

This Instrument Prepared by and Return to: Mankin Law Group
Address: 2535 Landmark Drive, Suite 212, Clearwater, FL 33761

**CERTIFICATE OF AMENDMENTS TO THE DECLARATION OF COVENANTS AND RESTRICTIONS
FOR THE HOMEOWNERS' ASSOCIATION OF AVALON VILLAGE, INC.**

WE HEREBY CERTIFY THAT the attached Amendments to the Declaration of Covenants and Restrictions for The Homeowners' Association of Avalon Village, Inc. as originally recorded at Book 2084, Page 1236, et. seq. of the Public Records of Hernando County, Florida, and as amended, was duly approved in the manner required in that document at a meeting of the membership on January 28, 2026.

IN WITNESS WHEREOF, we have affixed our hands this 28th day of January, 2026 at Hillsborough County, Florida.

WITNESSES

Jessica Knox
Signature of Witness #1

Jessica Knox
Printed Name of Witness #1

[Signature]
Signature of Witness #2

James Amrhein
Printed Name of Witness #2

THE HOMEOWNERS' ASSOCIATION OF AVALON VILLAGE, INC., a Florida not-for-profit corporation

By: [Signature]
Robert Burkholder, President

By: [Signature]
~~Gabriel Bussell, Secretary~~
Heather Montesanti, Vice President

STATE OF FLORIDA)
COUNTY OF HERNANDO)

BEFORE ME, the undersigned authority, appeared Robert Burkholder and ~~Gabriel Bussell~~ ^{Heather Montesanti} by means of ☒ physical presence or ☐ online notarization to me known to be the President and Secretary for The Homeowners' Association of Avalon Village, Inc., and they acknowledged before me that they freely and voluntarily executed the same as such officer, under authority vested in him by said corporation. They are personally known to me or has produced _____ and _____ (type of identification) as identification. If no type of identification is indicated, the above-named person(s) is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid, this 28th day of January, 2026.

My commission expires:

Jessica L. Knox
Notary Public

Printed Name: Jessica L. Knox



JESSICA L. KNOX
Commission # HH 342497
Expires January 28, 2027

AMENDMENTS TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE HOMEOWNERS' ASSOCIATION OF AVALON VILLAGE, INC.

The following is an amendment to the Declaration of Covenants and Restrictions for The Homeowners' Association of Avalon Village, Inc., originally recorded at Official Records Book 2084, Page 1236, et. seq., of the Public Records of Hernando County, Florida, and as amended.

New Wording Underlined; Deleted Wording ~~Stricken Through~~ (except when proposed amendment involves substantial rewording):

Article X, Section 10.5.1 is amended to read as follows:

10.5.1 Except for landscaping installed by the Developer, a landscaping plan for each Lot and Limited Common Area appurtenant thereto must be submitted to and approved by the Developer at the time of Initial Construction of a residence on such Lot. Maximum utilization of existing trees and shrubs, and natural landscaping techniques shall be encouraged. Sodding with ~~St. Augustine~~ Florida Friendly grass varieties as approved by the University of Florida will be required. Approved Florida Friendly grass varieties are limited to the following: St. Augustine, Zoysia, Bahia, and Carpet. All Lots and appurtenant Limited Common Areas that are not landscaped or left in a natural wooded state shall be grassed to the paved roadway and/or lake's edge where such Lot abuts a roadway and/or lake.

Article X, Section 10.27 is created to read as follows:

Section 10.27 **Limitation on Occupancy.** Effective on the date of the recording of this amendment, no Lot shall at any time, temporarily or permanently, be occupied by a "sexual offender" or a "sexual predator" (as those terms are defined in Section 775.21 and 943.0435, Florida Statutes, or as the same may be amended or renumbered by the State of Florida). Any sexual offender or predator properly residing at a Lot subject to this Declaration at the time of the adoption of this amendment shall be permitted to continue residing in residence despite the foregoing limitation, provided that the individual is registered with the Association's Board of Directors within thirty (30) days following the recording of this amendment in Hernando County, Florida public records. Any such occupants may retain their exempt status only for so long as they continuously reside in that specific Lot on a permanent basis.

END OF AMENDMENTS