

Prepared by and return to:
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at 09:35:59 AM, Deputy Clerk: MTERRELL
INT. TAX PD (F.S. 199) \$0.00
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VICTOR D. CRIST, CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

**CORRECTIVE CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS OF CAMBRIDGE COVE HOMEOWNERS
ASSOCIATION, INC.**

WE HEREBY CERTIFY THAT the attached amendment to Article VI the Declaration of Covenants, Conditions, Restriction and Easement of Cambridge Cove Homeowners Association, Inc., as originally recorded at Official Records Book 7610, Page 376, et. seq. of the Public Records of Hillsborough County, Florida, and as may have been subsequently amended thereafter, was adopted in the manner provided in Article VIII of the Declaration by the affirmative vote of at least 75% of the owners entitled to vote. Such affirmative vote was obtained at a meeting called for such purpose at which a quorum was present. **This Corrective Certificate of Amendment corrects errors contained in the Amendment recorded at Instrument #2025414942 in the Public Records of Hillsborough County, Florida and supplants said amendment.**

IN WITNESS WHEREOF, the undersigned affix our hands and execute this Certificate of Amendment this 30th day SEPT, 2025.

WITNESSES

Sign _____

Print Charles Pritchard

Sign Alexa J Barta

Print Alexa Barta

CAMBRIDGE COVE HOMEOWNERS
ASSOCIATION, INC.

By: _____

Print Name Jeffrey Dean

As: President

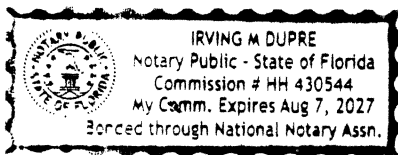
Attest: Tina Pritchard

Print Name: Tina Pritchard

As: Secretary (Seal)

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 30th day of SEPTEMBER, 2025, by JEFFREY DEAN and TINA PRITCHARD, as President and Secretary respectively, of CAMBRIDGE COVE HOMEOWNERS Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation.



Irving M. Dupre
Signature of Notary Public – State of Florida

IRVING M. DUPRE
Print, Type or Stamp Commissioned Name of Notary Public

Personally Known OR Produced _____ as Identification

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS,
AND EASEMENTS OF CAMBRIDGE COVE HOMEOWNERS' ASSOCIATION, INC.**

Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements of Cambridge Cove Homeowners' Association, Inc., as originally recorded at OR Book 7610, Page 376, et. seq., of the Public Records of Hillsborough County, Florida, and as it may have been thereafter amended from time to time.

Additions indicated by underlining
Deletions indicated by ~~striking through~~
Unaffected text by "..."

...

ARTICLE VI

GENERAL COVENANTS AND RESTRICTIONS

The following covenants, conditions, restrictions and easements are herewith imposed on the Property:

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Section 27. Leasing

(a) Minimum Ownership Requirement Prior to Leasing. No Lot may be leased or rented during the twenty-four (24) consecutive calendar months following transfer of title to a Lot ("Minimum Ownership Requirement"). Leasing shall mean and refer to the regular and exclusive occupancy of a Lot by a person (or persons) who is (or are) not the current Owner, for which the Owner receives a consideration or benefit, including, but not limited to, fee, service, or gratuity.

(b) Applicability of Minimum Ownership Requirement. The Minimum Ownership Requirement applies to any Owner who acquires title to a Lot in the Association following the date of recording of this amendment. For purposes of this amendment, a change of ownership does not occur when a parcel owner conveys the parcel to an "affiliated entity" as defined by Section 720.306(1)(h)4., with estate planning transfers where beneficial ownership of the parcel does not change, or when an heir becomes the parcel owner; such transfers will not trigger the start of a new Minimum Ownership Requirement period.

(c) Hardship Exemptions. The Board of Directors may approve exceptions to the Minimum Ownership Period Prior to Leasing in cases where the Owner is unable to occupy the Lot due to a condition which occurs after the time that the Owner acquired title to the Lot. Examples of potential hardship exceptions include military transfers or

deployments, accidents, death, or other medical situations which prevent the Owner from occupying the Lot, or other similar hardship situations.

(d) Existing Tenants. The Minimum Ownership Period Prior to Leasing does not prohibit an Owner from purchasing a Lot which has an existing authorized tenant, and such tenant(s) may remain through the end of the approved lease term, but the lease may not be renewed, and the twenty-four (24) month waiting period for the new Owner to be able to lease the Lot will not start until the existing tenant vacates the Lot. If any lease is entered in violation of this section, in addition to other remedies available to the Association, the twenty-four (24) month Minimum Ownership Period Prior to Leasing will be suspended during the period of time that any unauthorized lease is in effect.

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