelling or portion of said Lot for the purpose of repairing, maintaining and restoring the building unit, dwelling or Lot and the exterior of the building and other improvements located thereupon at the sole cost of the Owner of said building unit, or portion of said Lot. The cost of such repair, maintenance and restoration, together with reasonable attorneys' fees and costs for collection thereof, become effective only upon the filing of a written claim of lien. The form substance and enforcement of said lien shall be in accordance with the mechanics lien law of the State of Florida, and the Owner of said building unit, dwelling or portion of said building unit, dwelling or portion of said Lot shall, by virtue of having acquired said Lot subject to these restrictions, be deemed to have authorized and contracted for such repair, maintenance and restoration. The lien herein provided will be subordinate to a first mortgage-lien except if a Claim of Lien has been filed in the Citrus County Public Records prior to the recordation of such first mortgage.

Section 15. Rights of Declarant. Notwithstanding anything in Article VI to the contrary, Declarant shall have

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the right to use Property for ingress and egress thereover, including but not limited to the use of construction machinery and trucks thereon and no person shall in any way impede or interfere with the Declarant, its employees or agents, in the exercise of this right herein reserved, or interfere with the completion of the contemplated improvements or sale of building units, dwellings or portions of Lots and improvements thereon. Furthermore, the Declarant may make such use of Property free from the interference of Owners or contract purchasers as may be reasonably necessary to facilitate the completion and sale of Lots and improvements thereon, including but not limited to, the maintenance of a sales office and model area, the showing of Property the display of signs, and the right to construct or place sales and construction offices of a temporary nature on Property.

Section 16. Signal Receiving and Transmitting Devices.

Except for antennae (not to exceed one per building unit) which shall be approved by the Association prior to installation, neither antennae, nor satellite dishes, nor any other device used to transmit or receive audio or visual signals may be placed or installed on any building unit, dwelling or portion of any Lot except in the interior of a residence if same is not visible from the exterior. Notwithstanding the foregoing, it is the intention of the Declarant to make available through a cable television system provider (which may be the Declarant), cable television audio and/or video services to unit owners of The Landings at Inverness. The Declarant hereby recognizes and declares that any cable television provider may use any public road right-of-way to run cable television lines into The Landings at Inverness. The Declarant hereby declares that with the written permission of the Declarant cable television providers have the right to install cable television lines underground across the reserved utility easements, referred to in the plat of The Landings at Inverness referred to above; and further, upon receiving written permission from current unit owners, to install underground television lines across a current building unit owners' property.

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Notwithstanding the foregoing, the Declarant may install any device.

The Declarant hereby declares that television lines already in place, at the date of this amendment, shall be deemed to be placed consistently with the terms and provisions of the above referenced declaration. Notwithstanding all of the foregoing, for all units and/or lots owned by the Declarant at this date, the terms and provisions of ----- cable television installation agreement shall be controlling as to the installation of cable television lines across lots and/or units; that said cable television lines may be installed across lots and/or units to serve other units; that said lines may be in place prior to conveyance of title of a unit to a prospective purchaser; that said lines will be installed underground; and that certain items to be used in connection with the television lines, such as, but not limited to, amplifier boxes, shall be installed by said providers on any portion of any lot and/or unit without the necessity of obtaining approval of the board of directors of the association or by an architectural control committee of said board.

ARTICLE VII

PARTY WALLS

Section 1. General Rules. The Houses located upon the building units within the property are commonly referred to as "townhomes", with a characteristic thereof being the existence of common walls or party walls which are constructed along portions of said boundaries of lots within the Property. To the extent not inconsistent with the provisions of these restrictions, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions and regarding maintenance and repair thereof shall be applicable.

Section 2. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

Section 3. Destruction by Fire or Casualty. If a party

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wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owners hereafter make use of the wall (intentionally or otherwise), they shall contribute to the cost of restoration thereof in proportion to such use, without prejudice and subject to, however, the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability or negligent or willful acts or omissions.

Section 4. Weatherproofing. Notwithstanding any other provisions in these covenants, any Owner who by his negligent or willful act causes the party wall to be exposed to the elements, will bear the whole cost of necessary protection against such elements.

Section 5. Contribution. The right of any Owner to contribution from any other Owner under these restrictions shall be appurtenant to the land and shall pass to such Owners' successors in title.

Section 6. Existence. Notwithstanding the possible expiration of these restrictive covenants, any provisions contained herein relating to party walls shall continue in full force and effect for so long and for such time as any party walls exist upon said Property.

ARTICLE VIII

GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of the Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The prevailing party, in an enforcement litigation, shall be entitled to an award of reasonable attorney's fees.

Section 2. Severability. Invalidity of any one of

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these covenants or restrictions by judgment or court order shall in no way affect any other provision which shall remain in full force and effect.

Section 3. Duration of Covenants. The covenants and restrictions of this Declaration shall run with and bind Property for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years.

Section 4. Amendment.

(a) This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than seventy-five (75%) percent of the building unit Owners, and thereafter by an instrument signed by not less than sixty-six and two-thirds percent (66 2/3%) of the building unit Owners. Any amendment must be recorded.

(b) As long as there is a Class B membership, the prior approval of the Veterans Administration shall be obtained for any proposed amendment of this Declaration of Covenants, Conditions and Restrictions, if, and only if, said Veterans Administration has an existing mortgage on any of the property.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein has hereunto set its hand and seal this 12th day of June, 1986.

CAPITAL PARTNERS LIMITED PARTNERSHIP
I, LTD:

