

Elizabeth A. Lanham-Patrie, Esq.  
Shareholder  
Board Certified Specialist, Condominium and  
Planned Development Law  
Phone: (407) 215-9670 Fax: (407) 999-2209  
bpatrie@beckerlawyers.com

Becker & Poliakoff  
111 N. Orange Avenue  
Suite 1400  
Orlando, Florida 32801

January 25, 2021

Via E-Mail to: [cbarry@castlegroup.com](mailto:cbarry@castlegroup.com)  
and [ben@remingtonmasterhoa.com](mailto:ben@remingtonmasterhoa.com)

Board of Directors  
Remington Master Homeowners Association, Inc.  
Attn: Caitlin Berry, Manager

**Re: 1) Recorded Certificate of Amendment to Declarations of Protective Covenants and Restrictions of Remington and Notice of Preservation**  
**2) Recorded Certificate of Amendment to Declarations of Protective Covenants and Restrictions of Remington – Architectural Planning Criteria**  
**3) Recorded Certificate of Recording Remington Master Homeowners Association, Inc., Rules and Regulations**

Dear Members of the Board:

Attached you will find:

**1) Recorded Certificate of Amendment to Declarations of Protective Covenants and Restrictions of Remington and Notice of Preservation Pursuant to Section 712.05(2)(B), Florida Statutes** (“Amendment to Declarations”) which was recorded on January 25, 2021, at Official Records Book 5876, Page 1892 in the Public Records of Osceola County, Florida.

**2) Recorded Certificate of Amendment to Declarations of Protective Covenants and Restrictions of Remington – Architectural Planning Criteria** (“Architectural Planning Criteria”) which was recorded on January 25, 2021, at Official Records Book 5876, Page 2096 in the Public Records of Osceola County, Florida.

**3) Recorded Certificate of Recording Remington Master Homeowners Association, Inc. Rules and Regulations** (“Rules and Regulations”) which was recorded on January 25, 2021, at Official Records Book 5876, Page 2154 in the Public Records of Osceola County, Florida.

Please note that Section 720.306(1)(b), Florida Statutes, provides that within 30 days after recording an amendment to the governing documents, the Association shall provide copies of the amendment to the members. However, if a copy of the proposed amendment was provided to the members before they voted on the amendment and the proposed amendment was not changed

Remington Master Homeowners Association, Inc.  
Board of Directors  
January 25, 2021  
Page 2

before the vote, the association, in lieu of providing a copy of the amendment, may provide notice to the members that the amendment was adopted, identifying the official book and page number or instrument number of the recorded amendment and that a copy of the amendment is available at no charge to the member upon written request to the association.

Since the Amendment to Declarations, Architectural Planning Criteria, and Rules and Regulations were not sent out to the Members prior to approval of the same by the Association, the Association must send out a recorded copy of the Amendment to Declarations, Architectural Planning Criteria, and Rules and Regulations to the Members. On July 1, 2018, Chapter 720 was revised to require that the Association send such notices to the address on the property appraiser's website; therefore, when you mail the Amendment to Declarations, Architectural Planning Criteria, and Rules and Regulations to the Members, please send the copies to the address of the Members as set forth on the property appraiser's website. If the Association has been provided with a different address by a Member from what is on the property appraiser's website, then I recommend that you send it to both addresses.

As always, should you have any questions or concerns regarding this matter or any other legal matter, please do not hesitate to contact our office.

Sincerely,



Elizabeth A. Lanham-Patrie  
ELP/klc  
Enclosures

This instrument prepared by and )  
 should be returned to: )  
 )  
**Elizabeth A. Lanham-Patrie, Esquire** )  
 Becker & Poliakoff, P.A. )  
 111 North Orange Ave. )  
 Suite 1400 )  
 Orlando, FL 32801 )  
 (407) 875-0955 )  
 )  
 )  
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 )

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**CERTIFICATE OF AMENDMENT  
 TO  
 DECLARATIONS OF PROTECTIVE COVENANTS AND RESTRICTIONS  
 OF REMINGTON  
 AND NOTICE OF PRESERVATION PURSUANT TO SECTION 712.05(2)(B),  
 FLORIDA STATUTES**

**THIS IS TO CERTIFY** that the language on attached Exhibit "A" hereby amends VI, Sections 1, 2, and 3, and Article VII, Sections 5, 12, and 16 of the following Declarations:

1. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON - PHASE 1 TRACT "B" recorded in Official Records Book 1271, Page 2438 of the Public Records of Osceola County, Florida on July 21, 1995.
2. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON - PHASE 1 TRACT "C" recorded in Official Records Book 1399, Page 2342 of the Public Records of Osceola County, Florida on May 8, 1997.
3. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON - PHASE 1 TRACT "D" recorded in Official Records Book 1272, Page 1252 of the Public Records of Osceola County, Florida on July 25, 1995.
4. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON - PHASE 1 TRACT "E" recorded in Official Records Book 1272, Page 1285 of the Public Records of Osceola County, Florida on July 25, 1995.
5. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON - PHASE 1 TRACT "F" recorded in Official Records Book 1272, Page 2251 of the Public Records of Osceola County, Florida on July 25, 1995.
6. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS REMINGTON PARCEL G recorded in Official Records Book 1542, Page 1318 of the Public Records of Osceola County, Florida on October 12, 1998.
7. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS REMINGTON

