

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

**Certificate of Amendment to the
Revitalized Declarations of Restrictions
of Riverhaven Village for phase II
of RIVERHAVEN VILLAGE**

I HEREBY CERTIFY that the following attached amendments to the Revitalized Declarations of Restrictions of Riverhaven Village for phase II of RIVERHAVEN VILLAGE was duly adopted, pursuant to a resolution approved by the Association's Board of Directors and pursuant to approval by a majority of the owners of lots eligible to vote on the proposed amendments at a duly noticed meeting of the members of Riverhaven Village Property Owners Association, Inc. which commenced on March 12, 2025, which was reconvened on April 16, 2025 and at which a quorum was present. The Revitalized Declarations of Restrictions of Riverhaven Village for phase II of RIVERHAVEN VILLAGE was recorded in the Public Records of Citrus County, Florida in O.R. Book 2670 beginning at Page 1084.

66 votes were required for approval of each amendment.

Article V. Section 3: 77 votes yes and 3 votes no. Amendment passed.
Article VI. Section 2: 76 votes yes and 4 votes no. Amendment passed.
Article VII. Section 1: 73 votes yes and 7 votes no. Amendment passed.
Article VII. Section 14: 75 votes yes and 5 votes no. Amendment passed.
Article VII. Section 21: 74 votes yes and 6 votes no. Amendment passed.
Article X. Section 2: 73 votes yes and 7 votes no. Amendment passed.

IN WITNESS WHEREOF, I, Catherine Clarke, have signed this certificate this 22 day of April, 2025 at Citrus County, Florida.

Riverhaven Village Property Owners
Association, Inc.

By: Catherine Clarke
Catherine Clarke as President

Lisa Bagan Lisa Bagan
Witness (sign and print name)

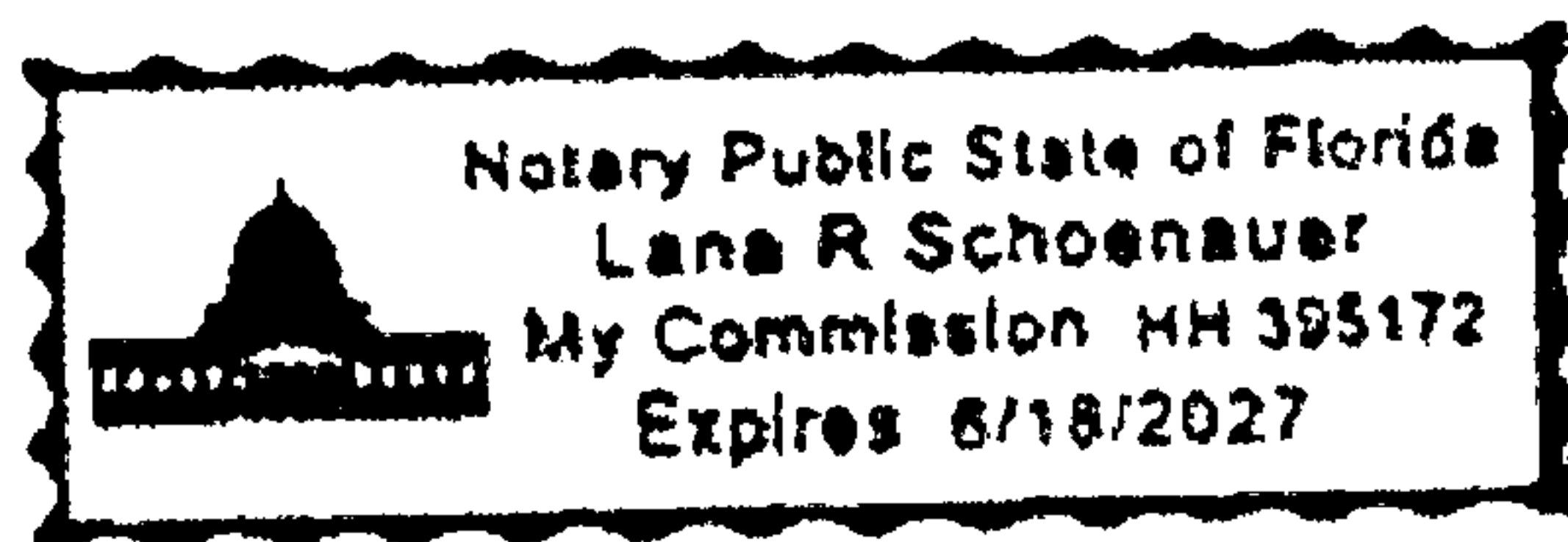
address: 7084 W Gulf to Lake Hwy, Crystal River, FL 34429