CAPITAL PARTNERS, INC. GENERAL
PARTNER

BY John D. Infantino
JOHN D. INFANTINO, President

STATE OF FLORIDA
COUNTY OF CITRUS

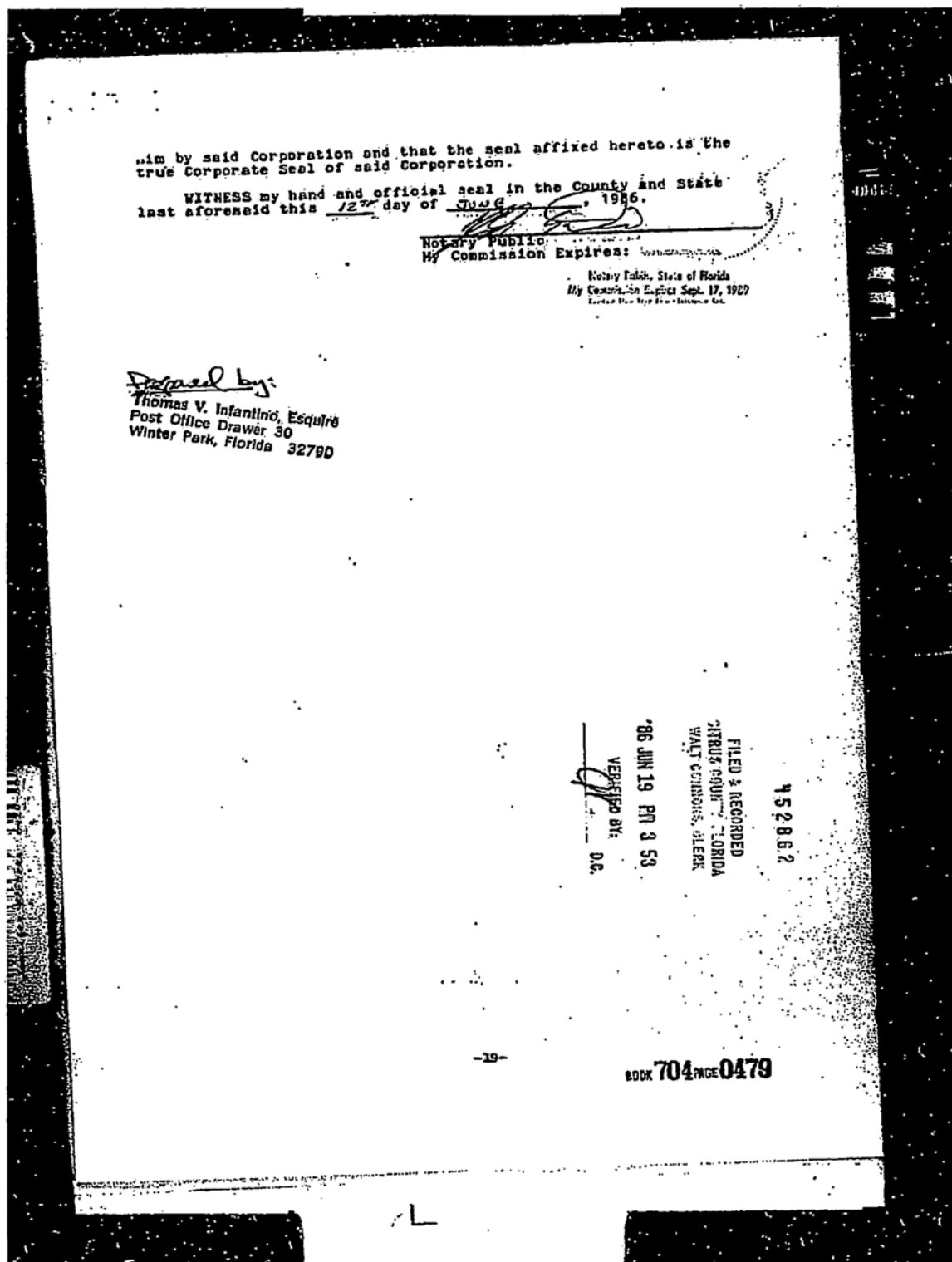
I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JOHN D. INFANTINO, President of CAPITAL PARTNERS, INC., a Florida Corporation, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in

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State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of THE LANDINGS AT INVERNESS HOMEOWNERS ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on July 29, 1986, as shown by the records of this office.

The document number of this corporation is N16119.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twenty-fifth day of March, 2021



CR2E022 (01-11)



Laurel M. Lee
Secretary of State

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ARTICLES OF INCORPORATION
OF THE LANDINGS AT INVERNESS HOMEOWNERS ASSOCIATION, INC.
a corporation not for profit

In compliance with the requirements of Florida Statute 617.01, the undersigned, all of whom are residents of the State of Florida, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I - NAME OF CORPORATION; NAME OF DECLARANT

The name of the corporation is The Landings at Inverness Homeowners Association, Inc., a corporation not for profit, under the provisions of Chapter 617 of the Florida Statutes (hereinafter referred to as the "Association"). The name of the Declarant is Capital Partners Limited Partnership 7, Ltd., a Florida limited Partnership.

ARTICLE II - PRINCIPAL PLACE OF BUSINESS

The principal office of the Association is located at 115 West Main Street, Inverness, Florida 32650 or other office designated by Board of Directors.

ARTICLE III - INITIAL REGISTERED AGENT

JOHN D. INFANTINO, whose address is 115 West Main Street, Inverness, Florida 32650, is hereby appointed the initial registered agent of this Association, and has agreed to serve as such.

ARTICLE IV - PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

THE LANDINGS AT INVERNESS
All the lots and tracts of / a subdivision
according to the plat thereof as recorded in Plat Book
13, Page 1546, Public Records of Citrus County, Florida.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto

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TALLAHASSEE, FLORIDA

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as may hereafter be brought within the jurisdiction of this Association, and for this purpose, to:

(a) exercise of 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, and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of Clerk of the Court 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) fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; 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) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3) of each class of 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;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation, or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

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(h) grant to the Declarant, its successors and assigns, the rights to use the private roadway system for purposes of egress and ingress, including but not limited to, construction and development vehicles and equipment along and across said private roadways, streets, and areas designated as such for as long as the Declarant and/or its successors and assigns shall own any land, or lot, or unit in THE LANDINGS AT WVERKING.

ARTICLE V - MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot or portion of said lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of any obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot or portion of said lot which is subject to assessment by the Association.

ARTICLE VI - VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all owners, with the exception of the Declarant, and shall be entitled to one vote for each building (duplex unit) unit located on a lot or portion of a lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for each building unit shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any building unit.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) on the date seven (7) years from the date when Declaration is recorded.

ARTICLE VII - BOARD OF DIRECTORS

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The affairs of this Association shall be managed by a Board of not more than nine (9) directors, who need not be members of the Association. The initial number of directors shall be three (3) and may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

JOHN D. INFANTINO	115 West Main Street Inverness, Florida 33650
REN MILLER	115 West Main Street Inverness, Florida 33650
ELINE GERARD	115 West Main Street Inverness, Florida 33650

At the first annual meeting the members shall elect one director for a term of one year and one director for a term of two years; and at each annual meeting thereafter the members shall elect the director for a term of two years.