- PARCEL H recorded in Official Records Book 1542, Page 1419 of the Public Records of Osceola County, Florida on October 12, 1998.
8. SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REMINGTON PARCEL H recorded in Official Records Book 1842, Page 1768, Public Records of Osceola County, Florida on March 1, 2001.
  9. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS REMINGTON PARCEL I recorded in Official Records Book 1542, Page 1508 of the Public Records of Osceola County, Florida on October 12, 1998.
  10. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS REMINGTON PARCEL J recorded in Official Records Book 1542, Page 1565 of the Public Records of Osceola County, Florida on October 12, 1998.
  11. SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REMINGTON PARCEL K, PHASE 1 (PARCEL J DECLARATION) recorded in Official Records Book 1817, Page 2248, Public Records of Osceola County, Florida on December 22, 2000.
  12. SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REMINGTON PARCEL K, PHASE 2 (PARCEL J DECLARATION) recorded in Official Records Book 2002, Page 1306, Public Records of Osceola County, Florida on February 13, 2002.
  13. SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REMINGTON PARCEL K, PHASE 3 (PARCEL J DECLARATION) recorded in Official Records Book 2169, Page 2864, Public Records of Osceola County, Florida on January 2, 2003.
  14. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS EAGLES LANDING (REMINGTON PARCEL "L") recorded in Official Records Book 2482, Page 2023 of the Public Records of Osceola County, Florida on April 8, 2004.
  15. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS REMINGTON PARCEL M recorded in Official Records Book 2371, Page 2734 of the Public Records of Osceola County, Florida on October 28, 2003.
  16. SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REMINGTON PARCEL M-3 recorded in Official Records Book 2573, Page 265, Public Records of Osceola County, Florida on August 4, 2004.
  17. SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REMINGTON PARCEL O recorded in Official Records Book 2657, Page 103, Public Records of Osceola County, Florida on December 15, 2004.
  18. CERTIFICATE OF AMENDMENT TO DECLARATIONS OF PROTECTIVE COVENANTS AND RESTRICTIONS OF REMINGTON recorded at Official Records Book 4845, Page 1024, Public Records of Osceola County, Florida on September 22, 2015.
  19. CERTIFICATE OF AMENDMENT TO DECLARATIONS OF PROTECTIVE

COVENANTS AND RESTRICTIONS OF REMINGTON ARCHITECTURAL PLANNING CRITERIA recorded at Official Records Book 4845, Page 1034, Public Records of Osceola County, Florida on September 22, 2015.

- 20. CERTIFICATE OF AMENDMENT TO DECLARATIONS OF PROTECTIVE COVENANTS AND RESTRICTIONS OF REMINGTON recorded at Official Records Book 5516, Page 2317, Public Records of Osceola County, Florida on May 1, 2019.
- 21. CERTIFICATE OF AMENDMENT TO DECLARATIONS OF PROTECTIVE COVENANTS AND RESTRICTIONS OF REMINGTON ARCHITECTURAL PLANNING CRITERIA recorded at Official Records Book 5516, Page 2306, Public Records of Osceola County, Florida on May 1, 2019.

The above listed Declarations and Supplemental Declarations are hereby identified collectively as the "Declarations").

**WHEREAS**, pursuant to Section 712.05(2)(b), Florida Statutes, this Amendment preserves the Declarations identified above; and

**NOW THEREFORE**, this Amendment was duly and properly adopted by at least 2/3rds of the members of the Board of Directors at a meeting held on 12/3/2020, 2020, pursuant to Article XI, Section 6 of the Declarations.

Executed at Kissimmee (City), Osceola County, Florida, on this the 17th day of December 2020.

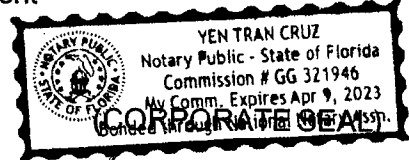
Signed and deliver in the presence of:

**REMINGTON MASTER HOMEOWNERS ASSOCIATION, INC.**

Edwin W. Cruz  
Printed Name: Edwin W. Cruz

By: Bienvenida Abiko  
Printed Name: Bienvenida Abiko  
Title: President

C. Barry  
Printed Name: Carlton Barry

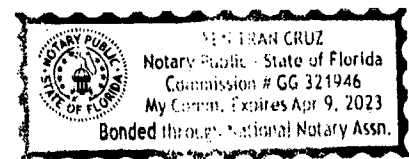


Attest:

Edwin W. Cruz  
Printed Name: Edwin W. Cruz

By: Diego Benson Valle  
Printed Name: Diego Benson Valle  
Title: Secretary

C. Barry  
Printed Name: Carlton Barry  
(Notary on Next Page)



STATE OF FLORIDA  
COUNTY OF

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  online notarization this 17<sup>th</sup> day of December 2020, by Bienvenido Abiles and Diego Benven Velaz President and Secretary respectively of Remington Master Homeowners Association, Inc. They  are personally known to me or  who have produced FL Driver License (type of identification) as identification. They acknowledge executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation.

(NOTARY SEAL)

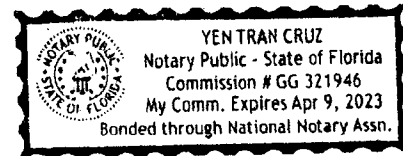


NOTARY PUBLIC - STATE OF FLORIDA

Commission No.: GG 321946

Print Name: Yen Tran Cruz

Commission Expires: 4/9/2023



## EXHIBIT "A"

### AMENDMENT

#### REMINGTON MASTER HOMEOWNERS ASSOCIATION

Article VI, Sections 1, 2, and 3 and Article VII, Sections 5, 12, and 16 can be amended by the approval of 2/3 of the members of the Board of Directors of Remington Master Homeowners Association, Inc. (the "Board"). Now therefore, the Board hereby amends **Article VI, Sections 1, 2, and 3, and Article VII, Sections 5, 12, and 16** of the following Declarations:

1. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON - PHASE 1 TRACT "B" recorded in Official Records Book 1271, Page 2438 of the Public Records of Osceola County, Florida on July 21, 1995.
2. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON - PHASE 1 TRACT "C" recorded in Official Records Book 1399, Page 2342 of the Public Records of Osceola County, Florida on May 8, 1997.
3. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON - PHASE 1 TRACT "D" recorded in Official Records Book 1272, Page 1252 of the Public Records of Osceola County, Florida on July 25, 1995.
4. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON - PHASE 1 TRACT "E" recorded in Official Records Book 1272, Page 1285 of the Public Records of Osceola County, Florida on July 25, 1995.
5. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON - PHASE 1 TRACT "F" recorded in Official Records Book 1272, Page 2251 of the Public Records of Osceola County, Florida on July 25, 1995.
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7. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS REMINGTON PARCEL H recorded in Official Records Book 1542, Page 1419 of the Public Records of Osceola County, Florida on October 12, 1998.
8. SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REMINGTON PARCEL H recorded in Official Records Book 1842, Page 1768, Public Records of Osceola County, Florida on March 1, 2001.
9. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS REMINGTON PARCEL I recorded in Official Records Book 1542, Page 1508 of the Public Records of Osceola County, Florida on October 12, 1998.