Lana Schwaner Lana Schwaner
Witness (sign and print name)

address: 7084 W Gulf to Lake Hwy, Crystal River, FL 34429

STATE OF FLORIDA
COUNTY OF CITRUS

Sworn to, acknowledged, and subscribed before me, in my physical presence, this 22 day of April, 2025 by Catherine Clarke as President of Riverhaven Village Property Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. Catherine Clarke is personally known to me or she produced the following identification: _____.



Lana R. Schoenauer Lana R. Schoenauer
Signature and printed name of Notary Public

ATTESTATION: I, Elaine Moore, hereby attest that Catherine Clarke, President of Riverhaven Village Property Owners Association, Inc., has been duly authorized by the Association's Board of Directors to sign this Certificate of Amendment to the Revitalized Declarations of Restrictions of Riverhaven Village for phase II of RIVERHAVEN VILLAGE.

By: Elaine Moore
Elaine Moore as Secretary of Riverhaven Village Property Owners Association, Inc.

Lisa Ragan Lisa Ragan
Witness (sign and print name)

address: 7084 W Gulf to Lake Hwy. Crystal River FL 34423

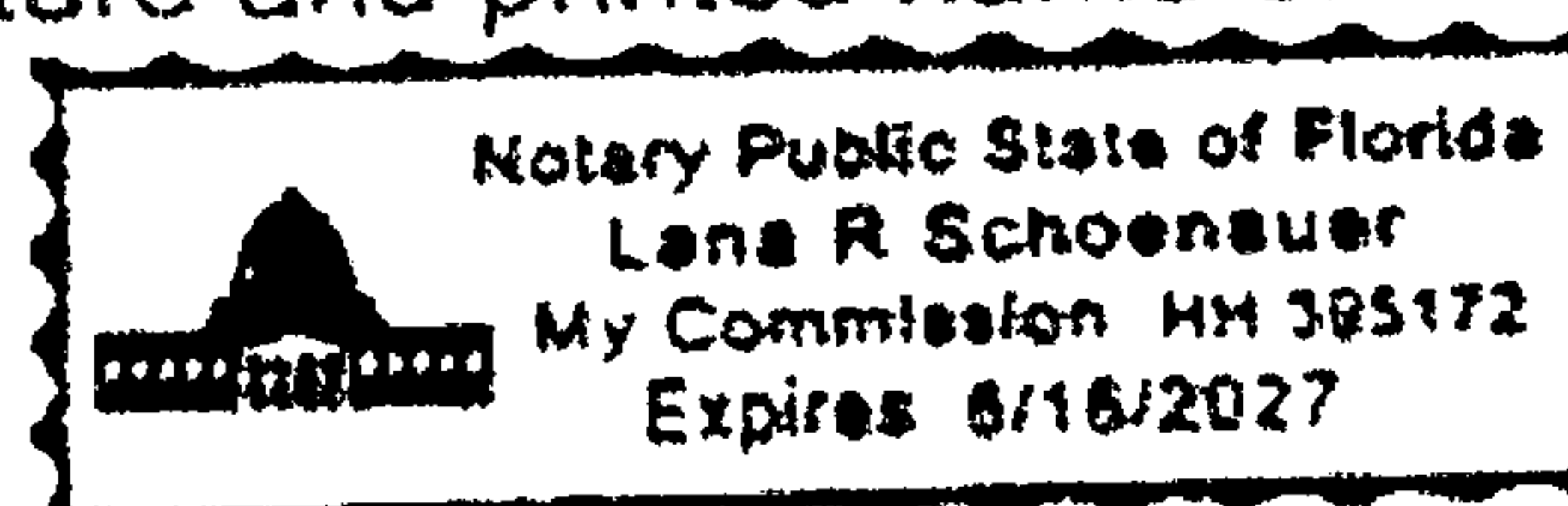
Lana Schoenauer Lana Schoenauer
Witness (sign and print name)

