

Prepared by and return to:  
H Web Melton III, Esquire  
Bush Ross, P.A.  
Post Office Box 3913  
Tampa, FL 33601-3913

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

**WHEREAS**, the Revived Declaration of Covenants, Conditions and Restrictions of the Landings at Inverness as originally recorded in O.R. Book 3292, Page 1 *et seq.* of the public records of Citrus County, Florida (the “Declaration”); and

**WHEREAS**, the Declaration provides in Article VIII, Section 4, that the Declaration may be amended by an instrument signed by not less than sixty percent (60%) of the building unit owners; and

**NOW, THEREFORE**, Lorraine Casalvieri, as President, and Sharon Skeele-Hogan, as Secretary, of The Landings at Inverness Homeowners Association, Inc., do hereby certify that the following amendments to the Declaration has been approved in accordance with Florida Statutes and the Declaration and are attached hereto as Exhibit “A”:

**THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK**

*Certificate of Amendment to the Revived  
Declaration of Covenants, Conditions and Restrictions of  
The Landings at Inverness*

Signed, sealed and delivered in  
in the presence of:

Victoria Reitmeyer  
Print name: Victoria Reitmeyer  
Print Address: 2659 E Gulf to  
Lake HWY Inverness, FL 34453  
Witness No. 1  
Print name: Michael Scott  
Print Address: 2659 E Gulf to  
Lake HWY Inverness, FL 34453  
Witness No. 2

THE LANDINGS AT INVERNESS  
HOMEOWNERS ASSOCIATION, INC.

By: Lorraine Casalvieri  
Lorraine Casalvieri, President  
P.O. Box 687  
Inverness, FL 34451

Signed, sealed and delivered in  
the presence of:

Victoria Reitmeyer  
Print name: Victoria Reitmeyer  
Print Address: 2659 E Gulf to  
Lake HWY Inverness, FL 34453  
Witness No. 1  
Print name: Michael Scott  
Print Address: 2659 E Gulf to  
Lake HWY Inverness, FL 34453  
Witness No. 2

ATTEST:

By: Sharon Skeele-Hogan  
Sharon Skeele-Hogan, Secretary  
P.O. Box 687  
Inverness, FL 34451

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing Certificate of Amendment was acknowledged before me ☒ in person or by ☐ remote  
notarization, this 1 day of February, 2025, Lorraine Casalvieri, as President and Sharon  
Skeele-Hogan, Secretary of The Landings at Inverness Homeowners Association, Inc., who are ☐  
personally know to me or ☒ who have produced State ID as identification,  
who executed the foregoing Certificate of Amendment 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.



**VICTORIA REITMEYER**  
Notary Public  
State of Florida  
Comm# HH607517  
Expires 10/28/2028

Victoria Reitmeyer  
Notary Public, State of Florida at Large  
Print Name: Victoria Reitmeyer  
My Commission Expires: 10-28-28

**I. Article VI, Section 5 of the Revived Declaration of Covenants, Conditions and Restrictions of the Landings at Inverness is amended as follows:**

Section 5. No-Temporary Structures, Boats and Recreation Vehicles Prohibited. Unless otherwise specifically allowed or permitted under these covenants, no recreation vehicles, boat or boat trailers, tents, shacks, detached garages, barns, sheds, tool houses or any other outbuilding shall at anytime be placed temporarily or permanently upon the Property, nor shall any improvements be made to said Property unless said owner shall first obtain written approval from the Architectural Control Committee as required pursuant to Article V of the Declaration.

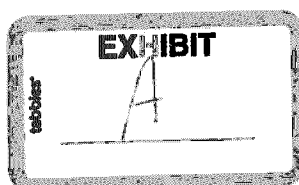
**II. Article VI, Section 11 of the Revived Declaration of Covenants, Conditions and Restrictions of the Landings at Inverness is amended as follows:**

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. All containers used for collection or disposal of garbage, refuse, or material for recycling shall be stored so that they are not visible from the street, except on scheduled collection days. Such containers may be placed along the street on the designated collection day and must be put away, out of view from the street, by the end of said day. 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.

**III. Article VI, Section 18 of the Revived Declaration of Covenants, Conditions and Restrictions of the Landings at Inverness is created as follows:**

Section 18. Single Family Usage Lots and building units shall be used for single family residential purposes only. No business or business activities of any nature, including but not limited to, assisted living facilities or rehabilitation facilities or daycares shall be permitted upon any Lots or building units. Notwithstanding the foregoing restriction on business activity, private offices may be maintained in Residential Units, provided that: (1) such use is incidental to the primary residential use of the building unit; (2) the personal business activity of a building unit is not detectable from outside the Residential Unit; (3) clients, patients or customers do not visit the building unit; (4) the personal business activity of a building unit does not require any agent or employee who does not reside in the building unit to enter the building unit; (5) the personal business activity of a building unit is not advertised, including but not limited to advertised for purposes of client, patient or customer contact, meetings or deliveries; and (6) the personal business activity use of the building unit does not require the use of any flammable or hazardous chemical.

