

Prepared by and Return To:
Greenberg, Nikoloff, P.A.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698

**CERTIFICATE OF AMENDMENT
TO
DEED RESTRICTIONS
FOR RIVER COUNTRY ESTATES**

NOTICE IS HEREBY GIVEN that at a duly called meeting of the members on SEPTEMBER 16, 2023, by the affirmative vote of not less than two-thirds (2/3) of the entire membership of the Association, the Deed Restrictions for River Country Estates, as originally recorded in O.R. Book 444, Page 1073, et seq., and as Revitalized by that certain Notice of Revitalization recorded at O.R. Book 4025, Page 1755 et seq., of the Public Records of Hernando County, Florida, be, and the same is hereby amended as follows:

The Deed Restrictions are hereby amended in accordance with Exhibit "A" attached hereto and entitled "Schedule of Amendments to Deed Restrictions for River Country Estates."

IN WITNESS WHEREOF, RIVER COUNTRY ESTATES OWNERS' ASSOCIATION, INC. has caused this Certificate of Amendment to be executed in accordance with the authority hereinabove expressed this 10th day of January, 2024 *gmc*

(Corporate Seal)

ATTEST:

Virginia Vander Kelen
Virginia Vander Kelen as Secretary
Printed Name

RIVER COUNTRY ESTATES OWNERS' ASSOCIATION, INC.

By: *Stephen Reinhardt*
STEPHEN REINHARDT, as President
Printed Name

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of January, 2024 *gmc*, by Stephen Reinhardt, as President and Virginia Vander Kelen, as Secretary, of RIVER COUNTRY ESTATES OWNERS' ASSOCIATION, INC., and are personally known to me or have produced _____ as identification.



J McCabe
NOTARY PUBLIC

State of Florida at Large
My Commission Expires: 9-26-25

**SCHEDULE OF AMENDMENTS
TO
DEED RESTRICTIONS
FOR
RIVER COUNTRY ESTATES**

**ADDITIONS INDICATED BY UNDERLINE
DELETIONS INDICATED BY ~~STRIKE THROUGH~~
OMISSIONS INDICATED BY ELLIPSIS....**

I Section 1, Paragraph A and B, of the Deed Restrictions shall be amended to read as follows:

**SECTION 1
GENERAL PROVISIONS**

**A. DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS**

... All provisions in this Declaration are to be considered the minimum requirements in the areas addressed. Where the Florida State Statutes, the Hernando County Code of Ordinances or the Hernando County Zoning Regulations address a subject in this Declaration, the more restrictive requirements shall prevail. Interpretation of these restrictions is the responsibility of the Board. Compliance with all Hernando County Rules, Regulations and Ordinances shall be the responsibility of the Owner.

...

B. Definitions (Terms defined as used in this Document)

...

... *Architectural Review* – A function of the DRAC, with the authority to review, approve or recommend disapproval to the Board of an erection, placement or design of dwellings, structures, pools, fences, exterior alterations and additions on any lot within River Country Estates, in accordance with the provisions set forth in these Deed Restrictions and guidance provided by the Board.

Articles of Incorporation – The Articles of Incorporation of the River Country Estates Owners Association, Inc. a copy of which is attached hereto as Exhibit “A” and is made a part hereof by reference. (See recorded Notice of Revitalization).

...

Board – The RCEOA Board of Directors

Bylaws – The By-Laws of the River Country Estates Owners Association, Inc., a copy of which is attached hereto as Exhibit “B” and is made a part hereof by reference. (See recorded Notice of Revitalization).

...

Deed Restriction Advisory Committee (or DRAC) – A Committee of at least three (3) River Country Estates property owners duly appointed by the Board to administer the Deed Restrictions of the subdivision.

Declaration or Deed Restrictions – This Declaration of Deed Restrictions, constituting ~~An~~ an agreement between each and every owner(s), the River Country Estates Owners Association and to each other, and imposing restraints or condition upon the property located in River Country Estates, and including all amendments and modifications thereto as recorded in the Official Records of Hernando County, Florida. These Deed Restrictions shall run with the land subject to variances, modifications, amendments, expiration and replacement and are imposed upon and intended to benefit every parcel of land in said subdivision. The intent of this Declaration is to assure in perpetuity the protection of property values and to preserve the character of the subdivision.

...

River Country Estates – All real property located in River Country Estates according to the plat thereof recorded in Plat Book 17, Page 1-7 of the Public Records of Hernando County, Florida.

Rules and Regulations – The Rules and Regulations, as adopted by the Board of Directors, and amended from time to time, are imposed upon and intended to benefit every parcel of land in said subdivision.

