

THIS INSTRUMENT WAS PREPARED BY:  
Karen E. Leonardo, Esq.  
Leonardo and Nessler Law  
10002 Cortez Boulevard  
Spring Hill, FL 34613  
23MS255

**CERTIFICATE OF FIRSTAMENTMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
CENTRALIA ESTATES**

WHEREAS, Centralia Estates is a subdivision in Hernando County, Florida subject to that Declaration of Covenants, Conditions, and Restrictions for Centralia Estates recorded simultaneously hereto ("Declaration"); and

We hereby certify that in accordance with Article VI, Section 5 of the Declaration, the following Amendment was approved by the affirmative vote of seventy-five (75%) of the Owners present at a meeting of the Association called and held in accordance with the Bylaws of said Association.

**ARTICLE V - RESTRICTIONS AND RESERVATIONS**  
**is amended as follows:**

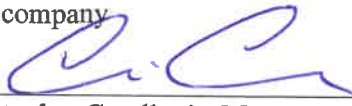
Section 1. **Dwelling Size.** The minimum size residential dwelling shall be ~~One Thousand Seven Hundred Fifty (1,750)~~ Two Thousand (2,000) square feet, exclusive of garages, porches, and breezeways. No mobile homes or manufactured homes shall be allowed. No more than one (1) dwelling shall be placed on any lot herein. No structure shall be more than two and one-half (2-1/2) stories in height from the finished ground floor elevation. No above-ground swimming pools shall be erected, constructed, or installed on any Lot.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed by due corporate authority the day and year first above written.

Witnesses As to All Signatures:

CENTRALIA SAND, LLC, a Delaware limited liability company

  
**JUDY G. GEHRINGER**  
10002 Cortez Blvd., Spring Hill, Florida 34613

  
by Christopher Carollo, its Manager

**Karen E. Leonardo**  
10002 Cortez Blvd., Spring Hill, Florida 34613

STATE OF FLORIDA  
COUNTY OF Hernando

BEFORE ME, the undersigned authority, by means of [] physical presence or [] online notarization, personally appeared Christopher Carollo, as Manager of CENTRALIA SAND, LLC, a Delaware limited liability company, to me well known, or who produced **DRIVER'S LICENSE** as identification, who in my presence, hereunto subscribed their names and signatures to the foregoing amendment to covenants for CENTRALIA ESTATES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation.

DATED this 10<sup>th</sup> day of January, 2025

  
NOTARY PUBLIC  
Print Name: **Karen E. Leonardo**  
My Commission Expires:



KAREN ELAINE LEONARDO  
Commission # HH 281425  
Expires June 27, 2026

IN WITNESS WHEREOF, we, being all of the Directors of the CENTRALIA ESTATES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, have hereunto set our hands this 10<sup>th</sup> day of January, 2025.



Christopher Carollo, Director

STATE OF FLORIDA  
COUNTY OF HERNANDO

BEFORE ME, by means of [] physical presence or [] online notarization, the undersigned authority, personally appeared Christopher Carollo, who is to me well known, or who produced DRIVER'S LICENSE as Identification and who in my presence, hereunto subscribed his name and signature to the foregoing amendment to covenants of CENTRALIA ESTATES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation.

DATED this 10<sup>th</sup> day of January, 2025.



NOTARY PUBLIC  
Print Name: Karen E. Leonardo  
My Commission Expires:



KAREN ELAINE LEONARDO  
Commission # MH 281425  
Expires June 27, 2026

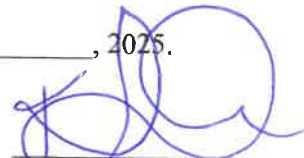


Erin Stern, Director

STATE OF FLORIDA  
COUNTY OF HERNANDO

BEFORE ME, by means of [] physical presence or [] online notarization, the undersigned authority, personally appeared Erin Stern, who is to me well known, or who produced DRIVER'S LICENSE as Identification and who in my presence, hereunto subscribed her name and signature to the foregoing amendment to covenants of CENTRALIA ESTATES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation.

DATED this 10<sup>th</sup> day of January, 2025.



NOTARY PUBLIC  
Print Name: Karen E. Leonardo  
My Commission Expires:



KAREN ELAINE LEONARDO  
Commission # MH 281425  
Expires June 27, 2026