

Copper Creek of Riverview Homeowners Association, Inc.

Board Resolution – Painting Amendment Ratification

Meeting Date: November 20, 2025

Location: Via Zoom

Quorum: Yes

Motion by: **Jack Marti** Seconded by: **Adiana Rivera**

Background

1. Homeowners approved an amendment transferring exterior home painting responsibilities from individual owners to the HOA.
2. The amendment was properly approved and recorded in Hillsborough County on November 12, 2025 (Instrument 2025481947, Pg 1 of 74).
3. The Board has selected Florida Pro-Tech Painting as the contractor, included the project cost in the 2026 budget, and plans to begin work in October 2026.

Resolution

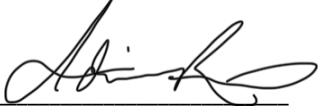
4. Confirms Approval and Recordation: The Painting Amendment is official and enforceable as of November 12, 2025.
5. Assumes Painting Responsibility: The HOA now oversees and maintains all exterior home painting per the new amendment.
6. Authorizes Contract Execution: The President and Secretary/Treasurer are authorized to sign and manage the contract with Florida Pro-Tech Painting, including any minor changes or required permits.
7. Acknowledges Budget Funding: Funds for the 2026 painting project are included in the approved 2026 budget.
8. Directs Updates to Policies: The ARC and Management will update HOA guidelines, website, and records to reflect HOA responsibility and approved color standards.
9. Approves Project Schedule: Work will begin in October 2026, with notices to homeowners at least 30 days before painting begins in each section.
10. Maintains Records: Copies of the recorded amendment and project outline/timeline will be kept with the meeting minutes and in Association records.

Vote:

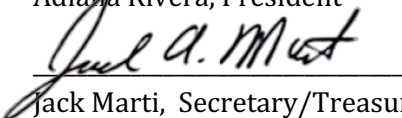
☒ Passed unanimously ☐ Passed (Yes: ___ / No: ___ / Abstain: ___)

CERTIFICATION

I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors on the date above and that it remains in full force and effect.



Adiana Rivera, President



Jack Marti, Secretary/Treasurer

Date: 11/20/2025

Exhibits

Exhibit A – Recorded Painting Amendment (County Recorded Copy)

Exhibit B – Project Outline & Painting Timeline

Exhibit A – Recorded Painting Amendment (County Recorded Copy)

Copper Creek of Riverview Homeowners Association, Inc.

Recorded November 12, 2025

Instrument #: 2025481947, Pg 1 of 74, 11/12/2025 2:58:56 PM Deputy Clerk: OSERVICE Victor D. Crist, Clerk of the Circuit Court Hillsborough County

THIS INSTRUMENT PREPARED BY

AND TO BE RETURNED TO:

Anderson, Givens & Fredericks, P.A.
1689 Mahan Center Blvd., Suite B
Tallahassee, Florida 32308
(850) 692-8900 (Telephone)
(850) 224-2440 (Facsimile)

**CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS, OF COPPER CREEK OF RIVERVIEW**

THIS CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF COPPER CREEK OF RIVERVIEW (the “Amendment”) is executed and made the day indicated below by COPPER CREEK OF RIVERVIEW HOMEOWNERS’ ASSOCIATION, INC., a Florida corporation not for profit (the “Association”).

RECITALS

WHEREAS, the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF COPPER CREEK OF RIVERVIEW, recorded in Instrument No. 2015248820 of the public records of Hillsborough County, Florida, as amended from time to time (the “Declaration”), relates to that certain real property located in Hillsborough County, Florida as described therein and which is a residential community or subdivision(s) commonly known as Copper Creek of Riverview; and

WHEREAS, the Declaration provides at Article XVI, Section 5 therein that it may be amended after the Class B Membership of the Association terminates by an instrument signed by not less than thirty (30%) percent of the Lot Owners; and

WHEREAS, the Class B Membership of the Association has terminated and the Association obtained the approval for the following described amendments to the Declaration from not less than thirty (30%) percent of the Lot Owners, whose signatures are attached hereto as Composite Exhibit “A” and incorporated herein by this reference, which signatures confirm approval from not less than thirty (30%) percent of the Lot Owners for the following described amendments to the Declaration and signify their intent to join in this Amendment to comply with the requirements of Article XVI, Section 5 of the Declaration for amending the Declaration; and

WHEREAS, the Association desires to record the following amendments and/or additions to the Declaration in the public records of Hillsborough County, Florida in accordance with the requirements of Section 720.306(1), Florida Statutes (2025);

NOW THEREFORE, the undersigned officer(s) of the Association certify and declare that the following amendments and/or additions to the Declaration are made after proper adoption of

each of such amendments and/or additions in accordance with the requirements noted above and/or which are otherwise applicable.