Shall, May – The words “shall” is mandatory; “may” is permissive.

Side Setback – The area between the side property boundary line and the closest part of the dwelling as defined by the survey plan.

Structures –

1. **Decorative and Recreational Structures**
Structures of a temporary or permanent nature that are designed to be used for decorative or recreational purposes, at an existing dwelling, such as, but not limited to, swing sets, in-ground swimming pools, jungle gyms, gazebos, trampolines, bird baths, bird feeders, bird houses, driveway pedestals, sun dials, flag poles and light poles, and basketball backstops. Screen enclosures are not included as decorative or recreational structures for the intent of this definition.
2. **Detached Structure**
Any construction that is not physically connected to the dwelling by full height walls (walls that run to the bearing elevation of the roof on all sides).

3. **Storage and Utility Buildings**
Structures of a temporary or permanent nature used for storage or utility purposes, such as, but not limited to, a barn, shed, shack, tent, carport, screen enclosure, greenhouse, well house, cabana and dog house.
4. **Detached Storage Building**
A detached storage building is a permanent building used for storage or utility purposes built behind the rear building line of the residence which does not include metal or plastic sheds, shacks, dog houses, tents or other structures of a non-permanent nature.

2. Section 3, Paragraphs D and E, of the Deed Restrictions shall be amended to read as follows:

SECTION 3 ARCHITECTURAL CONTROLS

D. STRUCTURES AND DWELLINGS

1. Dwelling Size and Use Restrictions

Every lot in River Country Estates except lots one (1) through nine (9), inclusive, Block C-1, lots one (1) through ten (10), inclusive, Block C-2 and lot one (1) Block 2, shall be designated as residential lots, and no dwelling or structure shall be constructed or placed on any residential lot other than one detached single family dwelling not to exceed 2 ½ stores in height. One detached storage building per lot may be approved. Usage may be more restrictive than the usage allowed by Hernando County. All residential dwelling shall be designed for the residence of a sing family, household staff and limited short-term guests. No dwelling shall be leased or rented except in its entirety. No dwelling may be leased or rented for a period of less than twelve (12) consecutive months, nor shall an owner lease or rent his or her lot more than once in any calendar year. The owners of the lot shall be jointly and severally responsible with the tenant(s) of the lot for compliance by the tenant(s) with this Declaration, the Articles of Incorporation, the Bylaws, and such Rules and Regulations as the Board of Directors may from time to time enact. The living area of a newly constructed dwelling (the area of the building that is completely enclosed and protected from the weather and intended as the living quarters of the home, exclusive of open or screened areas or garages) shall have a ground floor area of not less than two thousand (2,000) square feet as measured between the outside surfaces of the enclosing walls. Restrictions for commercial lots in blocks C-a and C-2, as well as Block 2 lot one (1) are addressed in Section 4 of this Declaration

...

7 Detached Buildings or Structures

~~No storage or utility buildings shall be detached from the dwelling.~~ No plans for detached metal sheds, prefabricated sheds, temporary storage sheds, or barns will be approved. Decorative and recreational structures and detached storage buildings may be permitted, at an existing dwelling, subject to DRAC approval of placement. Living in any of the above is strictly prohibited. Pets and other animals may not be kept in the building. Detached storage buildings may be permitted with Architectural Review Committee (ARC), Deed Restriction Advisory Committee (DRAC) and RECEO Board approvals only if they conform to the existing surface and roofing materials of the residence. Maximum size will be no larger than one single story structure of sixteen by sixteen (16'x16') feet. Exterior paint and roofing material must be approved by the ARC, match those of the residence at all times, and must be maintained in a condition as near to new as reasonably possible in accordance with SEC 3.G of this Declaration. Construction of all approved detached buildings is to be completed within one hundred twenty (120) days from the commencement date on the ARC form submitted by the Owner and must conform to SEC 3.E., Construction Periods, and all other pertinent sections of this Declaration. All detached buildings are subject to DRAC inspection one (1) year after the anniversary date of building commencement and each year thereafter if the RCEOA Board of Directors deems it necessary. No detached buildings will be approved on an empty lot.

Notwithstanding the foregoing, the installation, display, and storage of items not visible from the parcel's frontage or an adjacent parcel shall be permitted in accordance with Florida Statute Chapter 720.3045.

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E. CONSTRUCTION PERIODS

...

2. Construction

c. Allowable Construction Periods:

(1) ...

(2) Additions, renovations, pools and pool enclosures, fences, driveway extensions or repairs, installation of external communication equipment, major structural repairs, exterior repainting and alterations, and construction of RCEOA approved detached storage buildings shall be completed within one hundred twenty (120) days following the approval of the plans by the DRAC.