Additions to text are indicated by **bold underline**; deletions by ~~strikeout~~.

1

10. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS REMINGTON PARCEL J recorded in Official Records Book 1542, Page 1565 of the Public Records of Osceola County, Florida on October 12, 1998.
11. SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REMINGTON PARCEL K, PHASE 1 (PARCEL J DECLARATION) recorded in Official Records Book 1817, Page 2248, Public Records of Osceola County, Florida on December 22, 2000.
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13. SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REMINGTON PARCEL K, PHASE 3 (PARCEL J DECLARATION) recorded in Official Records Book 2169, Page 2864, Public Records of Osceola County, Florida on January 2, 2003.
14. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS EAGLES LANDING (REMINGTON PARCEL "L") recorded in Official Records Book 2482, Page 2023 of the Public Records of Osceola County, Florida on April 8, 2004.
15. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS REMINGTON PARCEL M recorded in Official Records Book 2371, Page 2734 of the Public Records of Osceola County, Florida on October 28, 2003.
16. SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REMINGTON PARCEL M-3 recorded in Official Records Book 2573, Page 265, Public Records of Osceola County, Florida on August 4, 2004.
17. SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REMINGTON PARCEL O recorded in Official Records Book 2657, Page 103, Public Records of Osceola County, Florida on December 15, 2004.
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19. CERTIFICATE OF AMENDMENT TO DECLARATIONS OF PROTECTIVE COVENANTS AND RESTRICTIONS OF REMINGTON recorded at Official Records Book 5516, Page 2317, Public Records of Osceola County, Florida on May 1, 2019.

The above listed Declarations and Supplemental Declarations are hereby identified collectively as the "**Declarations**").



## ARTICLE VI

### ARCHITECTURAL REVIEW BOARD

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Review Board as hereinafter defined.

Section 1. Composition. ~~Upon the recording of this Declaration, the DEVELOPER shall form a~~ A committee known as the "Architectural Review Board", hereinafter referred to as the "ARB", has been formed and ~~which shall initially~~ consist of three (3) persons. ~~The ARB shall maintain this composition until the first meeting of the MEMBERS of the ASSOCIATION. At such meeting, the~~ The ARB shall be appointed by the BOARD, shall serve at the pleasure of the BOARD, and shall be responsible for reporting to the BOARD all matters which come before the ARB. The BOARD shall also be obligated to appoint at least one (1) MEMBER of the ASSOCIATION to the ARB. Neither the ASSOCIATION, the BOARD, nor the MEMBERS of the ASSOCIATION, will have the authority to amend or alter the number of members of the ARB, which is irrevocably herein set as three (3). No decision of the ARB shall be binding without at least a 2/3 affirmative approval by the ARB members.

Section 2. Planning Criteria. In order to give guidelines to the OWNERS concerning construction and maintenance of Lots and Improvements, the DEVELOPER hereby promulgateds the ARCHITECTURAL REVIEW BOARD PLANNING CRITERIA ("Planning Criteria") for the Property, set forth as Section 4 of this Article VI. The DEVELOPER declares that the Property, and additions thereto, shall be held, transferred, sold, conveyed and occupied subject to the Planning Criteria, as amended from time to time ~~by the ARB and approved~~ by 2/3 vote of the BOARD.

Section 3. Duties. The ARB shall have the following duties and powers:

~~(a) — to propose amendments from time to time to the Planning Criteria and bring them before the BOARD for final review and approval. Any amendments shall be set forth in writing, shall be made known to all MEMBERS, shall include any and all matters considered appropriate by the ARB and the BOARD, not inconsistent with the provisions of this Declaration;~~

(a)(b) to approve all buildings, fences, walls or other structures which shall be commenced, erected or maintained upon the Property and to approve any exterior additions to or changes or alterations therein. For any of the above, the ARB shall be furnished plans and specifications showing the nature, type, shape, height, materials and location of the proposed Improvements. The ARB's approval will take into consideration the harmony of the external design and location of the proposed Improvements in relation to surrounding structures and topography;

~~(b)(c)~~ to approve any such building plans and specifications and Lot grading and landscaping plans, and the conclusion and opinion of the ARB shall be binding, to the OWNER if in its opinion, for any reason, including purely aesthetic reasons, the ARB should determine that the Improvement, alteration, etc. is not consistent with the planned development of the Property; provided, however, an OWNER can appeal an ARB's decision to the BOARD. The BOARD has the final discretion over the ARB when an OWNER disagrees with a decision made by the ARB; and

~~(c)(d)~~ to require to be submitted to it for approval any samples of building materials proposed or any other data or information necessary to reach its decision.

Article VII, Sections 5, 12 and 16 of the Declarations are hereby amended as follows:

## ARTICLE VII

### RESTRICTIVE COVENANTS

...

Section 5. Litter. No garbage, trash, refuse or rubbish shall be deposited, dumped or kept upon any part of the Property except in closed containers, dumpsters or other ~~garbage-collection facilities~~ **bins (e.g., trash, recycle and yard waste bins)** deemed suitable by the ASSOCIATION. All containers, dumpsters and other ~~garbage collection~~ **bins facilities** are to be stored may be placed neatly on the side of the house, neatly, one beside the other, resting against or close to the side wall of the house; provided that the same shall be screened, from view from the street and such screening is approved by the ARB. Corner lots must not use the street side to store said containers, dumpsters or other collection bins, but instead must be stored on the opposite side of the house away from the street. Coverings such as lattice, bushes and shrubs, etc., are deemed unnecessary for screening such containers, dumpsters and collection bins. In addition, all containers, dumpsters and other ~~garbage collection~~ **bins facilities** must be kept in a clean condition with no noxious or offensive odors emanating therefrom. See also, the Rules and Regulations regarding Debris/Rubbish.