I. General Provisions. The foregoing Recitals are true and correct, are incorporated herein, and form a part of this Amendment as if fully set forth herein. All initially capitalized terms not defined herein shall have the definition for such terms as set forth in the Declaration. Additions to the existing provisions of the Declaration are indicated by double-underlining and deletions to the existing provisions of the Declaration are indicated by ~~striketrough~~ marking. In the event of any conflict between the provisions of this Amendment and the Declaration, the provisions of the Declaration shall control.

II. Article XI, Section 7. Article XI, Section 7 of the Declaration is hereby amended as set forth below and shall provide as follows:

ARTICLE XI

COVENANTS FOR HOME MAINTENANCE

...

Section 7. Exterior Painting and Pressure Cleaning. ~~Each Lot Owner~~The Association shall be responsible for exterior painting and pressure cleaning of the all Homes in the Community and improvements thereon as required by the Association in accordance with this section. This responsibility shall include, but is not limited to, the selection of paint colors and types or finishes, obtaining contractor bids, scheduling and coordinating the work, and inspecting the completed work for conformity and quality. Exterior painting of all Homes in the Community is expected to be required no less frequently than every eight (8) to ten (10) years, as determined by the Board in its reasonable discretion. The Board shall convene a duly noticed meeting to determine when exterior painting shall be required and performed by the Association for all Homes in the Community. It is anticipated that the Association shall require all Homes to be painted every five years. In addition, it is anticipated that the Association shall require roof, exterior walls, sidewalks, patios and driveways of all Homes to be pressured washed every three years. The Board shall convene a duly noticed meeting to determine when the uniform exterior painting and pressuring shall be required for all Homes in the Community and each Owner shall have at least 120 days to commence the work after the Association provides written notification of required painting or cleaning. Except as may otherwise be provided herein, each Lot Owner shall be responsible for pressure cleaning of the Home and improvements thereon as required by the Association in accordance with this section. All Lot Owners shall provide reasonable access to their Lot to facilitate the completion of any exterior painting or pressure washing work for any Homes by the Association. The costs of exterior painting shall be funded through the Association's annual operating budget(s) and paid through the Annual Assessments or Regular Assessments due by all Lot Owners to the Association for the year(s) in which such painting is to be performed. In addition, the Association may, but shall not be required to, perform periodic pressure washing of the roofs, exterior walls, sidewalks, patios, and/or driveways of all Homes in the Community to maintain or preserve aesthetic standards. The Board shall convene a duly noticed meeting to determine when such pressure washing shall be performed by the Association at any particular time or

instance but which determination shall not bind the Association to continue doing so thereafter or to do so on any particular schedule or interval. If the pressure washing of all Homes in the Community is not planned or expected to be performed by the Association and such pressure washing may otherwise be required for the Homes on one or more Lots, but less than all Lots, in the Community, each Owner shall have no fewer than sixty (60) days from the date of issuance of any written notification by the Association to complete the required pressure washing of the Home on their Lot. Each Owner shall have the right to paint or clean more frequently than required by the Association, provided that prior written approval of paint color is obtained from the Board. Notwithstanding the foregoing, by majority vote of the Members at a duly notice meeting, the Association may enter into a contract for painting or pressuring washing of all Homes in the Community and charge each Owner its equal share of the cost thereof as a Special Assessment. If any Lot Owner fails or refuses to permit painting or to pressure wash its Home or other improvements as required herein, the Association may perform the work and charge the Owner the cost thereof as an Individual Special Assessment.

III. No Further Amendments. No further amendments are made to the Declaration by this Amendment other than those set forth herein and the provisions of the Declaration shall otherwise remain in effect.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)]

This CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF COPPER CREEK OF RIVERVIEW is made this 31 day of OCTOBER, 2025 and shall be effective upon its recording.

Witnesses:

**COPPER CREEK OF RIVERVIEW
HOMEOWNERS' ASSOCIATION, INC.,**
a Florida corporation not for profit

Sign: [Signature]
Print Name: JEFF SHREAVES
Address: 1463 OAKFIELD DR #142
BRANDON, FL 33510

By: [Signature]
Adiana Rivera
Its: President

Sign: [Signature]
Print Name: JACKIE ROND
Address: 1463 OAKFIELD DR #142
BRANDON, FL 33510

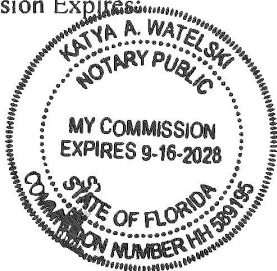
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

[CORPORATE SEAL]

The foregoing was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 31 day of October, 2025, by Adiana Rivera, as President of COPPER CREEK OF RIVERVIEW HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation. She is ☒ personally known to me or ☐ produced _____ as identification.

WITNESS my hand in the County and State last aforesaid on this 31 day of October, 2025.

