

This instrument was prepared by,
or under the supervision of
(and after recording return to):

Frazier & Brown, Attorneys at Law
202 S Rome Ave.
Suite 125
Tampa, FL 33606

CERTIFICATE OF AMENDMENT
TO THE DECLARATION, FOR HERNANDO OAKS
MASTER ASSOCIATION, INC.

THIS AMENDMENT is made this 22 day of October, 2018
by HEARTWOOD 91-3, LLC, a Florida limited liability
corporation (the "Developer").

RECITALS

WHEREAS, the Declaration of Master Covenants, Conditions and Restrictions for Hernando Oaks Master Association, Inc. ("Declaration") dated September 19, 2002, has been recorded in Official Records of Hernando County Book 1573, Page 1432, of the Public Records of Hernando County, Florida, is hereby amended by the recording of this Amendment to the Declaration; and

WHEREAS, Developer has the right to amend certain provisions of the Declaration pursuant to Article XVIII, Section 16, of the Declaration;

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

(Deleted language marked with a ~~strike through line~~, new language marked with double-underline.)

I. Section 15, Article VI of the Declaration is hereby amended as follows:

Section 15. **Fences**. No fences of any description shall be allowed on Golf Course Lots. ~~Fences shall be permitted on Lots other than Golf Course Lots only if approved by the Architectural Review Committee, or if on Architectural Review Committee has then been established, by the Board.~~ Except as approved by the Developer as part of Initial Construction, or as subsequently approved by the Architectural Review Committee, or if no Architectural Review Committee has then been established, by the Board, no fence, wall or other barrier shall be constructed upon any Lot or any other portion of the Property. Notwithstanding the foregoing, the Architectural Review Committee shall not consider or approve any fencing of any Lot other than black aluminum or black wrought iron fencing with a maximum height of six (6) feet. In addition, the Architectural Review Committee shall not consider white vinyl fencing of any kind on any Lot. Owners who currently have white vinyl fencing constructed on their Lots shall be grandfathered in and shall be permitted to maintain, replace, and repair their white vinyl fence. Replacement of the existing white vinyl fence shall be of the same type and kind of material to match the existing fence in every way including but not limited to height, color, and type of material. Any grandfathered white fence that requires replacement must have a new Architectural Review Committee approval before replacement can occur. Notwithstanding anything to the contrary herein, due to concerns raised by local government agencies with regard to access to Lots or dwellings in the event of an emergency, for lots enclosed with fencing or walls, a minimum of one gate per Lot must be provided to allow access to side yards.

II. Except as specifically modified herein, the Declaration shall remain in full force and effect without modification.

IN WITNESS WHEREOF, Developer has caused the Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 22 day of October 2018, at Broward County, Florida.

HEARTWOOD 91-3, LLC

By: _____

Developer

Title

Print Name: Bruce J Parker

Witness Signature

Print Name: Lisa C Cathell

Witness Signature

Print Name: Marcy McBride

STATE OF FLORIDA

COUNTY OF BROWARD

THE FOREGOING INSTRUMENT was acknowledged before me this 22 day of October, 2018, by Bruce J Parker, of Heartwood 91-3, LLC, a Florida limited liability corporation, who ☒ is personally known to me or ☐ has produced _____ as identification.



(Notary Seal)

Notary Public

Print Name: Lisa C Cathell

My Commission Expires: _____