

Prepared by and Return to:
Wonsetler & Webner, P.A.
860 North Orange Ave.
Suite 135
Orlando, FL 32801
407-770-0846

Cross Reference: O.R. Book 5584, Page 1691
Osceola Co., FL

**AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS AND
RESTRICTIONS FOR REMINGTON MASTER HOMEOWNERS ASSOCIATION, INC.,
ARCHITECTURAL PLANING CRITERIA**

RECITALS:

WHEREAS, the Declaration for the Association recorded in Osceola County, Florida O.R. Book 5584, Page 1691 sets forth certain covenants, conditions, easements, and restrictions applicable to the property described therein and provides for certain membership property rights, obligations, and other matters; and,

WHEREAS, Article VI, Section 2 of the Declaration reserves to the Architectural Review Board the right to amend the Architectural Review Board Planning Criteria; and,

WHEREAS, at the **Board of Directors Meeting on October 7, 2021 the Board unanimously voted in favor of the amendment**, thus carrying the vote in favor of the proposed amendment; and,

NOW THEREFORE, in consideration of the premises herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is hereby amended, modified and supplemented as follows:

SEE ATTACHED EXHIBIT "A"

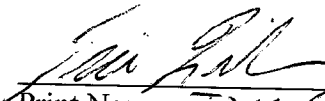
Reaffirmation. Except as expressly modified hereby, all terms and provisions of the Declaration are hereby ratified, confirmed and shall remain unchanged and in full force and effect.

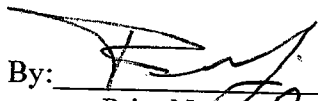
IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed as of the day and year first above written.

WITNESSES:

"Association"
REMINGTON MASTER HOMEOWNERS
ASSOCIATION, INC.

Print Name: _____

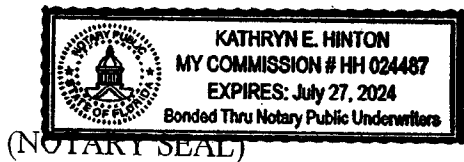

Print Name: TIM QUINLAN

By:  [Seal]
Print Name: Rendon Miller
Title: Treasurer

STATE OF FLORIDA
COUNTY OF Osceola

I HEREBY CERTIFY that on this day personally appeared before me, Rendon Miller, as the authorized agent and Treasurer of, REMINGTON MASTER HOMEOWNERS ASSOCIATION, INC., a Florida not for profit Corporation, to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same on behalf of the corporation.

WITNESS my hand and the official seal this 24 day of November, 2021.



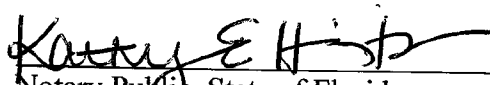

Notary Public, State of Florida
My commission expires: 7/27/2024

Exhibit "A"

Article VI, Section 4(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 stamped 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.~~ Driveway expansions shall not exceed 42 inches in width from the outer dimensions of the garage door. If a driveway expansion is encompassing both sides, the sides must be equal in width, up to, but not exceeding 42 inches. Certain expansions may require French drains to be installed if drainage is impeded and close to the drainage path. Expansions must be installed with either paving stone, or stamped concrete. If stamped concrete is selected, a color must be added to distinguish between existing driveway and the expansion. If a homeowner wishes to use rocks as a walkway, adjacent to the expansion, they will be limited to a rock bed width no greater than 24 inches. Homeowners must maintain their expansion in a clean, safe, stain free, level and/or even, weed free manner. The installation of French drains may be required if the drainage is impeded by the expansion. Driveway expansions are solely for the driveway portion above the sidewalk adjacent to any Lot. The Association does not, will not, and cannot give permission for any type of expansion below the existing sidewalk. This approval authority is held by the Remington CDD, which requires signatures of liability, and separate insurances.

Homeowners shall be permitted to install front entrance walkways on their Lot. Walkways shall include a gradual flare leading to the front door which shall start no sooner than the half-way point of the length of the driveway. At no time will any portion, of any vehicle be permitted to be parked on said front entrance walkway, this will constitute parking in an unauthorized area, and subject to a violation. Walkways require the prior written approval of the ARB. Walkways shall be maintained such that they are free of dirt, mold, grass / weeds and debris.

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.