

Prepared by and Return to:  
Karen Wonsetler, Esq.  
Wonsetler & Webner, P.A.  
717 N. Magnolia Avenue  
Orlando FL 32803  
407-770-0846

For Cross Reference:  
O.R. Book 4845, Pages 1034-1043  
Osceola Co., FL

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**CERTIFICATE OF AMENDMENT TO  
DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS OF  
REMINGTON**

**ARCHITECTURAL PLANNING CRITERIA**

*Recitals*

THIS CERTIFICATE IS TO CERTIFY that the language on attached Exhibit "A" hereby amends Article VI, Sections 4, Subsection "C" which was amended by that recorded Certificate on September 22, 2015, in the Official Records Book in and for Osceola County, Florida, Book 4845 at Pages 1034 through 1043 [and by an through that recorded certificate all O.R.B. references to and adoption of that same description and definition of the term "Declarations" as set out more fully therein], and to which, Article VI, Section 2 of the Declarations reserves to the Architectural Review Board and the Board of Directors the right to amend further the Architectural Review Board Planning Criteria by not less than a two-thirds (2/3) affirmative vote; and,

WHEREAS, at the Board of Director held a duly noticed and conducted Board Meeting on December 7, 2023, and the Board of Directors and Architectural Review Board both voted by the necessary vote in favor of this proposed amendment contained herein, thus carrying the vote in favor of the proposed amendment; and,

WHEREAS, Section 720.306(1)(E) Florida Statutes, directs the Association to record revisions and amendments to governing documents, and this Certificate shall so constitute actual and constructive notice to all; 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 Architectural Planning Criteria is hereby amended, modified and supplemented as follows:

Note: Additions to Article VI, Section 4 are indicated by underline; deletion by ~~strikethrough~~.

Article VI, Section 4(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. 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 same colors, prior written approval is still needed from the ARB. Owners shall attach samples or a recent color photograph of the existing color to the ARB application for review by the ARB. 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).

Attached and incorporated, "Exhibit A" is the list of Remington Master HOA Pre-Approved Colors, referenced both by name and corresponding code number, as of December 7, 2023.

The list sets forth the exclusive Pre-Approved Colors for:

1. Body Colors for the main portion of the Home,
2. Garage door which must be either 1. the same body color, 2. same trim color, 3. same front door color or 4. white [specifically one of the "Whites" listed in the Approved Colors],
3. Pre-Approved Trim Colors,
4. Pre-Approved Front Door Colors,
5. Pre-Approved H&C Stains and Sealers,
6. Pre-Approved Architectural Metal Shingles Colors, and,
7. Pre-Approved Architectural Clay Roof Shingle Colors


No other colors will be permitted unless and until further amendment of the Pre-Approved Color list. Owners who attempt to use similar colors assume the risk that the Board will demand strict compliance with the Pre-Approved Color list, not substantial compliance, and will be required to re-paint and use only an Approved Color.

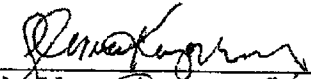
Owners are required to submit an ARB Work Complete Form, after the work has been completed showing pictures of the painting of the Home, and failure to complete this Work Complete Form may result in a violation and may subject the Owner to fines and/or suspension.

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


IN WITNESS WHEREOF, the Association has caused this Certificate of Amendment to the Architectural Planning Criteria to be executed pursuant to Article VI, Section 2 of the Declarations.

WITNESSES:

  
Print Name: Daniel Espinosa  
Address: 2995 Kevington Blvd  
Kissimmee, FL 34744  
&

  
Print Name: Bernice Kingsbury  
Address: 2995 Kevington Blvd.  
Kissimmee, FL 34744

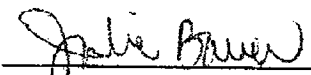
“Association”  
**REMINGTON MASTER HOMEOWNERS  
ASSOCIATION, INC.**

By:  [Seal]  
Print Name: Matthew Psarsky  
Title: President

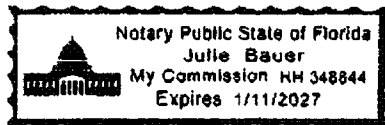
STATE OF FLORIDA  
COUNTY OF Osceola

I HEREBY CERTIFY that on this day personally appeared before me, Matthew Psarsky, as the authorized agent and officer 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 12 day of April, 2024.

