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 ARMANDO RAMIREZ, CLERK OF COURT
 OSCEOLA COUNTY
 RECORDING FEES \$86.50

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), (f), (h), (j), (k) (l), and (m) and adds Sections 4(t), (u) and (v) to Article VI 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.

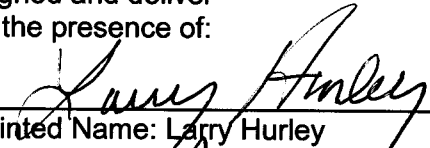
7. DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS REMINGTON PARCEL H recorded in Official Records Book 1542, Page 1419 of the Public Records of Osceola County, Florida on October 12, 1998.
8. SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REMINGTON PARCEL H recorded in Official 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.

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

This **Amendment** was duly and properly adopted by the **Architectural Review Board** at a meeting held on September 3, 2015, pursuant to Article VI, Section 2 of the Declarations.

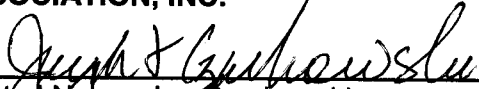
Executed at 2651 Remington Blvd, Kissimmee, Osceola County, Florida, on this the 3rd day of September, 2015.

Signed and deliver
in the presence of:


Printed Name: Larry Hurley


Printed Name: Matt Psarsky

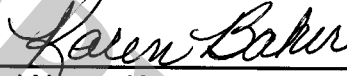
**REMINGTON MASTER HOMEOWNERS
ASSOCIATION, INC.**

By: 
Printed Name: Joe Czarkowski
Title: President


Printed Name: Larry Hurley


Printed Name: Matt Psarsky

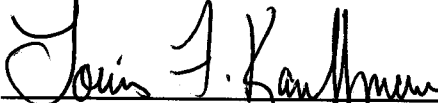
Attest:

By: 
Printed Name: Karen Baker
Title: Secretary

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 3rd day of September, 2015, by Joe Czarkowski, and Karen Baker, as President and Secretary, respectively, of **REMINGTON MASTER HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me.

WITNESS my hand in the County and State last aforesaid on this 3rd day of September, 2015.


Notary Public-State of Florida
Print Name: Louis F. Kauffmann

Commission No.:
My Commission Expires



Louis Ferdinand Kauffmann
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF912127
Expires 8/24/2019

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"). Now therefore, the ARB 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.
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Additions to Article VI, Section 4 are indicated by **bold underline**; deletion by ~~strikeout~~.

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

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

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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 4. Architectural Review Board Planning Criteria.

...

(c) Exterior Color Plan. ~~The ARB shall have final approval of all exterior colors and each builder must submit to the ARB a color plan showing the color of the roof, exterior walls, shutters, trim, etc.~~ **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, approval is still needed from the ARB. Owners shall attach samples of the existing color to the 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).

(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. Subject to approval by the ARB, secondary roofs may have a pitch of 3/12. The composition of all pitched roofs shall be fungus resistant architectural shingle, or better, or other composition approved by the ARB. **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 approved roofs 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 approved roof must match as close as possible to that of the existing roof, otherwise the entire roof must be replaced. All changes or repairs to all roofs must receive prior approval from 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.** Unless prior approval is obtained from the ARB, all driveways must be constructed of concrete. **Driveway and sidewalk painting is not an approved application. Some surface improvements are being approved but they must be approved in writing by the ARB before starting the application.** 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.**

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...

(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 only the section of fence along the water front boundary must 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, and** **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 shall be white in color and made of wood or pvc. 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. Chain link fences will not be permitted. Any dispute as to height, length, type, design, composition or material shall be resolved by the BOARD, whose decision shall be final. ~~Hurricane or storm shutters may be used on a temporary basis, but shall not be stored on the exterior of any Improvement unless approved by the ARB.~~

~~All Lots adjacent to any portion of the Country Club property (as described in Article VIII hereafter) shall be subject to the following additional restrictions regarding fences: only non-opaque fences shall be permitted, such as wrought iron, wooden picket (not stockade) or ornamental aluminum.~~

...