ARTICLE VIII - SUBSCRIBERS

The name and address of the subscriber to these Articles of Incorporation are as follows:

JOHN D. INFANTINO	115 West Main Street Inverness, Florida 33650
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ARTICLE IX - OFFICERS

The affairs of the Association shall be administered by the officers designated in the By-Laws of the Association as shall be elected by the Board of Directors at its first meeting following the first annual meeting of the general membership and they shall serve at the pleasure of the Board of Directors. Pending the election of the permanent officers of this Association by the Board of Directors, the following named persons shall be the temporary officers of the Association until their successors have been duly elected:

President	JOHN D. INFANTINO
Vice President	REN MILLER

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Secretary ELISE GIRARD

Treasurer KEN MILLER

ARTICLE X - BY-LAWS

By-Laws of the Association will be hereinafter adopted at the first meeting of the Board of Directors. Such By-Laws may be amended or repealed, in whole or in part, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, except that the Veterans Administration shall have the right to veto amendments while there is a Class B membership.

ARTICLE XI - DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than nine-tenths (9/10) of each class of member. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization to be devoted to such similar purposes.

ARTICLE XII - DURATION

The corporation shall exist perpetually.

ARTICLE XIII - AMENDMENTS

Amendments to these Articles of Incorporation may be proposed by a resolution adopted by the Board of Directors or by a resolution executed by at least 25% of each class of members of the Association, which proposal shall be presented to a quorum of members for their vote. Amendment of these Articles shall require the consent of two-thirds of each class of member of Association.

ARTICLE XIV - CONFLICT

In the event that any provision of these Articles of Incorporation conflict with any provision of Declaration, or city or county zoning ordinances, the provision of Declaration in conflict therewith shall control over these Articles, and,

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said zoning ordinances shall control over these Articles.

ARTICLE XV - VA APPROVAL

As long as there is a Class B membership, and so long as there are any Veterans Administration guaranteed mortgages existing as liens on any of the property described herein, the following actions will require the prior approval of the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the member and incorporator of this Association, has executed these Articles of Incorporation, this 17th day of June, 1986.

John D. Infantino
JOHN D. INFANTINO, Incorporator and
Executive Agent

STATE OF FLORIDA

COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared JOHN D. INFANTINO and to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of June, 1986.

[Signature]
Notary Public

My Commission Expires: 1986

Notary Public, State Of Florida At Large
My Commission Expires Sept. 9, 1986
Notary Public License No. 12345


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 VERIFIED BY:  D.C.

**BYLAWS
 OF
 THE LANDINGS AT INVERNESS
 HOMEOWNERS' ASSOCIATION, INC.**

ARTICLE I. NAME AND LOCATION

The name of the corporation is The Landings at Inverness Homeowners' Association, Inc., a not-for-profit Florida corporation. The principal office of the Association shall be located in Inverness, Citrus County, Florida, at a location designated from time to time by resolution of the Association's Board of Directors. The Board of Directors may also designate, by resolution, a Post Office address. Meetings of members and directors shall be held at a location within Citrus County, Florida.

ARTICLE II. PURPOSE

The purpose of the Association shall be to provide for the maintenance, preservation, and architectural control of the residences and common areas and to promote the recreation, health, safety, and welfare of the residents.

ARTICLE III. DEFINITIONS

Section 1. "Association" shall mean and refer to The Landings at Inverness Homeowners' Association, Inc., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described as The Landings at Inverness, a subdivision according to the plat thereof recorded in Plat Book 13, pages 15-16, public records of Citrus County, Florida, and such additions as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions applicable to the Properties recorded in OR Book 704, pages 461-479, in the Office of the Clerk of the Circuit Court, Citrus County, Florida.

Section 4. "Common Area" shall mean and refer to all real property owned by the Association for the common use and enjoyment of the members.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 6. A "Homeowner" or "Voting Interest" shall mean and refer to any person, persons, or entity named as the record owner or owners of legal title to a particular dwelling or unit within the Properties, but excluding those having such interest merely as security for the performance of an obligation. A Homeowner or Voting Interest shall be authorized to cast a single vote, in person or by proxy, at any meeting of the Members. A Homeowner or Voting Interest with title to more than one dwelling or unit shall be authorized to cast a single vote for each dwelling owned.

Section 7. "Member" shall mean and refer to every owner, whether one or more persons, of a dwelling and lot subject to assessments. When more than one person holds an interest in any dwelling and lot, all such persons shall be Members of the Association. The vote for that dwelling shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any dwelling and lot. Thus,

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for example, while a particular dwelling may have more than one member of the Association, in no case will any dwelling have more than a single "Voting Interest."

ARTICLE IV. MEETINGS OF MEMBERS

Section 1. Annual Meeting. The Annual Meeting of the members shall be held on the second Saturday in March of each year, at an hour and location designated customarily, but not necessarily, by the Board of Directors. Notice of the Annual Meeting need not include an agenda, and the members may transact any and all proper business of the Association. The election of directors must be held at, or in conjunction with, the Annual Meeting. Should the second Saturday in March fall upon a legal holiday, the Annual Meeting shall be held on the following Saturday. Only when a natural disaster makes it impossible to hold the Annual Meeting shall the Board have authority to set an alternative date, time, and place for the Meeting; but any postponement shall not exceed thirty (30) days.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the Board of Directors, or by the members upon written request of one-fourth (1/4) of the voting interests of the Association. Business conducted at a special meeting is limited to the purpose(s) specified in the notice of meeting.

Section 3. Notice of Meetings. Notice of the Annual Meeting of the members shall be mailed by the Secretary to the members at least forty-five (45) days before the meeting. Notice of Special Meetings of the members shall be mailed by the Secretary, or by the persons calling the meeting, to the members at least fifteen (15) days before the meeting. Should the Secretary not mail notice of a regular or special meeting, any member may, within five (5) days, do so in his or her stead, and that notice shall be deemed proper and sufficient for purposes of meeting. All notices will be addressed to the member's address last appearing on the books of the Association or supplied by a member to the Association for the purpose of notice. Notices shall state the date, time, and place of meeting, and, in the case of special meetings, the purpose(s) of the meeting.

Section 4. Quorum. Thirty (30) per cent of the voting interests of the Association present in person or by proxy shall constitute a quorum at any meeting of the members (except in the cases of special assessments and consideration of the Association's annual budget, for which a majority of the voting interests is required to constitute a quorum). In the absence of a quorum, the homeowners shall have the power to adjourn and reschedule the meeting. Notice of adjournment and rescheduling of a meeting shall be posted no fewer than 48 hours prior to the time set for reconvening the meeting.