  
Notary Public, State of Florida  
My commission expires: 1/11/2027

(NOTARY SEAL)



Remington Master HOA Pre-Approved Colors

**EXH. A**

Pre-Selected Schemes

Body			Trim		Front Door	
Scheme #	Color Name	Code SW#	Color Name2	Code SW#2	Color Name3	Code SW#3
1	Mesa Tan	7695	Grounded	6089	Salute	7582
2	Favorite Tan	6157	Westhighland White	7566	Tea Chest	6103
3	Svelte Sage	6164	Nacre	6154	Fiery Brown	6055
4	Creamy	7012	Debonair	9139	Moscow Midnight	9142
5	Gray Clouds	7658	Reflection	7661	Rocky River	6215
6	Universal Khaki	6150	Moderate White	6140	Naval	6244
7	Wool Skein	6148	Hardware	6172	Fired Brick	6335
8	Softer Tan	6141	Foothills	7514	Darkroom	7083
9	Knitting Needles	7672	Pearly White	7009	Seaworthy	7620
10	Rare Gray	6199	Casa Blanca	7571	Pewter Green	6208
11	Cargo Pants	7738	Downy	7002	Andiron	6174
12	Diverse Beige	6079	Extra White	7006	Manor House	7505
13	Cúpola Yellow	7692	Summer White	7557	R. Wood Dark Green	2816
14	Uncertain Gray	6234	Rock Candy	6231	Blackberry	7577
15	Stucco	7569	Roman Column	7562	Outerbanks	7534
16	Downing Slate	2819	Downing Stone	2821	Rookwood Amber	2817
17	Sensible Hue	6198	Extra White	7006	Dress Blues	9176
18	Koi Pond	7727	Alabaster	7008	Rookwood Red	2802
19	Evening Shadow	7662	Sensibus Gray	7081	Foggy Day	6235
20	Labrodorite	7619	Nacre	6154	Artifact	6138
21	Garden Gate	6167	Pure White	7005	Portico	7548
22	Deep Sea Dive	7618	Incredible White	7028	Smokehouse	7040
23	Craftsman Brown	2835	Roycroft Vellum	2833	Fiery Brown	6055
24	Origami White	7636	Honey Blush	6660	Rookwood Amber	2817
25	Koral Kicks	6610	Downing Slate	2819	Pure White	7005
26	Web Gray	7075	Lazy Gray	6254	Loyal Blue	6510
27	Sea Salt	6204	Extra White	7006	Tricorn Black	6258
28	Poolhouse	7603	Extra White	7006	Indigo Batik	7602
29	Cadet	9143	Egrett White	7570	Dark Night	6237
30	Lullaby	9136	Nacre	6154	Cyberspace	7076
31	Network Gray	7073	Pure White	7005	Dishy Coral	6598
32	Bee's Wax	7682	Pure White	7005	San Antonio Sage	7731
33	Renwick Rose Beige	2804	Divine White	6105	Tricorn Black	6258
34	Atmospheric	6505	Pure White	7005	Westchester Gray	2849
35	Sensitive Tint	6267	Ibis White	7000	Expressive Plum	6271

**Pre-Approved Body Colors**

Color Name	Code SW#	Color Name2	Code SW#2	Color Name3	Code SW#3
Cascade Green	66	Starry Night	6540	Cargo Pants	7738
Icy Lemon	1667	Koral Kicks	6610	Willow Tree	7741
Pineapple Cream	1668	Naïve Peach	6631	Recycled Glass	7747
Renwick Rose Beige	2804	Surprise Amber	6654	Bora Bora Shore	9045
Rookwood Jade	2812	Sunrise	6668	Porch Ceiling	9063
Downing Slate	2819	Midday	6695	Playa Arenosa	9094
Craftsman Brown	2835	Mariner	6766	Quinoa	9102
Snowfall	6000	Iceberg	6798	Antler Velvet	9111
Diverse Beige	6079	Soar	6799	Green Onyx	9128
Softer Tan	6141	Something Blue	6800	Lullaby	9136
Wool Skein	6148	Regale Blue	6801	Cadet	9143
Universal Khaki	6150	Pure White	7005	Sleepy Hollow	9145
Favorite Tan	6157	Extra White	7006		
Ancient Marble	6162	Creamy	7012		
Svelte Sage	6164	Ivory Lace	7013		
Garden Gate	6167	Network Gray	7073		
Chatroom	6171	Web Gray	7075		
Sagey	6175	Cotton White	7104		
Clary Sage	6178	Paperwhite	7105		
Sensible Hue	6198	Kestrel White	7516		
Rare Gray	6199	Sand Beach	7529		
Sea Salt	6204	Urban Putty	7532		
Rock Candy	6231	Irish Cream	7537		
Uncertain Gray	6234	Crème	7556		
Krypton	6247	Lemon Meringue	7561		
Storm Cloud	6249	Roman Column	7562		
Sensitive Tint	6267	Stucco	7569		
Innocence	6302	Poolhouse	7603		
Rosy Outlook	6316	Tranquil Aqua	7611		
Intimate White	6322	Deep Sea Dive	7618		
Romance	6323	Labradorite	7619		
Nearly Peach	6336	Origami White	7636		
Ancestral Gold	6407	Silverpointe	7653		
Restoration Ivory	6413	Tinsmith	7657		
Celery	6421	Gray Clouds	7658		
Sprout	6427	Gris	7659		
Honeydew	6428	Evening Shadow	7662		
Baize Green	6429	Knitting Needles	7672		
Gratifying Green	6435	Tea Light	7681		
White Mint	6441	Bee's Wax	7682		
Meander Blue	6484	Cupola Yellow	7692		
Raindrop	6485	Mesa Tan	7695		
Atmospheric	6505	Tower Tan	7704		
Secure Blue	6508	Koi Pond	7727		