address: 7084 W Gulf to Lake Hwy. Crystal River, FL 34423

STATE OF FLORIDA
COUNTY OF CITRUS

Sworn to, acknowledged, and subscribed before me, in my physical presence, this 22 day of April, 2025 by Elaine Moore as Secretary of Riverhaven Village Property Owners Association, Inc., a Florida Corporation, on behalf of the corporation. Elaine Moore produced the following identification or is personally known to me:
_____.

Lana R. Schoenauer Lana R. Schoenauer
Signature and printed name of Notary Public



SCHEDULE OF AMENDMENTS

Section 3 of Article V of the Revitalized Declarations of Restrictions of Riverhaven Village for phase II of RIVERHAVEN VILLAGE has been amended to state as follows:

Section 3. No signs shall be erected or displayed on any single family lot or on any structure in the subdivision by any person except the Association, or with the written permission of the Association.

Sign(s) advertising that the Owner's Lot is for sale or for rent will be permitted to be placed on an Owner's property, subject to the following restrictions:

1. **No more than one** sign may be placed on a Lot between the house and each road frontage of the Lot, and such signs shall not be larger than six inches by nine inches.

2. **No more than one** sign may be placed on a Lot between the house and the waterfront boundary of the Lot, and such signs shall not be larger than nine inches by twelve inches.

3. No sign shall contain obscene, indecent, or profane content as measured by contemporary community standards.

4. Every sign must be supported by an inconspicuous stand.

5. No sign shall be placed on the right of way for the road or in any location which might cause problems for the POA or its Members; for example: no sign shall be placed in an area where the sign could unsafely obstruct a driver's view of the road or traffic on the road.

6. Every sign must be placed at a minimum set-back of six feet from the edge of the road pavement.

7. Every sign must be placed at a minimum set-back of six feet from the edge of the waterfront.

8. The Owner of the Lot shall remove each sign promptly after the property is sold, rented, taken off the market, or the need for the sign is eliminated.

9. A clear house-information tube no larger than three inches in diameter by one foot in length may be attached to a sign described in numbered paragraph 1 of this Section 3.

Political signs will be permitted to be placed on Owner's properties without written consent of the Board thirty (30) days prior to an election (primary, presidential, or general) with the following restrictions:

- Sign must be removed the day following that election.
- Sign may be no larger than eighteen (18) inches by twenty-four (24) inches with inconspicuous stands.

- Only one (1) sign per house is allowed, even if the house is built on two or more lots.
- No signs may be placed on vacant lots.

The following provision has been amended and re-numbered as Section 2 of Article VI of the Revitalized Declarations of Restrictions of Riverhaven Village for phase II of RIVERHAVEN VILLAGE:

No residence shall be rented or leased for less than ninety consecutive days; and, in no instance, shall a residence be rented or leased for more than two (2) times in any one calendar year. A rental agreement or lease of less than the entire Lot is prohibited. Subleasing of a Lot is prohibited. No one may give anyone a license or a contractual right to use and/or occupy and/or possess a house or a Lot or any part of a Lot or any part of a house in exchange for money or in exchange for any other thing of value.