Section 5. Proxies. At all meetings of the members, each voting interest may vote in person or by proxy. All proxies shall be executed in writing and filed with the Secretary at the commencement of the meeting at which their use is assigned, and all proxies shall be revocable. All proxies expire at the conclusion of the meeting for which they were given; however, unless revoked by the proxy giver, proxies shall be valid for all postponements and adjournments of the meeting for which they were given. If more than one proxy claims to represent a voting interest, both or all of those proxies shall be considered spoiled and shall be excluded.

ARTICLE V. BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of the Association shall be managed by a Board of at least five (5) directors, all of whom must be members of the Association.

Section 2. Term of Office. All directors shall be elected for a two-year term, which shall begin and end at the conclusion of the meeting at which elections are held. At the 1999 Annual Meeting the

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members shall elect three directors; at the 2000 Annual Meeting the members shall elect two directors; thereafter, in odd-numbered years the members shall elect three directors and in even-numbered years the members shall elect two directors.

Section 3. Removal. Any director may be removed from the Board by a majority of the voting interests of the Association. If removal is effected at a meeting, the members shall, by secret ballot at the same meeting, elect a member to serve out the remainder of the term of the director he or she replaces. Any vacancy occurring by reason of death or resignation may be filled by a majority vote of the remaining directors, in which case the director filling the vacancy shall serve until the next annual meeting, when the voting interests shall elect a director to complete any remaining portion of the term.

Section 4. Compensation. No director shall receive compensation for any service he or she may render to the Association or its members. However, any director shall be reimbursed for actual expenses incurred in the performance of Association responsibilities and duties upon submission of receipts.

ARTICLE VI. NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. At the Annual Meeting, members shall elect a Nominating Committee consisting of three members, none of whom shall be a director or a member of a director's household. The Committee shall serve until the election of a new committee at the following Annual Meeting. (See also Article IX, Section 2.)

Section 2. Elections. Directors shall be elected by ballot cast at the Annual Meeting of the Members. The slate of candidates for election to the Board shall include those nominated by the Nominations Committee and any members nominated from the floor. Ballots shall not be distributed prior to the meeting. A voting interest who is unable to attend the Annual Meeting may, however, vote by a duly executed proxy assigned to a homeowner of his or her choice. Candidates receiving a plurality of the votes cast in the election shall be deemed elected. When a tie vote renders the election of directors unclear or uncertain, a run-off vote will immediately be held by secret, written ballot.

ARTICLE VII. MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held quarterly, on the last Tuesday in January, April, July, and October, at a time and place determined by the President or the Board. Notices listing the most important items to be addressed at the meeting shall be posted on the Association's bulletin board at least three (3) days in advance of the meeting. Minutes shall be recorded for all Board meetings by the Secretary or a secretary *pro tem*. All meetings of the Board shall be open to all members of the Association, and members shall have the right to speak prior to voting on any matter that comes before the Board. Directors may not vote by secret ballot, and each director's vote on each issue shall be recorded by name in the minutes of the meeting.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President or by any two Directors after not less than three (3) days' written posted notice to each director and to the members of the Association. Requirements for special meetings of the Board are otherwise the same as for regular meetings.

Section 3. Emergency Meetings: Action without a Meeting. Having (a) posted a notice of intent and (b) obtained the signatures of all directors on a written resolution describing the action to be undertaken, the Board shall be authorized to take an action in the absence of a meeting which they could take at a meeting. The resolution authorizing the action shall be available upon request to any member of the Association. Any action so authorized shall have the same effect as though taken at a regular or special

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meeting of the directors. In addition, in the event of a natural disaster, a Board of Directors may take action on behalf of the Association without a meeting.

Section 4. Unauthorized Meetings. No other form of meeting of directors—in person, by fax, by telephone, or any other means not contemplated in Sections 1, 2, and 3 of this article—shall constitute a duly convened or proper meeting of the Board of Directors. Action taken at any such meeting shall have no status or force whatever in the conduct of the affairs of the Association.

Section 5. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every action taken or decision made by a majority vote of the directors present at a duly held meeting for which there is a quorum shall be regarded as an act of the Board and shall be recorded in the minutes.

ARTICLE VIII. POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors, being vested with the management of the affairs of the Association and having a fiduciary relationship with the members, shall have power to

- (a) exercise for the Association all the powers, duties, and authority vested in or delegated to the Association and not reserved to the membership by other provisions of these bylaws, the Articles of Incorporation, or the Declaration;
- (b) adopt and publish rules and regulations governing the use of the Common Areas and facilities;
- (c) suspend the voting rights of any homeowner during any period in which such homeowner shall be delinquent in excess of ninety (90) days in payment of any assessment levied by the Association; and
- (d) after appropriate notice and hearing, suspend the right of any member, tenant, guest, or invitee to use of common areas and facilities for a period not to exceed sixty (60) days for infractions of published rules and regulations. The directors may also, in severe instances, levy fines, as per Florida statutes, section 617.305, paragraph (2).

Section 2. Duties. The directors have a responsibility to carry out the purposes of the Association. The duties of the Board of Directors shall include

- (a) keeping a complete record of all its acts and corporate affairs. This record shall be available from the Secretary at the request of any member of the Association within five (5) days;
- (b) supervising all officers, agents, and employees of the Association and seeing that their duties are properly performed;
- (c) if appropriate, fixing the amount of the annual assessment against dwellings after the annual budget has been approved by vote of the homeowners, but not without at least ten (10) days' written notice to the members;
- (d) foreclosing the lien against any property for which assessments are not paid within ninety (90) days after due date or bring an action at law against the owner or owners personally obligated to pay the same;
- (e) issuing, or causing to issue, upon demand by any person, a certificate setting forth whether or not assessments have been paid. A reasonable charge may be made by the Board for the issuance of such certificate. If a certificate states that an assessment has been paid, such certificate shall be conclusive evidence of payment;
- (f) procuring and maintaining adequate liability and hazard insurance on property owned by the Association;

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- (g) ensuring that all Association employees is licensed and insured; and
 (h) causing the Common Areas to be maintained.

ARTICLE IX. OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of the Association shall be a President and a Vice-President, both of whom shall be duly elected members of the Board; a Secretary, and a Treasurer. The offices of Secretary and Treasurer may be held by the same person. No other member of a director's household may serve as an officer.

Section 2. Election of Officers. Officers shall be elected by nomination and a majority vote of the Directors at a duly convened meeting of the Board of Directors.

Section 3. Term. The officers of the Association shall hold office for two (2) years unless he or she shall sooner resign, be removed, or otherwise become unable to serve.

Section 4. Removal of Officers. An officer may be removed from office by a majority vote of the Board at a duly convened meeting of the Board. If and when an officer is removed by vote of the Board, he or she shall be notified in writing and shall, within seventy-two (72) hours of receiving notification of removal, give over to another officer all documents, materials, and equipment that belongs to the Association.