Pre- Approved Trim Colors

Pre-Approved Front Doors

Color Name	Code SW#	Color Name2	Code SW#2	Color Name	Code SW#
Toile Red	6	Roman Column	7562	Rookwood Red	2802
Rookwood Red	2802	Vesthighland White	7566	R. Wood Dark Green	2816
R.wood Terra cota	2803	Egrett White	7570	Rookwood Amber	2817
Rookwood Brown	2806	Casa Blanca	7571	Westchester Gray	2849
Downing Slate	2819	Borscht	7578	Fiery Brown	6055
Downing Stone	2821	Reflection	7661	Tea Chest	6103
Roycroft Vellum	2833	Row House tan	7689	Artifact	6138
Mocha	6067	Spiced Cider	7702	Andiron	6174
French Roast	6069	Cocoa Whip	9084	Pewter Green	6208
Grounded	6089	Serengeti Grass	9116	Rocky River	6215
Divine White	6105	Green Onyx	9128	Foggy Day	6235
Moderate White	6140	Debonair	9139	Dark Night	6237
Nacre	6154	Moonlit Orchid	9153	Naval	6244
Hardware	6172	Moth Wing	9174	Tricorn Black	6258
Artichoke	6179	Dark Clove	9183	Expressive Plum	6271
Oakmoss	6180			Fired Brick	6335
Secret Garden	6181			Loyal Blue	6510
Privilege Green	6193			Dishy Coral	6598
Basil	6194			Calypso	6950
Rock Candy	6231			Pure White	7005
Distance	6243			Smokehouse	7040
Lazy Gray	6254			Cyberspace	7076
Black Swan	6279			Darkroom	7083
Red Bay	6321			Manor House	7505
Constant Coral	6325			Outerbanks	7534
Bold Brick	6327			Portico	7548
Isles of Pines	6461			Blackberry	7577
Honey Blush	6660			Salute	7582
Aquarium	6767			Indigo Batik	7602
Gulfstream	6768			Seaworthy	7620
Calypso	6950			San Antonio Sage	7731
Caviar	6990			Moscow Midnight	9142
Ibis White	7000			Dress Blues	9176
Downy	7002				
Pure White	7005				
Extra White	7006				
Alabaster	7008				
Pearly White	7009				
Backdrop	7025				
Incredible White	7028				
Sensuous Gray	7081				
Pavillon Beige	7512				
Foothills	7514				
Rivers Edge	7517				
Summer White	7557				

Pre-Approved  
H&C Stains and Sealers

Color Name	Color Code
Azure Sand	HC136
Bombay	HC133
Bombay Bronze	HC138
Cedarwood Brown	HC103
Consistent Gray	HC141
Fall Grass	HC145
Fresh Concrete	HC139
Gray Horizons	HC140
Gull Gray	HC132
Hint of Gray	HC156
Naturally Pearl	HC126
Neutral Balance Tan	HC125
Pearl Gray	HC134
Red Terrazo Tile	HC102
Sandstone	HC157
Siberian Haze	HC149
Silver Gray	HC127
Terra Cotta	HC167

**Pre-Approved Architectural Metal Shingles Colors**

Colors Samples from McElroy Metal - All Colors must be Pre-manufactured to match the colors provided below

Standard Colors	Deep-Tone Premium Colors	Metallic Colors
Royal White	Royal Blue	Fluorocarbon Coated Galvalume
Bone White	Brite Red	Leadcoat
Starry Beige	Blackhead Green	Silver Metallic
Sandstone	Brandywine	Copper Penny Metallic
Almond		Rose Silver Metallic
Buckskin		Champagne Metallic
Soft Gray		
Slate Gray		
Charcoal		
Dark Charcoal		
Matte Black		
Medium Bronze		
Dark Bronze		
Patina Green		
Evergreen		
Mansard Brown		
Cobalt Red		
Roman Blue		
Patina Bronze		
Terra Cotta		



Remington Master HOA Pre-Approved Architectural Clay Roof  
Shingles Colors

Colors Samples from Brava Roofing - Colors must match the colors provided below

