

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 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, and 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.
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.

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

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**").

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

This Amendment was duly and properly adopted by 2/3 approval of the Architectural Review Board at a meeting held on March 7, 2019, and by 2/3 approval of the Board of Directors at a meeting held on March 7, 2019, pursuant to Article VI, Section 2 of the Declarations.

Executed at Kissimmee (city), Osceola County, Florida, on this the 7<sup>th</sup> day of March, 2019.

Signed and deliver in the presence of:

REMINGTON MASTER HOMEOWNERS ASSOCIATION, INC.

[Signature]  
Printed Name: Rendon Miller

By: [Signature]  
Printed Name: LINDA STRANGE  
Title: President

[Signature]  
Printed Name: Wanda Baucher

(CORPORATE SEAL)

[Signature]  
Printed Name: Rendon Miller

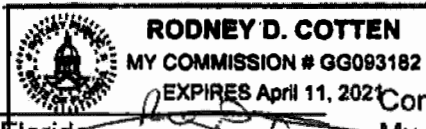
Attest: [Signature]  
By: [Signature]  
Printed Name: Chassidy Bowles  
Title: Secretary

[Signature]  
Printed Name: Wanda Baucher

STATE OF FLORIDA  
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of MARCH, 2019, by LINDA STRANGE, and Chassidy Bowles, 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 or [ ] have produced \_\_\_\_\_ as identification.

WITNESS my hand in the County and State last aforesaid on this 7<sup>th</sup> day of March, 2019.



Notary Public-State of Florida  
Print Name: Rodney D. Cotten Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

ACTIVE: R22994/354349:12019665\_1\_BPATRIE

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.
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.

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

Page 1 of 8

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 DECLARATION 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 DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS OF REMINGTON ARCHITECTURAL PLANNING CRITERIA recorded at Official Records Book 4845, Page 1034, Public

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

Page 2 of 8

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 same colors, 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 constructed by the Developer.** ~~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). **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**

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

Page 3 of 8

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.

(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, s~~Secondary roofs may **shall** have a pitch of **at least** 3/12. The composition of all pitched roofs, **main roofs or secondary roofs,** shall be fungus resistant architectural shingle, **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,** 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, **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 approved 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** and 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 must 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.** ~~Unless prior approval is obtained from the ARB, A~~ **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. Some 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 ~~only the section of fence along the water front boundary must~~ 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. 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.

...

(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 ~~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~~ **storage units**, 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~~ **storage units**, 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.~~ **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, and Drake Elms, **King, Queen and Royal Palms** are acceptable for installation in the easement **property located** between the sidewalk and the street, **after obtaining the written approval of the ARB.** ~~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.~~ **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.**

These **Street T**rees must be kept trimmed to a height that allows clear pedestrian or vehicle traffic, approximately 8ft. over sidewalks and ~~10~~ **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 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 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.

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

Page 7 of 8

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.**

**5. 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** may be permitted only with the prior written approval of the ARB. 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. **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.** ~~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, **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.

ACTIVE: R22994/354349:12166791\_1\_BPATRIE

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

Page 8 of 8