Section 5. Vacancies. When a vacancy occurs by expiration of an officer's term, an election shall be held at the first meeting of the Board following the Annual Meeting of the Members. When a vacancy occurs by resignation, removal, or incapacity of an officer, the Board shall by majority vote elect a member to serve out the remainder of the term of the officer he or she replaces.

Section 6. Compensation. No officer shall receive compensation for any service he or she may render to the Association or its members. However, any officer shall be reimbursed for actual expenses incurred in the performance of Association responsibilities and duties.

Section 7. Duties. The officers have a fiduciary responsibility to serve the needs, interests, and objectives of the members and the Association. The duties of the officers are as follows:

President: The President shall preside at all meetings of the Board of Directors; shall see that all orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds, easements, and other written instruments; and shall co-sign all checks and promissory notes.

Vice-President: The Vice-President shall act in the place and stead of the President in the event of his absence, inability, or refusal to act, and shall exercise and discharge such other duties as may be required of him or her by the Board.

Secretary: The Secretary shall

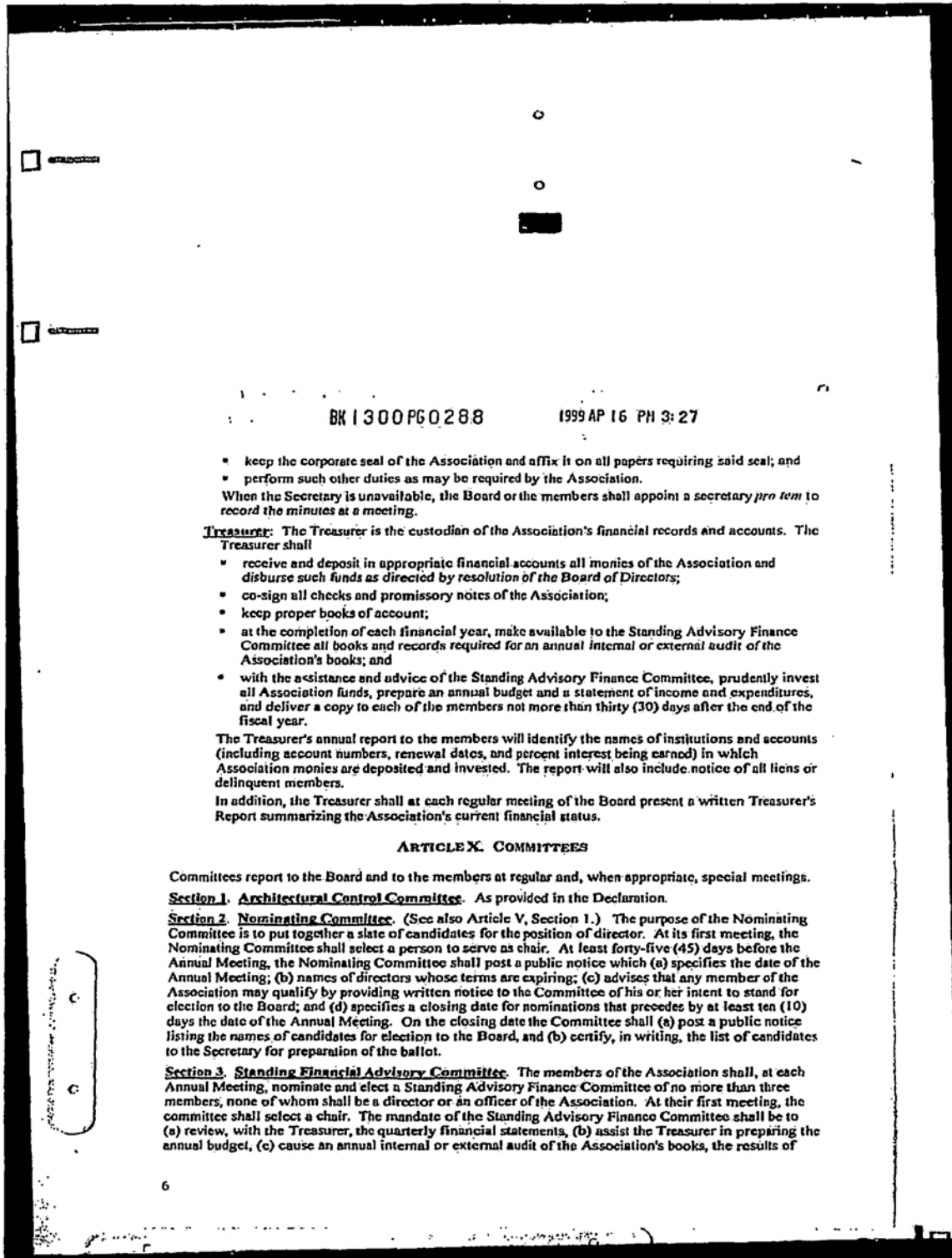
- record the votes and keep in writing the minutes of all meetings and proceedings of the Board and of members; within fifteen (15) days after any regular or special Board or members' meeting, mail, post, or cause to be delivered to all homeowners copies of minutes of meetings, together with copies of any and all financial reports as are presented to the Board;
- post or publish notice of all meetings of the Board and of the members; in consultation with the president, prepare agendas for all board and members' meetings;
- keep appropriate current records showing the members of the Association together with their addresses; be the custodian of all Association documents and books (with the exception of financial records and accounts);

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which the Committee shall report to the members at the Annual Meeting; (d) assist and advise the Treasurer in managing the Association's operating and reserve Accounts, and (e) monitor and advise the Treasurer in managing the Association's investment program.

Section 4. Other Committees. The Board of Directors or the members may, at duly convened meetings, appoint or elect other committees as deemed appropriate for carrying out the needs and purposes of the Association.

ARTICLE XI. BOOKS AND RECORDS

The official records of the Association shall be maintained by the Treasurer (custodian of financial records) and the Secretary (custodian of all other records) and must be open for inspection and available for photocopying by members or their authorized agents at reasonable times and places within ten (10) days after receipt of a written request. The Association shall maintain an adequate number of copies of the governing documents to ensure their availability to members and prospective members, and the Association may charge only the actual costs of reproducing and furnishing these documents.

