

1/24/2020 1:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2473814

This instrument was prepared by and after recording return to:
Steven M. Falk, Esq.
Falk Law Firm, P.A.
7400 Tamiami Trail North, Suite 103
Naples, Florida 34108
(239) 596-8400

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CYPRESS FALLS AT THE WOODLANDS**

THIS AMENDMENT is executed by **CENTEX HOMES**, a Nevada general partnership (the "Declarant"). On July 29, 2005, the Declarant recorded the Declaration of Covenants, Conditions and Restrictions for Cypress Falls at the Woodlands as Instrument #2005167077, of the Public Records of Sarasota County, Florida (the "Declaration"). In Article XX, Section 20.1 of the Declaration, the Declarant reserved the right to amend the Declaration until the termination of the Class "B" Control Period. The Class "B" Control Period has not terminated.


NOW THEREFORE, pursuant to Article XX, Section 20.1 of the Declaration, the Declarant hereby amends the Declaration as set forth in Exhibit "A" attached hereto.

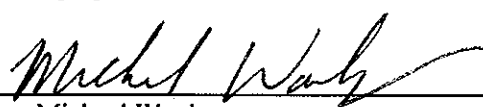
IN WITNESS WHEREOF, the Declarant has executed this Amendment effective as of the day and year written below.

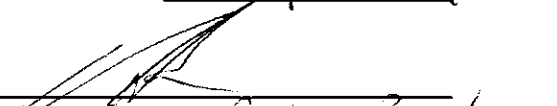
Witnesses:

CENTEX HOMES, a Nevada general partnership

By: Centex Real Estate Company, LLC, a
Nevada limited liability company, its
Managing General Partner

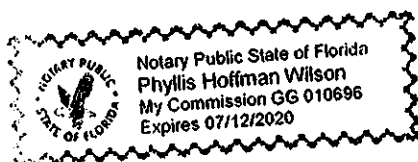

Witness Name: Christopher Pereira

By: 
Michael Woolery
Its: Vice President-Land Acquisition
Southwest Florida Division


Witness Name: Colina Pember

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 23rd day of January, 2020, by Michael Woolery, as Vice President-Land Acquisition, Southwest Florida Division of Centex Real Estate Company, LLC, a Nevada limited liability company, the Managing General Partner of Centex Homes, a Nevada general partnership. He is personally known to me.





NOTARY PUBLIC
Name: Phyllis Hoffman Wilson
My Commission Expires: 7/12/20

EXHIBIT "A"

Additional language indicated by underlining.
Deleted language indicated by ~~hyphens~~.

Section 5.1(d)(ii) of the Declaration is amended as follows:

(d) With respect to Villas and the Quads, the Association shall be responsible for:

[paragraph (i) not amended]

(ii) ~~The Association shall levy a special assessment at the discretion of the Board of Directors for the repair and replacement of the roofs (including shingles and roof decking, but not roof trusses) of dwellings and garages, but only if necessary because of the age of the roofs or a casualty.~~ The Association shall not establish Reserves for Villa and Quad Units' roof repair and replacement. Each Owner shall be obligated to maintain, repair and replace the roofs of his or her dwelling and garage. The Association has the authority, but not the obligation, to repair and replace roofs (including shingles and roof decking, but not roof trusses) of dwellings and garages if an Owner fails to do so and may levy a special assessment for such costs;

[paragraph (iii) not amended]