...

Section 12. Signs. No signs, including "for rent", freestanding or otherwise installed shall be erected or displayed to the public view on any Lot, except as approved by ~~the CDD or the~~ ASSOCIATION. ~~After the sale of the Improvement by the DEVELOPER,~~ Notwithstanding the foregoing, "for sale" signs shall be permitted on a Lot for the purpose of the resale of the Lot by the then OWNER, and security, video monitoring and/or K9 protection signs shall be permitted without the approval of the ASSOCIATION, subject to rules and regulations promulgated by the ASSOCIATION'S Board of Directors. No sign shall be larger than two (2) feet by three (3) feet. FOR RENT SIGNS ARE PROHIBITED.

Additions to text are indicated by **bold underline**; deletions by ~~strikeout~~.

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...

Section 16. Vehicles and Recreational Equipment. No ~~commercial vehicle,~~ **box trucks, flatbed trucks, semi-trucks,** commercial trailer, mobile home, motor home, house trailer or camper, boat, boat trailer or other recreational vehicle or equipment, horse trailer or van, or the like, including disabled vehicles, shall be permitted to be parked or to be stored at any place on any portion of the Property unless they are parked within a garage, or unless the DEVELOPER has specifically designated certain spaces for some or all of the above. **Commercial vehicles shall be permitted so long as the vehicle does not violate any other provisions of the Declarations, Rules and Regulations, Architectural Planning Criteria and other governing documents of the ASSOCIATION.** ~~This prohibition on parking shall not apply to temporary parking of commercial vehicles used for pick-up, delivery and repair and maintenance of a Lot.~~ **Further,** ~~†~~**†** This prohibition on parking shall not apply to the loading, unloading, cleaning, maintaining or outfitting of a recreational vehicle or recreational equipment in the driveway of a Lot; provided, that the recreational vehicle is not parked in the driveway for more than forty-eight (48) consecutive hours in any one (1) month period. No on-street parking shall be permitted unless for special events approved by the CDD. The homeowner must notify the guards in the Remington guard house per the procedures posted on the RemingtonMasterHOA.com web-site before allowing their visitors to park on the street for any reason.

Except for any vehicle or recreational equipment improperly parked on a Lot, any vehicle or recreational equipment parked in violation of these or other regulations contained herein or in the Rules and Regulations adopted by the ASSOCIATION or the CDD may be towed by the ASSOCIATION or the CDD at the sole expense of the owner of such vehicle or recreational equipment if it remains in violation for a period of twenty-four (24) consecutive hours or for forty-eight (48) nonconsecutive hours in any seven (7) day period. The ASSOCIATION shall not be liable to the owner of such vehicle or recreational equipment for trespass, conversion or otherwise, nor guilty of any criminal act by reason of such towing and neither its removal nor failure of the owner of such vehicle or recreational equipment to receive any notice of said violation shall be grounds for relief of any kind.

This instrument prepared by and )  
 should be returned to: )  
 )  
**Elizabeth A. Lanham-Patrie, Esquire** )  
 Becker & Poliakoff, P.A. )  
 111 North Orange Ave. )  
 Suite 1400 )  
 Orlando, FL 32801 )  
 (407) 875-0955 )  
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**CERTIFICATE OF AMENDMENT  
 TO  
 DECLARATIONS OF PROTECTIVE COVENANTS AND RESTRICTIONS  
 OF REMINGTON**

**ARCHITECTURAL PLANNING CRITERIA**

**THIS IS TO CERTIFY** that the language on attached Exhibit "A" hereby amends Article VI, Sections 4 (c), (d), (e), (f), (h), (j), (k) (l), (m), (n), (u) and (v) of the following Declarations:

1. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON - PHASE 1 TRACT "B" recorded in Official Records Book 1271, Page 2438 of the Public Records of Osceola County, Florida on July 21, 1995.
2. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON - PHASE 1 TRACT "C" recorded in Official Records Book 1399, Page 2342 of the Public Records of Osceola County, Florida on May 8, 1997.
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19. CERTIFICATE OF AMENDMENT TO DECLARATIONS OF PROTECTIVE COVENANTS AND RESTRICTIONS OF REMINGTON recorded in Official Records

Additions to text are indicated by **bold underline**; deletions by ~~strikeout~~.

Book 5516, Page 2317, Public Records of Osceola County, Florida on May 1, 2019.

The above listed Declarations and Supplemental Declarations are hereby identified collectively as the "Declarations").

This Architectural Planning Criteria was previously amended and said amendments were recorded in Official Records Book 4845, Page 1034 and Official Records Book 5516, Page 2306 both of the Public Records of Osceola County, Florida.

This Amendment was duly and properly adopted, by 2/3 approval of the Architectural Review Board at a meeting held on 12/3/2020, 2020, and by 2/3 approval of the Board of Directors at a meeting held on 12/3/2020 2020, pursuant to Article VI, Section 2 of the Declarations.

Executed at Kissimmee (City), Osceola County, Florida, on this the 17<sup>th</sup> day of December 2020.

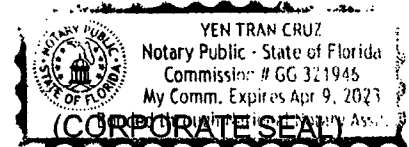
Signed and deliver in the presence of:

**REMINGTON MASTER HOMEOWNERS ASSOCIATION, INC.**

Edwin W Cruz  
Printed Name: Edwin Cruz

By: Bienvenido Abiles  
Printed Name: Bienvenido Abiles  
Title: President

C Barry  
Printed Name: Cathlin Barry

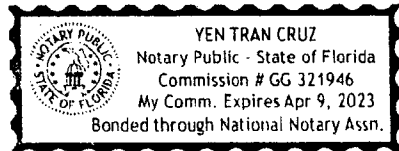


Attest:

Edwin W Cruz  
Printed Name: \_\_\_\_\_

By: Diego Benson Valdes  
Printed Name: Diego Benson Valdes  
Title: Secretary

C Barry  
Printed Name: Cathlin Barry



(Notary on Next Page)

Additions to text are indicated by **bold underline**; deletions by **strikeout**.