ARTICLE XII. ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessment not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment will bear interest from the date of delinquency at the rate of prime* plus four (4) per cent per annum, and the Association may bring an action at law against the owner personally obligated to pay the same or foreclose the lien against the property. Interest, costs, and reasonable attorneys' fees of any such action shall be added to the amount of such assessment. No owner shall waive or otherwise escape liability for the assessments provided for herein by non-use of the common area or abandonment of his lot. Each owner contracts with the Association by his acceptance of a conveyance to his, her, or their unit, that unpaid assessment shall be a lien against the title to said unit. (* "Prime" = prime rate of interest at date of assessment.)

ARTICLE XIII. AMENDMENTS TO THESE BYLAWS

Section 1. These bylaws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of the members present in person or by proxy. Amendments to the bylaws shall require at least ten (10) days written and posted notice of motion to the members. The text of the amendment shall be included in the notice.

Section 2. In the case of any conflict between the Articles of Incorporation and these bylaws, the Articles shall control. In the case of any conflict between the Declaration of Covenants, Conditions, and Restrictions and these bylaws, the Declaration shall control. In the case of any conflict between these bylaws and governmental statutes or regulations, governmental statutes and regulations shall prevail.

ARTICLE XIV. MISCELLANEOUS

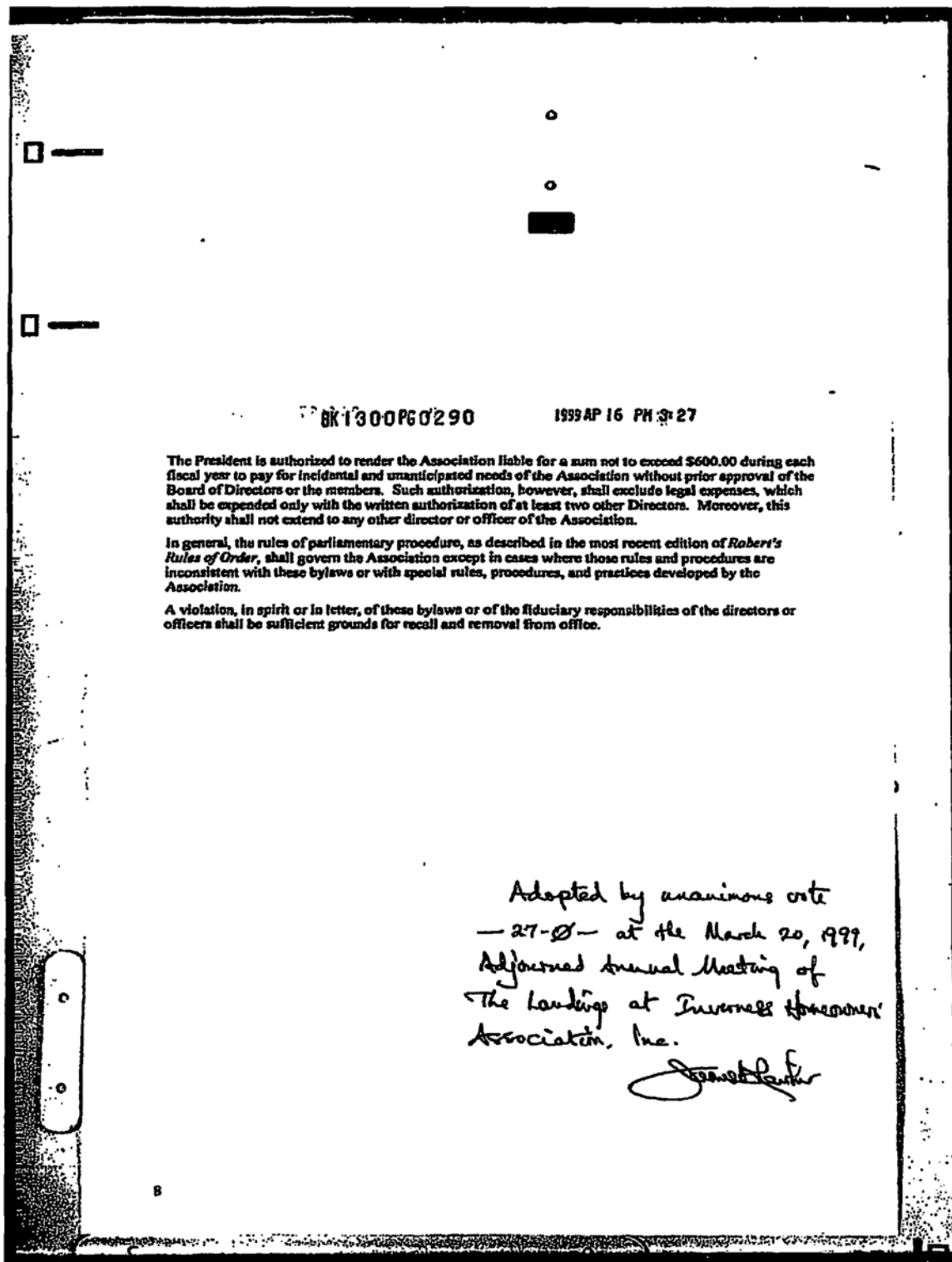
The fiscal year of the Association shall begin on the first day of January and end on the last day of December of each year.

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

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State of Florida, County of Citrus

IN WITNESS HEREOF, we, the President and Secretary of The Landings at Inverness Homeowners' Association, Inc., have hereunto set our hands this 16th day of April, 1999.

Donald H. Haddon
President

James A. Fisher
Secretary

...

I HEREBY CERTIFY that Donald H. Haddon, President, and James A. Fisher, Secretary, appeared before me, an officer duly authorized in the State and County aforesaid, and they acknowledged before me that they are the persons described in and who executed the foregoing instrument. who did take my oath and produced FBL & H320-198-32-207 & FBLA 8360-441-32-167 with

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of April, 1999.

James A. Fisher
Notary Public

My commission expires: _____

...

1, THE UNDERSIGNED, do hereby certify

THAT I am the duly elected and acting Secretary of The Landings at Inverness Homeowners' Association, Inc., a not-for-profit Florida corporation, and

THAT the foregoing bylaws constitute the bylaws of said Association, as duly adopted at the Annual Meeting of the members of the Association, held on the 20th day of March, 1999.

IN WITNESS THEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 16th day of April, 1999.