My Commission Expires:



[Signature]
Notary Public – State of Florida

Print Name: Katya Watelski
Commission No.: 19-16-28

Witnesses:

**COPPER CREEK OF RIVERVIEW
HOMEOWNERS' ASSOCIATION, INC.,**
a Florida corporation not for profit

Sign: Geraldine C. Marti
Print Name: Geraldine C Marti
Address: 2968 State Route 208
New Wilmington, PA
16142

Attest: Jack A. Marti
Jack Marti
Its: Secretary

Sign: Debra J. Johns
Print Name: Debra J. Johns
Address: 1905 Harlausburg Rd.
New Castle, PA 16110

STATE OF Pennsylvania
COUNTY OF Lawrence

[CORPORATE SEAL]

The foregoing was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 27 day of October, 2025, by Jack Marti, as Secretary of COPPER CREEK OF RIVERVIEW HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation. He is ☐ personally known to me or ☒ produced P.A. Drivers License as identification.

WITNESS my hand in the County and State last aforesaid on this 27 day of October, 2025.

My Commission Expires: 1-6-29

Corinda J. Houk
Notary Public

Print Name: Corinda J. Houk
Commission No.:

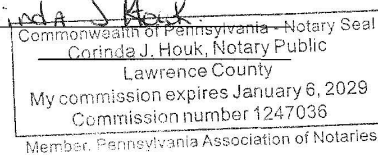


Exhibit B – Project Outline & Painting Timeline

Copper Creek of Riverview Homeowners Association, Inc.
Community Exterior Painting Project – 2026

1. Project Overview

The Copper Creek HOA will assume responsibility for all exterior home painting beginning in 2026, pursuant to the recorded Painting Amendment. The initial community-wide painting cycle will be performed by Florida Pro-Tech Painting, with work beginning October 2026 and extending into early 2027 depending on weather and progress.

2. Project Objectives

- Maintain a consistent and attractive community appearance.
- Protect home exteriors from moisture intrusion, sun damage, and stucco deterioration.
- Extend the life of exterior surfaces and maintain property values.
- Establish a recurring HOA-managed painting schedule (every 7–8 years).

3. Project Scope

Included:

- Pressure washing of all exterior walls, trim, and entry areas.
- Minor stucco and caulking repairs before painting.
- Two-coat application of approved Sherwin-Williams (or equivalent) exterior paint system.
- Soffits, fascia, doors, trim, and other surfaces as specified by contract.

Excluded:

- Driveways, sidewalks, fences, or patio flooring.
- Owner-added decorative features not part of the original elevation.

4. Color Standards & Selection Process

The HOA will establish a new community color palette in collaboration with Florida Pro-Tech Painting and the Architectural Review Committee (ARC) during early 2026.

Homeowner input will be solicited before final approval through:

- Online and printed color samples for community viewing.
- A short community survey or open session to gather preferences on tones and schemes.

The final approved color palette will be formally adopted by the Board and posted to the HOA website, along with digital renderings showing color combinations and trim options. Once adopted, the palette will apply uniformly to all homes, with color rotation (where practical) to maintain variation and visual appeal.

5. Project Phasing & Schedule

Phase	Timeframe (Estimated)	Activity
Phase 1 – Planning & Pre-Inspection	Jan – Mar 2026	Contractor site review; identify surface repairs; begin development of proposed color palettes.

Phase 2 – Color Review & Owner Input	Apr – May 2026	Display sample colors, collect homeowner feedback, finalize and adopt new HOA-approved palette.
Phase 3 – Owner Notification & Prep	Jun – Aug 2026	Notify homeowners of assigned colors, prep requirements, and painting schedule.
Phase 4 – Mobilization	Sept 2026	Contractor staging, paint ordering, and final schedule confirmation.
Phase 5 – Painting Operations	Oct 2026 – Feb 2027	Active painting by section (approx. 40–50 homes per month, weather-dependent).
Phase 6 – Quality Review & Touch-ups	Mar 2027	HOA/contractor joint inspection, punch-list completion, and homeowner feedback.
Phase 7 – Project Close-Out	Apr 2027	Final sign-off, warranty documentation, and reserve update for next cycle.

6. Homeowner Responsibilities

- Ensure access to exterior areas (gates unlocked, pets secured).
- Ensure access to Lanais if enclosed and desire the Lanai to be painted.
- Remove items blocking walls or trim (furniture, decorations, plants, etc.).
- Report any pre-existing surface issues (cracks, leaks) during pre-inspection.
- Do not repaint or alter assigned color schemes without written HOA approval.

7. Warranty & Maintenance

Contractor provides a 5-year workmanship warranty and manufacturer (Sherwin-Williams) provides a 10-year paint warranty. The HOA will retain copies of all warranty documents and schedule periodic inspections.

8. Communication Plan

Updates will be posted on the Copper Creek HOA website and in the community newsletter. Section-by-section progress maps and estimated start dates will be posted before each phase begins. Questions and reports may be directed to Management at McNeil Management at 813-571-7100 or management@mcneilmsi.com.

Questions and concerns may also be directed to the board at: hoa.coppercreekinfo@gmail.com