Section 1 of Article VII of the Revitalized Declarations of Restrictions of Riverhaven Village for phase II of RIVERHAVEN VILLAGE has been amended to state as follows, including moving the Docks sub-section of Section 1 of Article VII of the Revitalized Declaration to Section 14 of Article VII of the Revitalized Declaration:

Section 1. No building or structure of any kind, including additions, alterations, pools, fences, walls, patios, terraces or barbeque pits shall be erected, or altered until the plans and specifications, location and plot plan therefore, in detail and to scale, and showing existing trees and shrubs required to be moved or removed, shall have been submitted to and approved by the Association in writing and before any clearing or construction has begun. The plans, specifications and location of all construction thereunder, and every alteration of any building or structure shall be in accordance with the building, plumbing and electrical codes of the Citrus County Building Code. Each owner is responsible for complying with all of the covenants contained herein and the architectural rules approved by the Association's Board of Directors, and shall notify any and all persons who may be using the Owner's premises of these restrictions and covenants. Refusal of approval of plans and specifications, location and plot plan, by the Association may be based on any ground, including purely esthetic grounds, in the sole and absolute discretion of the Association.

a. Permanent fences must comply with the following standards:

1. Every fence must be approved by the Architectural Review Board prior to the time that the fence is placed on the Lot. The Owner of the Lot must submit a written application to the Association seeking approval of installing a fence if the Owner of the Lot wants to install a fence on his, her, or its Lot. The application for installation shall include a written description of the project including materials of construction, style of fence, and a site plan showing location of the fence.
2. No fence may be more than four feet high.
3. The fence style must be picket, chain link, split rail, or wrought metal.
4. Every fence must be constructed of wood, vinyl, composite, or metal.
5. Each fence shall be installed and kept no further toward the "street" than the back wall line of the house. The "street" is defined as the street that the front of the house faces.

6. Every fence must comply with all Citrus County Building and Zoning Codes.

b. Privacy fences must comply with the following standards:

1. Every privacy fence must be approved by the Architectural Review Board prior to the time that the fence is placed on the Lot. The Owner of the Lot must submit a written application to the Association seeking approval of installing a fence if the Owner of the Lot wants to install a fence on his, her, or its Lot. The application for installation of a fence shall include a written description of the project including materials of construction, style of fence, and a site plan showing location of the fence.
2. A privacy fence may not be no more than six feet high.
3. Every privacy fence must be constructed of wood, vinyl, composite material, stone, or metal.
4. Each privacy fence must be parallel to the side of the house (not the front or back of the house) with a separation of no more than seven feet from the house, shall not extend toward the street any further forward than the front of the house, and shall not extend any further back than the back of the house.
5. Every fence must comply with all Citrus County Building and Zoning Codes.

Section 14 of Article VII of the Revitalized Declarations of Restrictions of Riverhaven Village for phase II of RIVERHAVEN VILLAGE have been amended to state as follows, including moving the Docks sub-section of Section 1 of Article VII of the Revitalized Declaration to Section 14 of Article VII of the Revitalized Declaration:

Section 14. No boat houses shall be permitted. Boat docks, the walking surface of which shall not exceed twelve inches above the elevation of the land adjoining such docks, shall be permitted to be constructed adjoining any waterfront Lot; provided, however, that no such docks shall be erected, constructed, maintained or permitted which will extend beyond four feet from the Lot line paralleling and adjoining the waterfront of those Lots which abut the canals within Riverhaven Village.

No discharge or refuse shall be permitted from docks into the waters. All dock erection, construction, maintenance, permission, final size, placement and use shall be subject to the approval of the Architectural Review Board and any applicable requirements and/or agencies.

Docks must comply with the following standards:

1. Every dock must be approved by the Architectural Review Board prior to the time that the dock is installed. The Lot Owner must submit a written application to the Association seeking approval of installing a dock if the Owner of the Lot wants to install a dock in Riverhaven Village Phase I or in Riverhaven Village Phase II. The application for installation of a dock shall include a written description of the project including materials of construction, style of dock, and a site plan showing location of and area to be covered by the dock.
2. Water craft shall not be stored on the dock surface.
3. Dock appurtenances, including flags, banners, and other decorations shall be maintained in good order and shall not be an unreasonable health or safety hazard.