James A. Fisher
Secretary

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

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Owner	Owner	Add	Add	Add	ADD	Legal	LEGAL
KEVIN KEARNEY	DEBORAH FIGG	209	BUENA VISTA	CT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 25	CITRUS COUNTY, FL
LAURA S JONES		211	BUENA VISTA	CT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 26	CITRUS COUNTY, FL
MILLARD D MADDEN		538	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 29 AND A	CITRUS COUNTY, FL
MARY A MAHONEY, TRUSTEE THE MAHONEY FAMILY TRUST		512	PALMA CEIA	PT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 42	CITRUS COUNTY, FL
IDA JEAN WONGREY	THOMAS M VANNESS, JR	514	PALMA CEIA	PT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 43	CITRUS COUNTY, FL
ROBERT G BRUCE	SARAH L BRUCE	554	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 70	CITRUS COUNTY, FL
GURROLA RICHARD J SR TRUSTEE	EST	570	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 74	CITRUS COUNTY, FL
DAVID MYRTLE KATHERINE	MYRTLE KATHERINE DAVID REVOCABLE TRUST	501	LAS PALMAS	PT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 21	CITRUS COUNTY, FL
GURROLA RICHARD J SR TRUSTEE	EST	212	BUENA VISTA	CT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 27	CITRUS COUNTY, FL
EDWARD K NELLIS, III	PATRICIA D NELLIS	508	PALMA CEIA	PT	INVERNESS, FL 34450	LOT 34, OF THE LANDINGS AT INVERNESS, PB 13, PG 15	CITRUS COUNTY, FL
JACKIE GORMAN		215	BUENA VISTA	CT	INVERNESS, FL 34450	LOT 36 THE LANDINGS AT INVERNESS PB 13 PG 15	CITRUS COUNTY, FL
STANLEY J PUSKARZ		516	PALMA CEIA	PT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 44	CITRUS COUNTY, FL
MICHAEL IWANOWSKI	ANDREAS MICHAEL IWANOWSKI	548	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 50	CITRUS COUNTY, FL
PIONEER LAND & CATTLE CORP		588	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 61	CITRUS COUNTY, FL
GEORGE N MARKS	DIANE M MARKS	560	SAN REMO	CIR	INVERNESS, FL 34450	LOTS 67, THE LANDINGS AT INVERNESS, PB 13, PG 15	CITRUS COUNTY, FL
JAMES DOUGLAS CRAIG, III	REBECCA NICOLE CRAIG	503	LAS PALMAS	PT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 22	CITRUS COUNTY, FL
HARRY A SWEDLUND	DELORES L SWEDLUND	506	PALMA CEIA	PT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS LOT 33 PB 13 PG 15	CITRUS COUNTY, FL
HENRY BORMANN		222	BUENA VISTA	CT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 46	CITRUS COUNTY, FL
PATRICK J MAGUIRE	YOLANDA E MAGUIRE	220	BUENA VISTA	CT	INVERNESS, FL 34450	LT 47 THE LANDINGS AT INVERNESS PB 13 PG 15 TOG W/ A NON	CITRUS COUNTY, FL
DONALD WAYNE BURROWS	KATHLEEN MARGARET BURROWS	218	BUENA VISTA	CT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 48	CITRUS COUNTY, FL
LESLIE BARRAS		568	SAN REMO	CIR	INVERNESS, FL 34450	LOT 75 THE LANDINGS AT INVERNESS PB 13, PG 15	CITRUS COUNTY, FL
JOSEPH T GIACINTO		562	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 78	CITRUS COUNTY, FL

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EXHIBIT
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RENEE E REICH		507	LAS PALMAS	PT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 24	CITRUS COUNTY, FL
MICHAEL IWANOWSKI	URSULA IWANOWSKI	542	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13, PG 15 LOT 39	CITRUS COUNTY, FL
WILLIAM L WINKEL	VIRGINIA T WINKEL	217	BUENA VISTA	CT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 45	CITRUS COUNTY, FL
MICHAEL IWANOWSKI	ANDREAS MICHAEL IWANOWSKI	546	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 49	CITRUS COUNTY, FL
FLORENCE STAUFENBERG		505	PALMA CEIA	PT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13, PG 15 LOT 53	CITRUS COUNTY, FL
JOHN J KEANE		578	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 66	CITRUS COUNTY, FL
ANTHONEY J CASALVIERI	LORRAINE J CASALVIERI	558	SAN REMO	CIR	INVERNESS, FL 34450	LOTS 68, THE LANDINGS AT INVERNESS, PB 13, PG 15	CITRUS COUNTY, FL
SHEILA COWEN		556	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 69	CITRUS COUNTY, FL
ROBERT B BINGLER		576	SAN REMO	CIR	INVERNESS, FL 34450	LOT 71 THE LANDINGS AT INVERNESS PB 13, PG 15	CITRUS COUNTY, FL
RICHARD M REYNOLDS		566	SAN REMO	CIR	INVERNESS, FL 34450	LOT 76 THE LANDINGS AT INVERNESS PB 13, PG 15	CITRUS COUNTY, FL
MAURICE B LEISING	PATRICIA A LEISING	564	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 77	CITRUS COUNTY, FL
LYNN OMALLEY		502	PALMA CEIA	PT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 31	CITRUS COUNTY, FL
LAWRENCE M POLLACK		213	BUENA VISTA	CT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 35	CITRUS COUNTY, FL
MICHAEL W DUSTIN	PATRICIA C DUSTIN	515	PALMA CEIA	PT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 58	CITRUS COUNTY, FL
GURROLA RICHARD J SR TRUSTEE	EST	572	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 73	CITRUS COUNTY, FL
EMMA LOU CODLING		505	LAS PALMAS	PT	INVERNESS, FL 34450	THE LANDING AT INVERNESS PB 13 PG 15 LOT 23	CITRUS COUNTY, FL
GERALD P MAY	GERALDINE MAY	504	PALMA CEIA	PT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 32	CITRUS COUNTY, FL
TRUIST BANK	MARY C DORSEY INTER VIVOS TRUST OF APRIL	216	BUENA VISTA	CT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 37	CITRUS COUNTY, FL
MICHAEL IWANOWSKI	URSULA IWANOWSKI	544	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PGS 15- 16 LOT 40	CITRUS COUNTY, FL
FRANK S ROSSITER	FRANCES D ROSSITER	510	PALMA CEIA	PT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 41	CITRUS COUNTY, FL
DONN B DUPREE, SR		501	PALMA CEIA	PT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 51	CITRUS COUNTY, FL
ANTHONEY J CASALVIERI	LORRAINE J CASALVIERI	503	PALMA CEIA	PT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 52	CITRUS COUNTY, FL
MICHAEL IWANOWSKI	ANDREAS MICHAEL IWANOWSKI	550	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 59	CITRUS COUNTY, FL

