

3120230062422 RECORDED IN THE RECORDS OF RYAN L. BUTLER, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL  
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This Instrument Prepared by and Return to:  
Charles W. McKinnon, Esq.  
McKinnon & Hamilton, PLLC  
3055 Cardinal Drive, Suite 302  
Vero Beach, FL: 32963  
Courthouse Box #79

**CERTIFICATE OF AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
CITRUS SPRINGS, VILLAGE "E"**

**THE UNDERSIGNED**, being the President and Secretary of **Citrus Springs Village "E" Homeowners Association, Inc.** a Florida non-profit corporation, hereby certify that after a majority of the members of the Board of Directors of the Association, at a properly noticed Board meeting, voted in favor the following amendment to the Declaration of Covenants, Conditions and Restrictions of Citrus Springs Village "E" at a duly called meeting of all of the members of Citrus Springs Village "E" Homeowners Association, Inc., held on the 12<sup>th</sup> day of December, 2023, in accordance with the requirements of Florida law, and the Declaration of Covenants, Conditions and Restrictions of Citrus Springs Village "E", as originally recorded in Official Record Book 2011, Page 1837, Public Records of Indian River County, Florida, not less than two-thirds (2/3) of the voting interests of all members of the Association affirmatively voted to amend the Declaration of Covenants, Conditions and Restrictions as hereinafter set out.


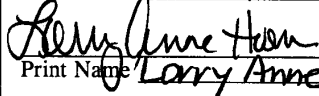
**NOW, THEREFORE**, in consideration of the foregoing, paragraph 4.11 has been added to Article 4 of the above referenced Declaration of Covenants, Conditions and Restrictions and reads as follows:

4.11 Capital Contribution. Each Owner at the time they take title to a Lot shall pay a non-refundable Capital Contribution to the Association in an amount equal to twelve (12) months assessments due to the Association at the time of closing. The Capital Contributions shall be collectable as assessments are collected under this Declaration.

**IN WITNESS WHEREOF**, the undersigned President and Secretary of the Association have executed this Certificate of Amendment to the Declaration of Covenants, Conditions and Restrictions, this 18 day of December, 2023.

Signed, sealed in the presence of:

**CITRUS SPRINGS VILLAGE "E"  
HOMEOWNERS ASSOCIATION, INC.**

  
Print Name Tamia Williams  
  
Print Name Larry Anne Hoover

By:   
Ronald J. Sobon

Signed, sealed in the presence of:

ATTEST:

*Tamia Williams*  
Print Name Tamia Williams

By: *Alice Middleton*  
Alice Middleton

*Larry Anne Hoover*  
Print Name Larry Anne Hoover

(Seal)

STATE OF FLORIDA )  
 ) ss.  
COUNTY OF INDIAN RIVER )

I HEREBY CERTIFY that before me, a Notary Public, personally appeared, in physical presence, Ronald J. Sobon and Alice Middleton, respectively the President and Secretary of Citrus Springs Village "E" Homeowners Association, Inc., who  have produced FL Drivers License as identification or who  are personally known to me to be the persons described in the foregoing instrument and who have acknowledged before me that they executed the same for the purposes therein set forth for and on behalf of said corporation.

WITNESS my hand and official seal in the state and county last aforesaid this 18<sup>th</sup> day of December, 2023.

*Kathleen Schlitt*  
Name: Kathleen Schlitt  
Notary Public, State of Florida  
(Affix Seal)



KATHLEEN SCHLITT  
Commission # MH 379721  
Expires March 28, 2027