4. Every dock must comply with all Citrus County, Florida building and zoning codes, as well as all U.S. Army Corps of Engineers requirements, SWFWMD requirements, and the requirements of all other governing entities.

The Revitalized Declarations of Restrictions of Riverhaven Village for phase II of RIVERHAVEN VILLAGE has been amended to add the following Section 21 to Article VII of said Declaration:

Section 21. The Association's Board of Directors is authorized to create and enforce architectural standards regarding the location, size, type, and appearance of any structure or other improvement on a Lot.

The Revitalized Declarations of Restrictions of Riverhaven Village for phase II of RIVERHAVEN VILLAGE has been amended to add the following Section 2 to Article X of said Declaration:

Section 2.

A. The Association may levy reasonable fines. A fine may not exceed \$100 per violation against any Owner or any Owner's tenant, guest, or invitee for the failure of the Owner of the Parcel or its occupant, licensee, or invitee to comply with any provision of this Declaration, the Association's Bylaws, or reasonable rules of the Association. A fine may be levied by the Association's Board of Directors for each day of a continuing violation, with a single notice and opportunity for hearing, and the fine may exceed \$1,000 in the aggregate. A fine of less than \$1,000 may not become a lien against a Parcel. All fines equal to or greater than \$1000 shall become a lien against the Parcel. In any action to recover a fine, the prevailing party is entitled to reasonable attorney fees and costs from the non-prevailing party as determined by the court.

B. A fine levied by the Association's Board of Directors may not be imposed unless the Board first provides at least 14 days' written notice of the parcel owner's right to a hearing to the parcel Owner at his or her designated mailing or e-mail address in the Association's official records and, if applicable, to any occupant, licensee, or invitee of the parcel Owner, sought to be fined. Such hearing must be held within 90 days after issuance of the notice before a committee of at least three members appointed by the Board who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. The committee may hold the hearing by telephone or other electronic means. The notice of hearing must include a description of the alleged violation, the specific action required to cure such violation, if applicable, and the hearing date, location, and access information if the hearing is to be held by telephone or other electronic means. A parcel Owner has the right to attend a hearing by telephone or other electronic means.

C. If the fining committee, by majority vote, does not approve a proposed fine, then no fine may not be imposed. The role of the fining committee is limited to determining whether to confirm or reject the fine levied by the Association's Board of Directors.

D. If a violation has been cured before the fining committee hearing, then a fine may not be imposed. Furthermore, if a violation has been cured, at any time, in the manner

specified in the written notice required in paragraph (b) or paragraph (d) of Florida Statutes (2024) Section 720.305(2), then the fine is not enforceable.

E. If a violation is not cured and the proposed fine levied by the Board is approved by the fining committee by a majority vote, then the fining committee must set a date by which the fine must be paid, which date must be at least 30 days after delivery of the written notice required in paragraph F herein below. Attorney fees and costs may not be awarded against the parcel owner based on actions taken by the Board before the date set for the fine to be paid.

F. Within seven days after the fining committee hearing, the fining committee shall provide written notice to the parcel Owner at his or her designated mailing or e-mail address in the Association's official records and, if applicable, to any occupant, licensee, or invitee of the parcel Owner, of the fining committee's findings related to the violation, including any applicable fines or suspensions that the fining committee approved or rejected, how the parcel Owner or any occupant, licensee, or invitee of the parcel Owner may cure the violation, if applicable, and the date by which a fine must be paid.

G. If a violation is not cured and if the proposed fine levied by the Board is approved by the fining committee and the fine is not paid per the written notice required in paragraph F herein above, then reasonable attorney fees and costs may be awarded to the Association by a court. Awardable attorney fees and costs may not begin to accrue until after the date noticed for payment under paragraph F herein above and the time for an appeal has expired if appeals are authorized by this Declaration.

H. An Owner's designated mailing address is the Owner's property address, unless the Owner has sent written notice to the Association requesting that a different mailing address be used for all required notices.