

Prepared by and Return to:
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Cross Reference: O.R. Book 1271, Page 2438
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 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, as amended from time to time and as the surviving Declaration to the Articles of Merger for the Association 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 and the Board of Directors the right to amend the Architectural Review Board Planning Criteria by 2/3 vote; and,

WHEREAS, at the **Board of Directors Meeting on May 4th, 2023, and the Board of Directors and Architectural Review Board voted in favor of the amendment contained herein**, 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:

Article VI, Section 4(t) Pergolas/Gazebos. Pergolas and gazebos are not permitted in front or side yards. The placement of pergola or gazebo structures shall be at least five (5) feet from any neighbor's Lot line, may not substantially obstruct a neighboring Lot's view of a pond or common green space [the Association is not a guarantor of any particular Lot's view], and may only be installed in the rear yard. All Pergolas/Gazebos must be properly secured, using at a minimum the following options: installed with proper footings using anchors to a reinforced concrete or by using Sonotube concrete of at least 24 inches in depth by 12 inches in width using at least half inch stainless steel, galvanized bolts, or similar hardware that will prevent rusting. Application for size, materials, and placement shall be submitted to and approved by ARB Committee prior to installation. If a shingle roof is to be installed in the Gazebo, the shingle must match the same color to the shingle installed in the home. Pergola/Gazebo may not exceed the height of the home. In addition to the maintenance set forth in the declarations, as amended from time to time, and the Architectural Planning Criteria for all declarations, Gazebos/Pergolas must be properly maintained and shall not be flaking, peeling, unclean, mildewed, molded, stained, no torn roofs, damaged, etc. Pop-up canopies/tents or similar specifications are not permitted. No gazebo/pergola shall be used on any lot at any time as a residence either temporarily or permanently. As part of the ARB process, it is required to submit an ARB Work Complete Form, after the work has been completed showing pictures of the improvements and must show completed anchoring installation, fail to complete this form will result in a violation and subject to fining and/or removal of the improvement.

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.

[SIGNATURES ON FOLLOWING PAGE]

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: Chassidy Bowles

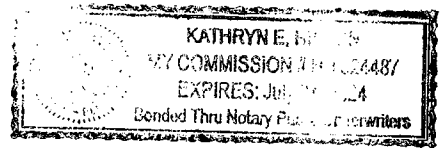
Print Name: Matthew Psariky

By: [Signature] [Seal]
Print Name: Rendon Miller
Title: Vice President

STATE OF FLORIDA FL
COUNTY OF Osceola

I HEREBY CERTIFY that on this day personally appeared before me, Rendon Miller, as the authorized agent and Vice President 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 15 day of June, 2023.



(NOTARY SEAL)

Kathryn E. Hinton
Notary Public, State of Florida
My commission expires: July 27, 2024