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MICHAEL IWANOWSKI	ANDREAS MICHAEL IWANOWSKI	550	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 60	CITRUS COUNTY, FL
RODNEY HASKINS	JANICE HASKINS	580	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15, LOT 63	CITRUS COUNTY, FL
RODNEY HASKINS	JANICE HASKINS	580	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15, LOT 64	CITRUS COUNTY, FL
RODNEY HASKINS	JANICE HASKINS	580	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15, LOT 65	CITRUS COUNTY, FL
ROBERT J CARTER, JR	YULAN ZHANG	540	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS LOT 30, PB 13, PG 15	CITRUS COUNTY, FL
JILL ANN THACHER		509	PALMA CEJA	PT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 55	CITRUS COUNTY, FL
MARGARET B BAUMAN		513	PALMA CEJA	PT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 57	CITRUS COUNTY, FL
PIONEER LAND & CATTLE CORP		586	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 62	CITRUS COUNTY, FL
DENNIS TALIERCIO		574	SAN REMO	CIR	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 72	CITRUS COUNTY, FL
GURROLA RICHARD J SR TRUSTEE	EST	210	BUENA VISTA	CT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 28	CITRUS COUNTY, FL
DONALD RAY CARR		214	BUENA VISTA	CT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 38	CITRUS COUNTY, FL
NANCY C READ		507	PALMA CEJA	PT	INVERNESS, FL 34450	THE LANDINGS AT INVERNESS PB 13 PG 15 LOT 54	CITRUS COUNTY, FL
LEIGH SELLERS RAGAN		511	PALMA CEJA	PT	INVERNESS, FL 34450	LOT 56 THE LANDINGS AT INVERNESS PB 13, PG 15	CITRUS COUNTY, FL

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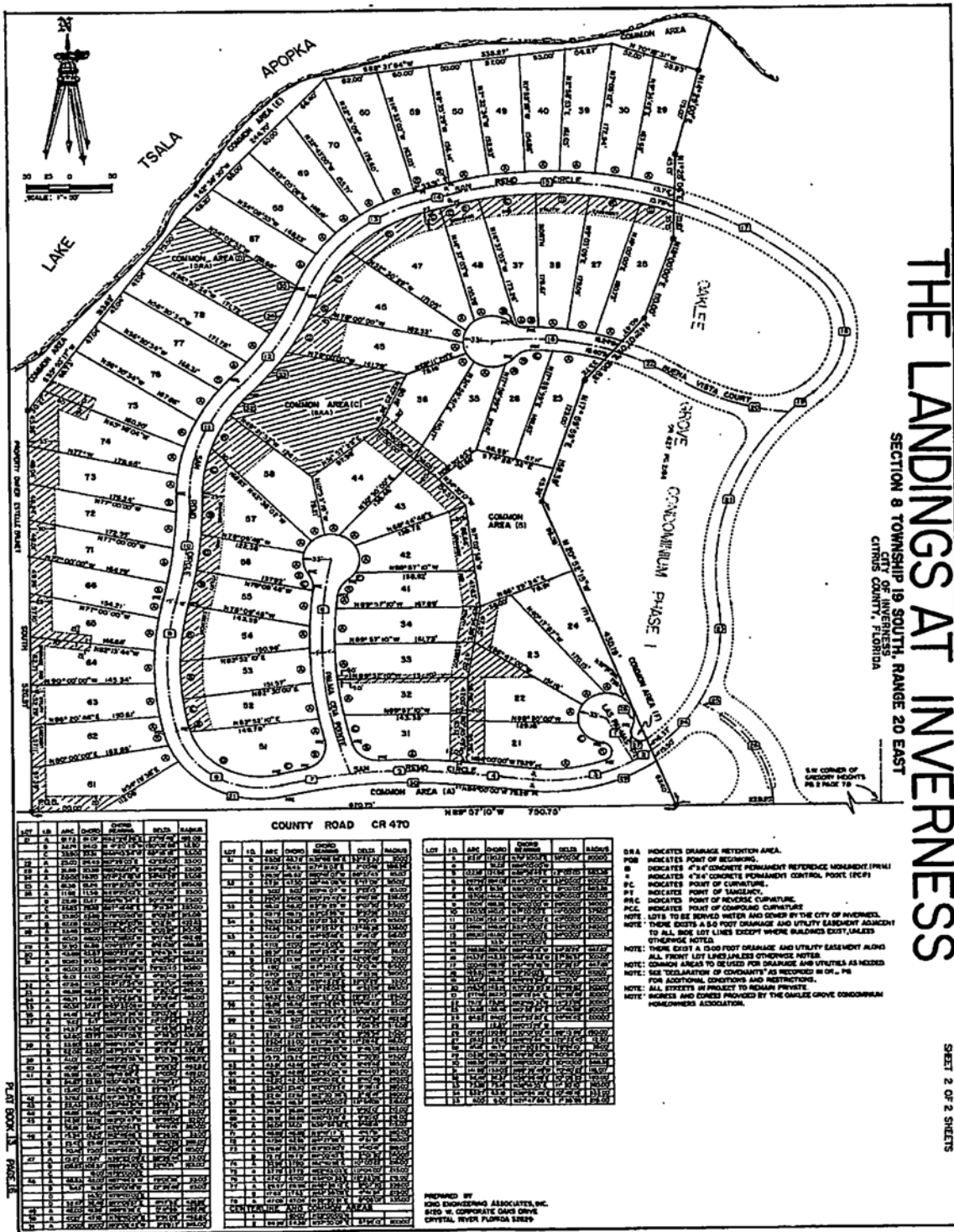
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Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

May 13, 2022

H. Web Melton III. Esq.
Bush Ross P.A.
Post Office Box 3913
Tampa, Florida 33601-3913

**Re: The Landing at Inverness Homeowners Association, Inc.; Approval;
Determination Number: 22078**

Dear Mr. Melton:

The Department of Economic Opportunity (Department) has completed its review of the Proposed Revived Declaration of Covenants and Restrictions (Declaration of Covenants) and other governing documents for The Landing at Inverness Homeowners 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 Department of Economic Opportunity, Office of the General Counsel, at (850) 245-7150.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury".

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

JDS/bp/rm

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
[www.twitter.com/FLDEO](https://twitter.com/FLDEO) | www.facebook.com/FLDEO

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H. Web Melton III, Esq.
May 13, 2022
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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 DEPARTMENT OF ECONOMIC OPPORTUNITY WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK
DEPARTMENT OF ECONOMIC OPPORTUNITY
OFFICE OF THE GENERAL COUNSEL
107 EAST MADISON ST., MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX 850-921-3230
AGENCY.CLERK@DEO.MYFLORIDA.COM

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.