

Prepared By and Return To:
Gina Profeta, Esquire
MARTELL & OZIM, P.A.
213 S. Dillard St, Suite 210
Winter Garden, FL 34787
(407) 377-0890

CYPRESS SPRINGS OWNERS ASSOCIATION, INC.
NOTICE OF RECORDING OF RULES AND REGULATIONS
FOR TREE REMOVAL AND REPLACEMENT

WHEREAS, that certain Cypress Springs Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Official Records Book 3813, Page 3500, Public Records of Orange County, Florida ("Declaration"); and

WHEREAS, Article VI, Section 27 of the Declaration authorizes the Board of Directors of Cypress Springs Owners Association Inc. ("Board") to adopt use restrictions, rules or regulations applicable to all or any portion or portions of the Property; and

WHEREAS, Article V, Section 2 of the Declaration authorizes the Architectural Review Board ("ARB") to recommend from time to time to the Board modifications and/or amendments to the Architectural Planning Criteria; and

WHEREAS, the Board of Directors and ARB at a properly noticed joint ARB and Board Meeting, adopted Rules and Regulations for Tree Removals and Replacements as further stated in the attached Exhibit "A"; and

NOW, THEREFORE, the Association desires to record the attached Exhibit "A" reflecting the Rules and Regulations which were adopted at the Board of Directors meeting held on _____, 2026.

Cypress Springs
Owners Association, Inc.

Robert Doane
Print Name: Robert Doane
as President
c/o Home Encounter HECM LLC
12906 Tampa Oaks Blvd
Suite 100
Temple Terrace, FL 33637

Date: 4/16/26

State of Florida
County of Orange

ATTEST:

Winston Cooke
Print Name: Winston Cooke
as Secretary
c/o Home Encounter HECM LLC
12906 Tampa Oaks Blvd
Suite 100
Temple Terrace, FL 33637

Date: 4-16-26

The foregoing instrument was acknowledged before me, this 16 day of April, 2026, by Robert Doane, as President of Cypress Springs Owners Association, Inc. who is personally known to me or produced personally known as identification and by Winston Cooke, as Secretary of Cypress Springs Owners Association, Inc. who is personally known to me or produced personally known as identification.



LYNN J. EDWARDS
Notary Public
State of Florida
Comm# HH296094
Expires 8/9/2026

Lynn J. Edwards
Notary Public - State of Florida
Stamp or Seal:

**JOINT RESOLUTION OF THE ARCHITECTURAL REVIEW BOARD AND OF THE BOARD
OF DIRECTORS OF CYPRESS SPRINGS OWNERS ASSOCIATION, INC.
ADOPTING TREE REMOVAL AND REPLACEMENT RULES**

WHEREAS, the Board of Directors of Cypress Springs Owners Association, Inc. ("Association") is empowered to govern the affairs of the Association pursuant to the Articles of Incorporation; and

WHEREAS, the Association is governed by that certain Cypress Springs Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Official Records Book 3813, Page 3500, Public Records of Orange County, Florida as may be amended or supplemented from time to time (collectively, "Declaration"); and

WHEREAS, Article VI, Section 27 of the Declaration authorizes the Board of Directors to adopt use restrictions, rules or regulations applicable to all or any portion or portions of the Property; and

WHEREAS, Article V, Section 2 of the Declaration authorizes the Architectural Review Board ("ARB") to recommend from time to time to the Board modifications and/or amendments to the Architectural Planning Criteria; and

WHEREAS, Article VI, Section 3 of the Declaration states that no tree or shrub, the trunk of which exceeds six (6) inches in diameter as measured three feet from the ground, shall be cut down, destroyed or removed from a Lot without the prior express written consent from the ARB; and

WHEREAS, the Board of Directors of the Association and the ARB desire to adopt rules and regulations clarifying the ARB's tree removal and replacement criteria.

NOW THEREFORE, it is hereby resolved by a vote of at least the majority of the Board of Directors and the ARB present at a duly called and noticed Board Meeting, held on the 13 day of April, 2026, that the following rules and regulations are adopted:

A. THE FOLLOWING TREE REMOVAL AND REPLACEMENT RULES ARE HEREBY ADOPTED:

TREE REMOVAL AND REPLACEMENT RULES

1. No tree or shrub, the trunk of which exceeds six (6) inches in diameter as measured three feet from the ground, shall be cut down, destroyed or removed from a Lot without the prior express written consent of the ARB.
2. Tree removal will only be approved by the ARB if there are at least two (2) mature trees on the Lot in view from the front yard or side yard of the property.
3. Unauthorized removal of a tree or shrub will require replacing the tree or shrub with a tree or shrub of a size and type at the owner's discretion.
4. If a tree is approved to be removed, the tree must be removed completely and grind the stump thoroughly down.

This Resolution was jointly adopted by a vote approved by a majority vote of the Board of Directors and ARB of Cypress Springs Owners Association, Inc. on the _____ day of _____, 2026.

**CYPRESS SPRINGS OWNERS
ASSOCIATION, INC.**

BY: Robert Doane
Robert Doane, President
Date: 4/13/26

ATTEST TO BOARD ACTION:

BY: [Signature]
_____, Secretary
Date: 4/13/26

**ARB OF CYPRESS SPRINGS OWNERS
ASSOCIATION, INC.:**

BY: [Signature]
John Passarella, Committee Member
Date: 4-13-26

ATTEST TO ARB ACTION:

BY: Chris Filidina
Chris Filidina, Committee Member
Date: 4-13-26