



TURNING LEAF

AMENDED

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
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DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS
FOR TURNING LEAF

This is an Amendment to the Declaration of Covenants, Easements, and Restrictions made on or as of the 9 day of October, 2016, by Turning Leaf Homeowners Association, Inc. as recorded in the Marion County Public Records, Official Record Book 04173, Pages 0674-0729, which amendments are in the numbered paragraphs below:

ARTICLE VI, "COVENANT FOR MAINTAINCE ASSESSMENT," Section 5, on Use: Annual Dues Assessment; Due Dates (page 11) is Amended in the following respects:

The annual assessment for the calendar year 2017 and moving forward shall be increased to **ONE HUNDRED AND TWENTY-FIVE DOLLARS (\$125) per lot.**

Due yearly on January 1st, if payment is not received within 45 days from the due date, the property owner:

- **Will be notified and charged a notice fee of \$25.**
- **Should send payment that must be received no later than the last day of January to avoid interest charges. Interest will accrue on past due assessments at the highest legal rate. If payment is not received as outlined above:**

ARTICLE VI, "COVENANT FOR MAINTAINCE ASSESSMENT," Section 1, on Use: Lien and Personal Obligation Nonpayment (page 9) is Amended in the following respects:

- **On the fifteenth day of the following month (February) the delinquent homeowner's balance will be calculated and the association will mail an "Intent to Lien" notice to the homeowner. The cost of this collection process will be charged to the homeowner's account in addition to the late fee and interest outlined.**
- **If the outstanding balance related to the initial delinquent assessment payment -- and all subsequent delinquent assessment payments and related charges and interest -- are not paid within 45 days of the notice of Intent to Lien, a Lien shall be filed and recorded on the property under State of Florida Statutes. The cost of this collection process and any legal fees incurred through the efforts of the association to collect this debt will also be charged to the homeowner's account and made part of the Lien including both regular and registered mail postage.**



ARTICLE VI, "COVENANT FOR MAINTAINCE ASSESSMENT," Section 1(a) para. 3, on Use: Lien and Personal Obligation Nonpayment (page 9) is Amended in the following respects:

If the balance is not paid within 45 days of the filing of the lien and notice thereof, then this matter shall be turned over to the legal counsel for the association...in the appropriate court having jurisdiction with the objective to recover all delinquent payments, interest and related costs and charges. A copy of this policy and procedure will be enclosed with initial notification of dues delinquency.

Association contact information:

Post Office Box 830572 Ocala, FL 34483

Website: turningleafhoa.com

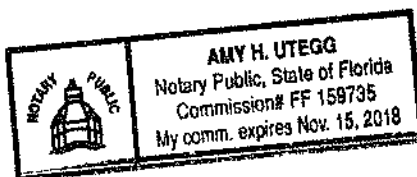
IN WITNESS WHEREOFF, the owners of two-thirds (2/3) of the properties of Turning Leaf have approved the foregoing amendment at the special meeting held on Oct. 9th, 2016 in accordance with Article XI entitled "AMENDMENT" of the Turning Leaf Declaration of Covenants, Easements, and Restrictions.

TURNING LEAF HOMEOWNERS
ASSOCIATION, INC.

Melesia Grant 
President of the Board of Directors

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me on this 5th day of December 2016, 2016 by Melesia Grant who is personally known to me or has produced FL Drivers License as identification.



Amy H. Utegg
Notary Public
My Commission Expires: November 15, 2018