**IV. Article VI, Section 19 of the Revived Declaration of Covenants, Conditions and Restrictions of the Landings at Inverness is created as follows:**



Section 19. Leasing and Rentals. No Lot or building unit may be leased without the prior written approval of the Board of Directors. Any Owner intending to lease his or her Lot or building unit shall complete an application form as provided by the Association together with such other information as may be reasonably required by the Board of Directors. The Board of Directors may adopt reasonable rules and regulations governing procedures for applications for approval of leases and approval requirements for tenants.

The use of a Lot or building unit as a hotel, motel, vacation residence, temporary housing (such as that offered by Airbnb or VRBO), bed and breakfast or similar facility for temporary lodging purposes of any kind is prohibited. No transient tenants of any kind shall be allowed to occupy a Lot or building unit without prior permission of the Board of Directors.

No Lot or building unit shall be leased or rented for a period of two (2) years from the date the Owner takes title to the Lot or building unit, except when title is obtained through inheritance, or by an Institutional Mortgagee or the Association as a result of a foreclosure or deed in lieu of foreclosure.

No Lot or building unit may be leased more than three (3) times in a calendar year, regardless of the duration of the lease or occupancy. No Lot or building unit may be leased for a period of less than six (6) consecutive months. Only the entire Lot or building unit may be leased and there shall be no subleasing.

The Owner shall provide any tenants or occupants copies of the Declaration, Rules and Regulations and other governing documents of the Association. In the event that a tenant or occupant of an Owner violates any provision in this Declaration, the Rules and Regulations or any other governing document of the Association, the Owner shall be responsible for the action or inaction of the tenant or occupant and shall evict said tenant or occupant upon demand from the Association. Nothing herein shall absolve the tenant or occupant of his or her legal obligation to comply with the Association's governing documents or Florida law, nor shall it limit the Association's right to seek legal action against the tenant or occupant and/or the Owner.

No Lot or building unit shall be approved for lease if there is a monetary obligation owed by the Owner which is more than ten (10) days delinquent. When a Lot or building unit is leased, the Owner shall also be responsible for his or her tenant's compliance with this Declaration or the Rules and Regulations of the Association.

No rental of ancillary structures, including, but not limited to, swimming pools or docks, shall be permitted.

For the purposes of this section "lease" or "leasing" shall be defined as occupancy of a Lot or building unit by a person who does not have a permanent residence elsewhere while the Owner resides elsewhere, or occupancy of the Lot or building unit by a person who is residing in the Lot or building unit in exchange for consideration.

- V. **Article VI, Section 21 of the Revived Declaration of Covenants, Conditions and Restrictions of the Landings at Inverness is created as follows:**

**Section 21. Subdivision.** No Lot or building unit may be subdivided or combined with another Lot or building unit.

- VI. **Article VI, Section 23 of the Revived Declaration of Covenants, Conditions and Restriction of the Landings at Inverness is created as follows:**

**Section 23. Play Structures and Yard Accessories.** All play structures, including but not limited to, large sports equipment such as basketball hoops and soccer goals, playsets, trampolines, or other large play structures, shall be approved by the ACC and shall be located at the rear of the Lot behind the building unit. Yard accessories and play items of a temporary nature, including but not limited to basketball, soccer, football and baseball equipment, large toys, bicycles, scooters, skateboard, and party items, shall not be left in public view overnight. Temporary yard accessories and play items shall not be stored under stairs or walkways and must be stored so said items are not visible from the street.

**Article VI, Section 9 of the Declaration of Covenants, Conditions and Restrictions of the Landings at Inverness is amended as follows:**

Section 9. Pets. No animals, livestock, pigs, fowl, poultry, snakes or bats 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 they are not kept, bred, or maintained for any commercial purpose. All dogs must be kept on a leash if the animal is outside of the building unit or vacant Lot owner's property. Dog Pet owners or persons controlling the pets, must pick up and dispose of their animals' waste in a proper garbage receptacle. No fostering or rescue care of animals shall be permitted.

The following breeds or any mixture of any of the following breeds are considered dangerous and are prohibited: Pit Bull Terriers, Staffordshire Terriers, Rottweilers, German Shepherds, Presa Canaries, Chow Chows, Doberman Pinschers, Akitas, Wolf-hybrids, Mastiffs, Great Danes, Alaskan Malamutes, Siberian Huskies, and any such other breed or mixture as determined to be prohibited by the Board.

**CODING:** New language is marked with an underline and deleted language is marked with a ~~strike-through line~~.