STATE OF FLORIDA  
COUNTY OF

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  online notarization this 17<sup>th</sup> day of December 2020, by Bienvenido Abiles and Diego Benson-Valde President and Secretary respectively of Remington Master Homeowners Association, Inc. They  are personally known to me or  who have produced Drivers License (type of identification) as identification. They acknowledge executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation.

(NOTARY SEAL)

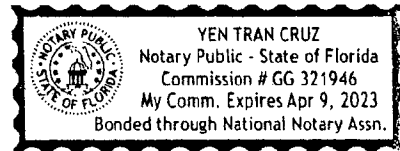


NOTARY PUBLIC - STATE OF FLORIDA

Commission No.: CG 321946

Print Name: Yen Tran Cruz

Commission Expires: 4-9-2023



Additions to text are indicated by **bold underline**; deletions by ~~strikeout~~.

## EXHIBIT "A"

### AMENDMENT

#### REMINGTON MASTER HOMEOWNERS ASSOCIATION

##### *"Architectural Planning Criteria"*

Article VI, Section 4 can be amended by the approval of 2/3 of the Architectural Review Board ("ARB") and the approval of 2/3 vote of the Board of Directors. Now therefore, the ARB and the Board of Directors hereby amends **Article VI, Section 4** of the following Declarations:

1. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON - PHASE 1 TRACT "B" recorded in Official Records Book 1271, Page 2438 of the Public Records of Osceola County, Florida on July 21, 1995.
2. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON - PHASE 1 TRACT "C" recorded in Official Records Book 1399, Page 2342 of the Public Records of Osceola County, Florida on May 8, 1997.
3. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON - PHASE 1 TRACT "D" recorded in Official Records Book 1272, Page 1252 of the Public Records of Osceola County, Florida on July 25, 1995.
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7. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS REMINGTON PARCEL H recorded in Official Records Book 1542, Page 1419 of the Public Records of Osceola County, Florida on October 12, 1998.
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The above listed Declarations and Supplemental Declarations are hereby identified collectively as the “**Declarations**”).

Article VI, Sections 4 (c), (d), (e), (f), (h), (j), (k) (l), (m), (n), (u) and (v) of the Declarations are hereby amended as set forth below.

## ARTICLE VI

### ARCHITECTURAL REVIEW BOARD

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Review Board as hereinafter defined. Owner shall obtain all permits required by any local, county or state agencies.

...

#### **Section 4. Architectural Review Board Planning Criteria.**

...

(c) **Exterior Color Plan.** All exterior paint colors must receive approval from the ARB prior to starting the project. Failure to receive necessary approval may result in the owner having to repaint their home an approved color. A Color Pallet book is available from the ARB for the owners to use in selecting their new colors, and a color in the Color Pallet book must be used when painting the home. The Color Pallet book of approved paint colors, listed by name and code number, is on the RemingtonMasterHOA.com website with the ARB application form. If repainting the home, approval is still needed from the ARB, even if the Owner is painting the home the same or a similar color, and the same or a similar color will only be approved if it is an approved color in the Color Pallet book or if the color was the color of the home when initially constructed. The Owner will be required to prove that the color is the color of the home when initially

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Page 3 of 9

constructed by the Developer. All garage doors shall be painted the same color as the main body of the house. All windows shall be either white or bronze (not galvanized). Notwithstanding the foregoing, exterior paint touch up does not require the approval of the ARB. For purposes of this Section, paint touch up is considered to be relatively small areas of an outside wall or a complete outside wall area of the home from corner to corner so as to not look spotty or blotchy, but not the entire house. If the touch up paint does not blend with the current paint color, since the current paint color may fade over time, then the entire wall, from corner to corner must be painted. The touch up paint color must be the same color as the paint color currently on the home.

**EAGLES LANDING: In addition to the foregoing, two story homes in Eagles Landing are to have the option of multiple paint schemes as set forth by the original builder. Said paint schemes include a main body color, followed by a trim color and an additional lower body color. Garage doors can either be painted the main body color or the lower body color, as well as optional garage colors available to the entire Remington Community.**

(d) **Roofs.** The ARB shall have ~~final~~ approval of all roofs on Improvements. All main roofs shall have a pitch of at least 5/12. Secondary roofs shall have a pitch of at least 3/12. The composition of all roofs, main roofs or secondary roofs, shall be fungus resistant architectural shingle, **stamped metal shingles, metal shingles or solar shingles,** no other type of roofing material is permitted; provided, however, the ARB may, in its sole discretion, permit roofing shingles made of other materials if it deems the other material to be a better, longer lasting material or if the material must be permitted pursuant to Section 164.04, Florida Statutes, regarding solar collectors and other energy devices. Roofs and all materials that are part of the roof must be maintained in good condition and the surface shall be kept free of dirt, mildew or algae buildup. The roof shingles, or other types of roofs, installed ~~prior to this Amendment,~~ must be cleaned when the roof shows a buildup covering approximately 20% of the surface. When making repairs, the material, style and color of the new roof shingles or other types of roofing materials installed ~~prior to this Amendment~~ must match as close as possible to that of the existing roof, otherwise the entire roof must be replaced. When replacing the entire roof, the requirements set forth in this Section, including but not limited to, the pitch and composition of the roof, must be strictly followed. All changes or repairs to all roofs must receive prior approval from the ARB.

