

Prepared by and return to:  
Thomas R. Gurran  
Law office of John K. Renke III  
7637 Little Rd.  
New Port Richey, FL 34654

Official Records Citrus County FL  
Angela Vick, Clerk of the Circuit Court & Comptroller  
#2021008003 BK: 3133 PG: 732  
2/9/2021 11:13 AM 1 Receipt: 2021006840  
RECORDING \$18.50

**CERTIFICATE OF AMENDMENT TO THE  
AMENDED AND RESTATED DECLARATION  
OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR FOX HOLLOW VILLAGE  
PROPERTY OWNERS ASSOCIATION, INC.**

Official Records Citrus County FL  
Angela Vick, Clerk of the Circuit Court & Comptroller  
#2021008275 BK: 3133 PG: 1549  
2/10/2021 10:25 AM 1 Receipt: 2021007084  
RECORDING \$18.50

I HEREBY CERTIFY that the following attached amendments to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fox Hollow Village Property Owners Association, Inc. was duly adopted, in the manner required and by the vote required, on November 10, 2020 by at least 75% of those Owners voting in person or by proxy at the duly noticed annual meeting of the members at which a quorum was obtained. The original Declaration of Covenants, Conditions and Restrictions for Fox Hollow Village Property Owners Association, Inc., was recorded in the Public Records of Citrus County, Florida in O.R. Book 1104 beginning at Page 1745.

IN WITNESS WHEREOF, I, Sharon Ziemba, have signed and sealed this certificate this 9th day of February, 2021 at Citrus County, Florida.

CORPORATE SEAL:

Fox Hollow Village Property Owners  
Association, Inc.

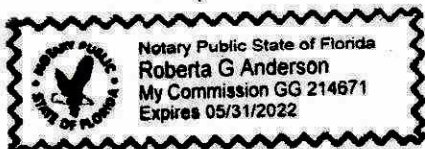
By: Sharon Ziemba  
Sharon Ziemba as President

STATE OF FLORIDA  
COUNTY OF CITRUS

Sworn to, acknowledged, and subscribed before me this 9th day of February, 2021 by Sharon Ziemba as President of Fox Hollow Village Property Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation.

Sharon Ziemba is personally known to me or she produced the following identification:

PK



Roberta G. Anderson  
Signature and printed name of Notary Public

**Article VIII General Restrictions Section 26. Insurance on a Residence and Duty to Repair** has been amended to replace the entire section (b). The member approved amended (b) section reads as:

**(b) Owner Responsibility to Obtain Homeowner Insurance.** Effective upon the date of this covenant's recordation in the public records of Citrus County, Florida, each owner must obtain and maintain adequate Homeowners Insurance on their Residence which shall insure the property for its full replacement cost, with deductions (excluding Hurricane Deductible) limited to be no more than \$2500 and no depreciation, against loss by fire or other perils, including Hurricane losses. Such insurance must be sufficient to cover the full replacement value, or for necessary repair or reconstruction work. Owner must supply the Board or its designee, as set forth in a documented and published policy, evidence of insurance coverage on the Owner's Residence which complies with the provisions of this Section. The Board shall cause a record of homeowner insurance coverage of each Owner to be kept and will notify delinquent Owners. If the Homeowner Insurance protection required under this Article and Section has not otherwise been adequately obtained by any Owner, as determined by the Board or its designee, then the Board shall have the right to place a fine/lien against the Owner. Notwithstanding anything to the contrary in any Section of this Article, the Association, its BOD, or Officers, shall not be liable to any owner or other person should an Owner fail for any reason whatsoever to obtain Homeowner Insurance coverage.

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**Article VI Architectural Control Section 28. Rentals** has been amended to replace Section 28 in its entirety. The member approved Section 28 reads as:

**Section 28. Rentals** Effective upon the date of this covenant's recordation in the public records of Citrus County, Florida, no lease or rental agreement or other similar conveyance of use of any residential unit shall be entered into or shall be valid unless all the following conditions are met:

- a. The lease/rental agreement document must stipulate that the Articles, Declarations, and Covenants, as well as the Bylaws of the Association bind lessees.
- b. The lease/rental agreement document must stipulate that sub-letting by any Lessee is not permitted and shall terminate the lease/rental agreement.
- c. The residential unit must be owned and occupied by the Owner(s) for a period of twenty-four (24) months before any lease or rental agreement may be entered into. The Board reserves the right to vote to waive this provision during a scheduled official meeting open to all Members.
- d. The rental or lease term shall not be less than twelve (12) months. The Board reserves the right to vote to waive this provision during a scheduled official meeting open to all Members.
- e. The rental/lease agreement, as well as any extensions or amendments made to such an agreement over time, shall be provided to the Board or its designee for its approval at least 30 days prior to the start of the lease/rental term or prior to the effective date of the lease/rental extension or amendment for the purpose of confirming that the conditions set forth in this covenant are adequately addressed.

Lease or rental agreements already in effect prior to the effective date of this covenant shall be exempt from the conditions so stated above until the lease/rental term expires. In such cases, the Owner, who is also the leaser/renter, shall provide the Board or its designee a copy of the current lease/rental agreement that is in effect. However, any and all future lease/rental agreements, whether new, renewal, or extensions, shall abide to the so stated conditions.

The Board shall not be required to approve any lease or renewal of the lease if the Owner is in arrears of assessments owed to the Association.

There shall be no more than six (6) properties within the Association that are contracted for lease or rental at any given time.