

5/16/2019 12:57 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2373431

Instrument prepared on behalf of Centex Homes and after recording return to:
Steven M. Falk, Esq.
Falk Law Firm, P.A.
7400 Tamiami Trail North, Suite 103
Naples, FL 34108
(239) 596-8400

(Space above line for recording information)

CERTIFICATE OF AMENDMENT

THE UNDERSIGNED, being the President of Cypress Falls at The Woodlands Homeowners Association, Inc., a Florida corporation not for profit ("Association"), does hereby certify that pursuant to Section 20.2 of the Declaration of Covenants, Conditions and Restrictions for Cypress Falls at The Woodlands, which was originally recorded at Instrument #2005167077 of the Public Records of Sarasota County, Florida, the amendment to the governing documents attached hereto as Exhibit "A" was approved and adopted by Members representing in excess of 67% of the Association's total Class "A" votes at the Special Members' Meeting held on April 25, 2019, at which a quorum was present.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and the seal of the corporation.

Witnesses:

CYPRESS FALLS AT THE WOODLANDS
HOMEOWNERS ASSOCIATION, INC. (SEAL)

[Handwritten signature of Brandon Gallagher]

Witness
Print Name: Brandon Gallagher

By: *[Handwritten signature of Casey Gant]*
Casey Gant, President

[Handwritten signature of Walter Grassman]

Witness
Print Name: WALTER GRASSMAN

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 13th day of May, 2019, by Casey Gant, as President of Cypress Falls at The Woodlands Homeowners Association, Inc., the corporation described in the foregoing instrument, who is () personally known to me and who took an oath, and acknowledged executing the same under authority vested in her by said corporation.

(SEAL)

[Handwritten signature of Phyllis Hoffman Wilson]
Notary Public, State of Florida


Printed Name of Notary Public _____
Serial Number _____
My Commission expires: _____
Notary Public State of Florida
Phyllis Hoffman Wilson
My Commission # 06-010696
Expires 07/12/2020

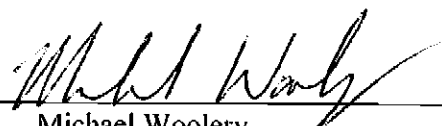
The undersigned consents to the foregoing amendment pursuant to Section 20.2 of the Declaration of Covenants, Conditions and Restrictions.


Witnesses:

CENTEX HOMES, a Nevada general partnership

By: Centex Real Estate Company, LLC, a Nevada limited liability company, as sole Managing Partner, successor by conversion of Centex Real Estate Corporation, a Nevada corporation


Witness Name: Brandon Gallagher

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


Witness Name: WALTER GRASSMAN

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13th day of MAY, 2019, by Michael Woolery, Vice President-Land Acquisition, Southwest Florida Division of Centex Real Estate Company, LLC, a Nevada limited liability company, successor by conversion of Centex Real Estate Corporation, a Nevada corporation, as sole Managing Partner of Centex Homes, a Nevada general partnership. He is personally known to me.

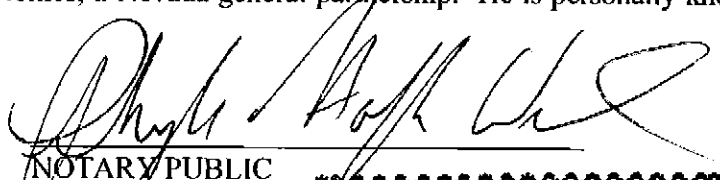
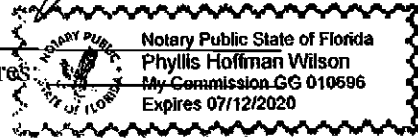

NOTARY PUBLIC
Name: _____
My Commission Expires: _____


EXHIBIT "A"

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

The definition of "Class B" Control Period in Section 2.1 is deleted and replaced in its entirety by the following:

"Class "B" Control Period": The time period during which the Class "B" Member may appoint a majority of the Board members. The Class "B" Control Period shall end upon the earlier to occur of:

(a) ~~December 20, 2020~~ within 4 years of the date this amendment is recorded in the Public Records of Sarasota County, Florida; or

(b) within 90 days after 90% of the Lots in all phases of Cypress Falls at the Woodlands that will ultimately be operated by the Association have been conveyed to Owners other than Declarant.

Declarant shall not unilaterally amend this Declaration in order to extend the Class "B" Control Period.

In addition, notwithstanding anything to the contrary contained in the Governing Documents:

The Class "B" membership shall terminate upon the termination of the Class "B" Control Period. Prior to the termination of the Class "B" Control Period, the Board shall consist of 4 directors. Declarant shall have the authority to appoint 3 of the 4 directors. The Board shall have the authority to appoint the 4th director, who shall be an Owner other than Declarant. All directors shall serve 1-year terms.