

Prepared By and Return To
Anne M. Hathorn, Esq.
Anne Hathorn Legal Services, LLC
150 2nd Ave N, Suite 870
St Petersburg, FL 33701

**CERTIFICATE OF AMENDMENTS TO THE AMENDED AND RESTATED DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GLEN**

WE HEREBY CERTIFY THAT the attached true and correct copy of the Amendments to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Glen, as originally recorded in Official Records Book 709, Pages 1584-1604; subsequently amended and recorded in Official Records Book 1361, Pages 652-653; Official Records Book 1512, Pages 1944-1946, Official Records Book 2115, Pages 351-352; Official Records Book 2221, Pages 586-609, Official Records Book 2279, Pages 1757-1758; Official Records Book 2423, Pages 1752-1755; and Official Records Book 2653, Pages 1998-2021; all of the Public Records of Citrus County, Florida, was duly adopted in the manner provided in the Governing Documents at a members meeting held on January 7, 2026.

IN WITNESS WHEREOF, we have affixed our hands this 19th day of March 2026, in Citrus County, Florida.

WITNESSES:

THE GLEN HOMEOWNERS ASSOCIATION OF
CITRUS COUNTY, INC.

Amy Martin
Printed Name Amy Martin

By Larry R Johnston
LARRY JOHNSTON, PRESIDENT

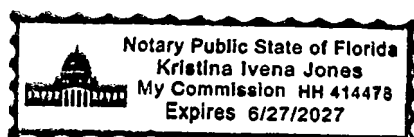
Geralyn Bond
Printed Name Geralyn Bond

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 19th day of March 2026, by LARRY JOHNSTON, as President on behalf of The Glen Homeowners Association of Citrus County, Inc., a Florida not-for-profit corporation. He is personally known to me or has produced valid photo identification.

WITNESS my hand and official seal in the County and State last aforesaid, this 19th day of March, 2026.

Kristina Ivena Jones
Notary Public, State of Florida at Large



**ADOPTED AMENDMENTS TO THE AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

1. Adopted amendment to Article II, Section 2.01 to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, to read as follows:

Section 2.01 – Lots

The Lots and Units shall be used for residential purposes only. No structure shall be erected or permitted to remain on any Lot on the Land other than the Unit. No buildings or other improvements at any time situate on any Lot shall be used for any business, commercial, amusement, hospital, sanitarium, school, clubhouse, religious, charitable, philanthropic or manufacturing purposes, or as a professional office, and no billboards or advertising signs of any kind shall be erected or displayed thereon, except such signs as are permitted elsewhere in these Covenants.

(A) RENTAL PROVISIONS FOR LEASES: The owners shall have the right to lease that lease his or her Lot or Unit, are subject to the rules and regulation of the Association and these Declarations, as amended from time to time. All tenants shall be supplied with a copy of the Declaration of Covenants, Conditions and Restrictions. Unit Owners not subject to (B) below, pursuant to Section 720.306(1)(h), Florida Statutes, as the same may be amended or renumbered from time to time, are required to continue to follow current rental procedures below.

The owner of any Lot or Unit may lease the same subject to Board approval. The primary lessee of any lease must be at least 55 years old. All rentals shall be limited to an occupancy of 4 adults and a maximum of 2 automobiles. All leases, and all renewals of such agreements, shall be first submitted to the Board of Directors for approval or disapproval along with a Fifty Dollar (\$50.00) processing fee. The Association reserves the right to reject any application in its discretion. No Unit may be rented for less than six (6) months. If the Association finds during the term of any such lease that the Lessee has violated the rules and regulations of the Association or the terms and provisions of the Declaration of other documents governing The Glen, or that the Lessee has otherwise been the cause of a nuisance or annoyance to the residents of The Glen, then the Association may so notify Lessor of its disapproval of that Lessee in writing, and that Lessor shall be precluded from extending the lease to that Lessee without the written approval of the Association.

The lot Owner shall be responsible for the conduct of the tenants and any violations of the governing documents resulting from their occupancy. Insurance on the unit must reflect it as a rental unit, and submitted as required in the Declaration of Covenants, Conditions, and Restrictions. If tenants fail to comply with the Covenants, Conditions, and Restrictions after notification of violation of both tenant and lot Owner, a fine of up to \$50.00 per day until the violation is corrected may be imposed on the lot Owner.

...

(B) NO RENTALS PERMITTED: Beginning on the date that this amendment is recorded in the Public Records of Citrus County, Florida, no new leasing of units is permitted other than as allowed by Section 720.306(1)(h), Florida Statutes, as the same may be amended or renumbered from time to time. All leases in force as of the date that this amendment is recorded in the Public Records of Citrus County, Florida, shall be permitted to remain in force until their expiration.

2. Adopted amendment to the Section 2.07 to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, to read as follows:

Section 2.07 – Animals

No horses, mules, ponies, donkeys, burros, cattle, sheep, goats, swine, rodents, reptiles, pigeons, pheasants, game birds, game fowl, poultry, guineas or exotic pets shall be kept, permitted, raised or maintained on any Lot, except as permitted in this Section. Household pets weighing less than ~~twenty (20)~~ thirty-five (35) pounds may be kept indoors on a single Lot for the pleasure and use of the occupants, but not for any commercial or breeding use or purpose, except that if any of such permitted animals shall, in the sole and exclusive opinion of the Association, become dangerous or an annoyance or nuisance in the neighborhood or nearby property or destructive of wildlife, they may not thereafter be kept in or on the Lot-Unit. The numbers of household pets may not exceed two (2) per Unit. All owners must pick up after their pets. All animals shall be maintained on a leash while outside the unit. No animals shall be allowed to run unsupervised at any time or disturb fellow Lot Owners with excessive barking or other noises. Must provide shot records.

PLEASE NOTE: NEW LANGUAGE INDICATED BY UNDERLINING; DELETED LANGUAGE INDICATED BY STRIKE-THROUGHS; UNAFFECTED LANGUAGE INDICATED BY "..."