(e) **Garages.** In addition to the requirements stated in paragraph (a) above of this Section 4, all garages must have a minimum width of twenty feet (20') for a two car garage; thirty feet (30') for a three car garage; or forty feet (40') for a four car garage, measured from inside walls of garage. All garages must have either a single overhead door with a minimum door width of sixteen (16') feet for a two car garage or two (2) sixteen (16') foot doors for a four car garage, or two (2), three (3), or four (4) individual overhead doors, each a minimum of eight (8') feet in width. No carports will be permitted. A garage on each Lot shall be maintained and utilized as a garage for the parking of cars in accordance with the foregoing provisions, and the storing of equipment and personal items, but shall not be enclosed as part of an Improvement. Garage door screens are permitted as long as they are approved by the ARB. They can be on 2 tracks or 4 tracks, and must slide across to one side to allow easy access for vehicles to enter and exit the garage. Garage screen doors **trimming** must **match the color of the house trim or be in black** ~~be vinyl coated in white only~~ and the screening must be transparent. Privacy screens will not be approved by the ARB.

(f) **Driveway Construction.** All dwellings shall have a paved driveway of stable and permanent construction of at least sixteen (16') feet in width at the entrance to the garage. No driveway width expansions beyond the outside width of the garage will be approved by the ARB. Expansion of the driveway requires the prior written approval of the ARB, and as part of the condition of approval, the Owner must obtain a permit from the County, and once the final inspection is completed by the County, provide a copy of the final inspection to the Association. All driveways, and driveway expansions, must be constructed of concrete or brick pavers. The material used on the driveway must be only one type of material, either concrete or brick pavers. The material used on a driveway expansion must be only one type of material, either concrete or brick pavers; however, the material used on the driveway expansion does not have to be the same material as the material used on the driveway. For example, the Owner may have a concrete driveway with brick pavers used for the expansion. Driveway and sidewalk painting is not an approved application; **however, stamped concrete with color options may be used on the driveway. Stamped concrete driveway can also encompass the apron. Some Other** surface improvements are being approved but they must be approved in writing by the ARB before starting the application. The surface improvement being approved is a concrete stain called H&C concrete stain, the color to be used shall match Sherwin Williams SW6001 Grayish. It is also recommended that Owners add the SharkGrip anti-slip additive. If they wish to add a border or etching, they must use SW6002 Essential Gray as the complementary color. This concrete stain shall only be applied to the driveway and apron, not the sidewalks. When curbs are required to be broken for driveway entrances, the curb shall be repaired in a neat and orderly fashion, acceptable to the ARB. Any modifications or additions to driveways must be reviewed and approved by the ARB. Materials used for driveway modifications must also be approved by the ARB.

...

(h) **Walls, Fences and Shelters.** No wall or fence shall be constructed with a height of more than six (6') feet above the ground level of an adjoining Lot; except, however, on a Golf Course Lot where the maximum height shall be four (4') feet high and picket style only. On Water Front View Lots, the fence along the side of the house may be a picket or privacy style fence up to a height of six (6') feet high; however, starting at the rear corners of the home all fencing around the perimeter of the backyard shall only be four (4') feet high and picket style only. If a fence is constructed so that it abuts against a brick wall, the fence shall not be allowed to exceed the height of the brick wall. Further, no hedge or shrubbery abutting the Lot boundary line shall be permitted with a height of more than six (6) feet without the prior written approval of the ARB. No wall or fence shall be constructed on any Lot until its height, location, design, type, composition and material shall have first been approved in writing by the ARB. All fences must be set back, toward the backyard, at least ten (10') feet from the front corner of the home. All fences shall be white in color and made of wood, ~~or pvc,~~ **vinyl, wrought iron or aluminum.** Wood fences must be painted white on both sides. All fences shall be maintained in good condition and kept clean from dirt, mildew or algae. The height of any wall or fence shall be measured from the existing property elevations. Any dispute as to height, length, type, design, composition or material shall be resolved by the BOARD, whose decision shall be final.

...

(j) **Swimming Pools and Tennis Courts.** The plans for any swimming pool or tennis court to be constructed on any Lot must be submitted to the ARB for approval and the ARB's approval will be subject to the following:

...

(5) Pools must be properly maintained and cleaned regularly. If a pool is to be placed out of service, it must have a properly designed pool cover installed. The area inside the pool enclosure, in addition to the pool, must be kept in a good, clean, neat and attractive condition. ~~No trash or rubbish shall be kept inside the pool enclosure.~~

(k) **Temporary Structures.** No temporary structure, trailer, basement, tent, shack, garage, barn, or other out building shall be used on any Lot at any time as a residence either temporarily or permanently. A construction trailer may be used for normal construction activities during the actual construction period on that Lot. Small commercially manufactured storage units made of heavy duty hard plastic may be installed outside a home. Written approval from the ARB must be obtained before installation begins. Storage units **with a maximum size of Width 6 ft., Depth 3 ft., and Height 6 ft. may be installed on either side or back of the residence.** ~~must be installed on the back wall or on the back half of a side wall of the house~~ **There is a limit of one (1) storage unit per side of residence.** However, houses that back up to the golf course or to any pond must only be installed on the back half of a side wall of the house, ~~and must be hidden from view from the front and the back of the house by shrubs or lattice work.~~ All storage units must be bolted to the outside wall of the home or bolted to a concrete slab or heavy pavers and must have a latch on the doors to protect against high wind conditions. For Vertical storage units, the maximum dimensions that will be considered for ARB approval will be Width ~~4-6~~ 6 ft., Depth 3 ft., and Height 6 ft. For Horizontal storage units, the maximum dimensions that will be considered for ARB approval will be Width 6 ft., Depth 3 ft., and Height 4 ft. **Other sizes of storage units are acceptable as long as they do not exceed the maximum dimensions set forth herein.** A temporary structure is defined as any structure not permanently attached to a single family home, including but not limited to, any free stranding structure that does not have in-ground concrete footings and/or any structure that can be assembled and disassembled or moved with minimal human power and effort. Owners are reminded that any Temporary Structures that are not firmly attached to the ground may be very susceptible to movement during strong winds, thereby, increasing the potential of damage to the Owner's Lot or other Lots in the neighborhood or vehicles. Failure to secure a Temporary Structure could leave the Owner liable for any damage incurred.