(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:

(1) Materials used in construction of a tennis court must have been accepted by the industry for such construction.

(2) There shall be no lights on a tennis court(s) of the type that would normally be used for tennis play after dark. All other lighting around a tennis court(s) shall be so placed and directed so that it does not unreasonably interfere with any neighbors' quiet enjoyment of their Lot.

(3) Location of any swimming pool(s) and tennis court(s) must be approved by ARB. **Inground Pools are the only types of pools that are approved for installation in the Association, except as provided herein. No Above Ground Pools are permitted, except a small temporary kiddy pool, no more than one foot in depth and 4 feet in diameter. A temporary kiddy pool must not be placed on the front or side lawn and must be stored out of public view when not in use.**

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(4) Any ~~All~~ swimming pools which may ~~must~~ be approved by the ARB on a Lot which is adjacent to any portion of the Country Club property shall **and must** be fully enclosed by a screen enclosure. Any such screen enclosure shall be subject to approval by the ARB and the color of the **screen enclosure** framing shall be white or bronze, and screening of the screen enclosure shall be the same as or harmonious with the color plans for the exterior of the dwelling on the Lot.

(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.

(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 tool sheds/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. Sheds/storage units must be installed on the back wall or on the back half of a side wall of the house. 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 sheds/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 Sheds, the maximum dimensions that will be considered for ARB approval will be Width 4 ft., Depth 3 ft., and Height 6 ft. For Horizontal Sheds, the maximum dimensions that will be considered for ARB approval will be Width 6 ft., Depth 3 ft., and Height 4 ft. Free standing sheds of any kind are prohibited.**

(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~~ of six inches in diameter at one foot above natural grade can be cut **added** or removed without approval of the ARB, which approval may be given when such removal is necessary for the construction of an Improvement. **Laurel Oaks and Drake Elms are acceptable for installation in the easement between the sidewalk and the street.** The initial builder of a dwelling or other Improvement on a Lot will be required to plant sufficient trees on the Lot in order to comply with the Tree Planting Plan for the Property approved by Osceola County, as such Tree Planting Plan is identified under the plans thereof dated June 29, 1995, a copy of which is, and shall be maintained, in the records of the ASSOCIATION. The Owner of each Lot and the initial Builder of a dwelling or other Improvement on a Lot shall be required to comply with the foregoing Tree Planting Plan for the Property. **All trees, including street trees, shall be maintained by the individual owner of the Lot.** ~~All Street Trees identified in the aforesaid Tree Planting Plan shall be maintained by, and at the expense of, the ASSOCIATION. All other trees required to be installed and maintained on a Lot pursuant to the Tree Planting Plan for the Property shall be maintained by the individual Owner of the Lot.~~

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These trees must be kept trimmed to a height that allows clear pedestrian or vehicle traffic, approximately 8ft. over sidewalks and 10 ft. over the streets. Trees that die from weather or disease must be removed. With regard to Palm Trees, all dead palm fronds shall be removed. If fruit trees are requested by a homeowner and approved by the ARB, the homeowner must maintain them properly to avoid any rotting fruit on the tree or the ground that can attract bugs and native wood land 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 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.

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(t) PODs. Use of PODs for moving and transporting personal property is now a common system used by many owners. PODs may be used during remodeling, doing home improvements or when moving in or out of the house. PODs may be placed on a Lot for these purposes with the following stipulations: PODs must be placed in the driveway, not in the street or yard, and should be placed as to not block the sidewalks. PODs may be on site for a period not to exceed 10 days within a 30 day period.

(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 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. Awning type shutters are not permitted.

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 such other coverings as are approved and permitted by the ARB from time to time. No window air conditioners are allowed.

ACTIVE: R22994/354349:7098230_1_BPATRIE revised May 2015 and June 2015

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