(l) **Trees.** In reviewing the building plans, the ARB shall take into account the natural landscaping such as trees, shrubs and palmettos, and encourage the builder to incorporate those existing landscaping items in his landscaping plan. No trees shall be added or removed without the written approval of the ARB. If a tree between the sidewalk and the street (hereinafter a "Street Tree") is removed, a new tree must be planted to replace the tree that was removed. Laurel Oaks, Drake Elms, King, Queen and Royal Palms, **as well as Christmas Palms and Foxtail Palms,** are acceptable for installation in the property located between the sidewalk and the street, after obtaining the written approval of the ARB. All trees, including street trees, shall be maintained

by the individual owner of the Lot. Tree branches shall be trimmed or removed so as to allow clearance over the sidewalk and street as set forth below, to remove dead branches, and to prevent damage due to strong wind or a hurricane. Tree branches shall not be trimmed or removed for any other reasons without the written approval of the ARB.

The Street Trees must be kept trimmed to a height that allows clear pedestrian or vehicle traffic, approximately 8ft. over sidewalks and 14 ft. over the streets. Trees, located anywhere on the Lot, and Street Trees that die from weather or disease must be removed subject to the approval of the ARB. If the tree is a Street Tree it must also be replaced as set forth above. A Street Tree must be replaced with one of the types of trees identified in the above paragraph. The removal and/or replacement of the dying tree must first have the written approval of the ARB. Once a tree is removed, after obtaining the written permission of the ARB, the stump must be ground and removed and ~~St. Augustine sod~~, **any grass approved by the Florida Friendly Landscaping Act** placed in the impacted area, unless a new tree is to be planted in that same spot. With regard to Palm Trees, all dead palm fronds shall be removed. If fruit trees are requested by an Owner and approved by the ARB, the Owner must maintain them properly to avoid any rotting fruit on the tree or the ground that can attract bugs and native ~~wood land~~ **woodland** animals. The ARB application must include a plot plan showing the proposed and/or existing locations of the tree/(s), the types and names of the new tree(s), their size at planting and estimated size at maturity.

~~(m) **Landscaping.** A landscaping plan for each Lot must be submitted to and approved by the ARB. Unless extenuating circumstances can be demonstrated to the ARB, the ARB will not approve any landscaping plan that does not show a minimum expenditure, exclusive of trees, an irrigation system and sodding, in accordance with the following requirements:~~

~~\_\_\_\_\_ (1) At least \$500.00 for any Lot with 50' or less frontage;~~

~~\_\_\_\_\_ (2) At least \$600.00 for any Lot with 60' frontage;~~

~~\_\_\_\_\_ (3) At least \$750.00 for any Lot with 75' frontage; and~~

~~\_\_\_\_\_ (4) An additional sum of \$250.00 per Lot shall be applicable to any Lots adjacent to the Country Club property and such additional sum of \$250.00 shall be allocated to additional landscaping for the rear yard adjacent to Country Club property.~~

Sodding must be improved with ~~St. Augustine grass~~; **approved by the Florida Friendly Landscaping Act** and will be required on all portions of the yards (front, rear and sides). Each Improvement must have shrubs on the front and side yards. ~~Each Improvement shall be required to have the front, side and rear yards irrigated by a sprinkler system with timer.~~

1. *Lawns* must be mowed and edged no less than once per week during the growing season, normally April through October. Lawns must be mowed and edged as needed to keep a neat appearance during the dormant months, normally every other week during the

months of November through March. Lawns must be properly fertilized and weed free. Dead or diseased sod shall be removed and that area must be re-sodded with St. August grass.

2. *Plants and shrubs* must be kept neatly trimmed and in a healthy condition. Dead or declining plant materials must be removed. All planting beds must be kept free of weeds. Removal of plants to create a barren view will not be allowed. Creation of planting bed(s) in excess of 20% of the total front and side yards, or 20% of the total unfenced rear yard must obtain prior approval of the ARB.

3. *Lawn ornaments and figurines*: These types of additions must be approved by the ARB prior to installation in the landscape of the home.

4. ~~Rocks and pebbles: No rocks and/or pebbles shall be permitted to be placed around the exterior of the home for purposes of landscaping or for any other purpose except as placed for an ARB approved weeping drain.~~

45. *Drainage*: If the ARB permits a structure or any hardscape to be placed or erected on the Lot which may, in the sole opinion of the ARB, affect drainage, the Owner shall install a French drain or weeping drain.

(n) **Air Conditioning, Plumbing and Heating Equipment.** ~~All air conditioning and heating units shall be shielded and hidden so that they shall not be readily visible from any adjacent Street, Lot or Country Club property.~~ Wall air conditioning units are not permitted. No window air conditioning units shall be permitted. All plumbing for improvements on a Lot shall conform to City of Kissimmee Water Conservation Program as amended from time to time.

...

(u) **Hurricane Shutters.** Shutters may be installed seven (7) days prior to the expected arrival of any "Named Storm". They must be removed within fifteen (15) days after the storm has passed from the Central Florida area.

1. Manufactured Shutters must be approved by the ARB. Roll Down, Accordion and Storm Panel are the only design types that are permitted. An application for approval of the type and color of these shutters must be submitted to the ARB and approved prior to installation. **Any County approved hurricane protective devices will be permitted.** The manufactured shutters and panels must be white, except for manufactured metal or Lexan plastic corrugated storm panels, which may not come in white. The casings and hardware for hurricane shutters must be white or match the color of the trim of the home, except if the shutters and panels installed are the manufactured metal or Lexan plastic, in which case, the casings and hardware must be the ones provided by the manufacturer for such shutters.

2. Temporary Plywood Shutters can be installed by the owners without prior approval of the ARB, during the time period set forth above, and must be removed within fifteen (15) days after the Named Storm has passed the Central Florida area. When not needed, storm shutters must be stored in the garage or some other place out of public view.

(v) **Window Coverings.** No unauthorized window coverings are to be displayed in public view in or from any window. Authorized coverings include curtains, draperies, plantation shutters, horizontal or vertical blinds, ~~and other coverings, such as transparent, non-mirrored window tint, as are approved and permitted by the ARB from time to time.~~ No window air conditioners are allowed.



This instrument prepared by and )  
 should be returned to: )  
 )  
**Elizabeth A. Lanham-Patrie, Esquire** )  
 Becker & Poliakoff, P.A. )  
 111 North Orange Ave. )  
 Suite 1400 )  
 Orlando, FL 32801 )  
 (407) 875-0955 )  
 )  
 )  
 )  
 )

**CERTIFICATE OF RECORDING  
 REMINGTON MASTER HOMEOWNERS ASSOCIATION, INC.  
 RULES AND REGULATIONS**

**WHEREAS**, Remington Master Homeowners Association, Inc. ("Association") is the corporation charged with the operation, maintenance, and management of the property within its jurisdiction and which property is subject to the following Declarations:

1. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR REMINGTON - PHASE 1 TRACT "B" recorded in Official Records Book 1271, Page 2438 of the Public Records of Osceola County, Florida on July 21, 1995.
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21. CERTIFICATE OF AMENDMENT TO DECLARATIONS OF PROTECTIVE COVENANTS AND RESTRICTIONS OF REMINGTON ARCHITECTURAL PLANNING CRITERIA recorded at Official Records Book 5516, Page 2306, Public Records of Osceola County, Florida on May 1, 2019.

The above listed Declarations and Supplemental Declarations are hereby identified collectively as the "**Declarations**"; and

**WHEREAS**, Section 6.11 of the Amended and Restated Bylaws of Remington Master Homeowners Association, Inc., recorded at Official Records Book 4295, Page 2379 of the Public Records of Osceola County, Florida, provides that the Board of Directors shall have the power to adopt Rules and Regulations regarding use of the Lots and the Common Property as those terms are defined in the Declaration; and

**WHEREAS**, the Board previously recorded Rules and Regulations in Official Records Book 5516, Page 2299 on May 1, 2019; and

**WHEREAS**, the Board has deemed it necessary to amend these Rules and Regulations.

**NOW THEREFORE**, the Board has adopted amendments to the Rules and Regulations regarding signs and commercial vehicles, and wishes to record these amendments, which are attached hereto and incorporated herein as **Exhibit "A"**, in the Public Records.

Executed at Kissimmee (city), Osceola County, Florida, on this the 17<sup>th</sup> day of December 2020.

(Signatures on the Next Page)

Signed and deliver  
in the presence of:

**REMINGTON MASTER HOMEOWNERS  
ASSOCIATION, INC.**

Edwin W Cruz  
Printed Name: Edwin W. Cruz

By: Bienvenido Abiles  
Printed Name: Bienvenido Abiles  
Title: President

C. Barry  
Printed Name: Carlton Barry

(CORPORATE SEAL)

Edwin W Cruz  
Printed Name: Edwin W. Cruz

Attest:  
By: Diego Benson Valdes  
Printed Name: Diego Benson Valdes  
Title: Secretary

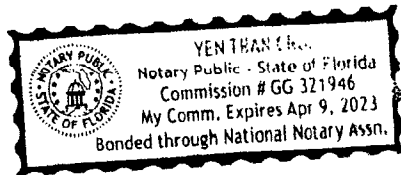
C. Barry  
Printed Name: Carlton Barry

STATE OF FLORIDA  
COUNTY OF Osceola

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  online notarization this 17<sup>th</sup> day of December, 2020, by Bienvenido Abiles and Diego Benson-Valdes President and Secretary respectively of Remington Master Homeowners Association, Inc. They  are personally known to me or  who have produced 2 Drivers License (type of identification) as identification. They acknowledge executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation.

(NOTARY SEAL)

Yen Tran  
NOTARY PUBLIC - STATE OF FLORIDA  
Commission No.: GG 321946  
Print Name: Yen Tran  
Commission Expires: 4/9/2023



## EXHIBIT "A"

### REMINGTON MASTER HOMEOWNERS ASSOCIATION

#### 2020 AMENDMENT TO THE RULES & REGULATIONS

**These Rules & Regulations are enacted by the Board of Directors of the Remington Master Homeowners Association as supplements to the Declarations of Protective Covenants and Restrictions and are amendments to the 2015 and 2019 Rules and Regulations. All Rules and Regulations not revised herein shall remain in full force and effect.**

**Signs:** No signs of any kind shall be displayed in public view on any Lot except **as approved by the Association.** for the following: (1) one temporary sign of not more than six (6) square feet advertising the property for sale and placed in the front lawn of the Lot. (Except homes on the Golf Course can also have a second for sale sign in the backyard of the Lot); and (2) one sign no larger than two (2) square feet provided by a contractor for security services and installed within ten (10) feet of the entrance to the home. **Notwithstanding the foregoing, "for sale" signs shall be permitted on a Lot for the purpose of the resale of the Lot by the then OWNER, and security, video monitoring and/or K9 protection signs shall be permitted without the approval of the ASSOCIATION, subject to rules and regulations promulgated by the ASSOCIATION'S Board of Directors. No sign shall be larger than two (2) feet by three (3) feet.** ~~FOR RENT SIGNS AND ALL OTHER TYPES OF SIGNS ARE PROHIBITED unless approved by the CDD or the Association.~~

**Commercial Vehicles:** Commercial vehicles **will be allowed as long as the commercial vehicle does not violate any other sections of the Declarations, Architectural Planning Criteria and other governing documents of the Association. No box trucks, flatbed trucks or semi-trucks are permitted.** ~~are not permitted to be parked or stored on a Lot unless they are parked in the garage. Commercial vehicles include any vehicle displaying business signs or advertisements. If parked in the driveway, advertisements or signs displayed on personal vehicles or vans must be covered with a magnetic plate or a "car cover" that presents a neat and clean appearance. If parked in the driveway, all work equipment, tools and materials must be removed from the vehicle and stored out of public view. Commercial trailers must be parked in the garage.~~

Additions to text are indicated by **bold underline**; deletions by ~~strikeout~~.