

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**

THIS IS TO CERTIFY that the language on attached Exhibit "A" hereby amends Article VII, Sections 4, 5, 15 and 18 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 at least 2/3rds of the members of the Board of Directors at a meeting held on March 7, 2019, pursuant to Article XI, Section 6 of the Declarations.

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

Signed and deliver
in the presence of:

**REMINGTON MASTER HOMEOWNERS
ASSOCIATION, INC.**

x [Signature]
Printed Name: Rendon Miller

By: [Signature]
Printed Name: Linda Strange
Title: President

[Signature]
Printed Name: Wanda Bouche

(CORPORATE SEAL)

x [Signature]
Printed Name: Rendon Miller

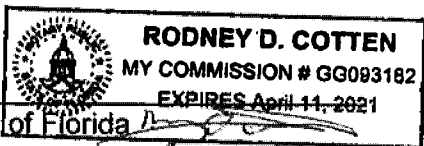
Attest:
[Signature]
By: [Signature]
Printed Name: Chassidy Bowles
Title: Secretary

[Signature]
Printed Name: Wanda Bouche

STATE OF FLORIDA
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 7th 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 7th day of March, 2019.



Notary Public - State of Florida
Print Name: Rodney D. Cotten

Commission No.: _____
My Commission Expires: _____

ACTIVE: R22994/354349:12020022_1_BPATRIE

EXHIBIT "A"

AMENDMENT

REMINGTON MASTER HOMEOWNERS ASSOCIATION

Article VII, Sections 4, 5, 15, and 18 of the Declarations can be amended by the approval of 2/3 of the members of the Board of Directors of Remington Master Homeowners Association, Inc. (the "Board"). Now therefore, the Board hereby amends **Article VII, Sections 4, 5, 15, and 18** 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.
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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.
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Additions to text are indicated by **bold underline**; deletions by ~~strikeout~~.

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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 Records of Osceola County, Florida on September 22, 2015.

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

Article VII, Sections 4, 5, 15, and 18 of the Declarations are hereby amended as follows:

ARTICLE VII

RESTRICTIVE COVENANTS

Section 4. Games and Play Structures. No basketball goals, poles or structures shall be permitted on a Lot unless in accordance with the following criteria. No goal, backboard, pole or other basketball structure shall be affixed to the dwelling on the Lot; any temporary, movable basketball structure shall be situated in the driveway perpendicular to the adjacent street and shall be located half the distance between the garage door and the sidewalk (the side of the sidewalk closest to the house) or it can be located closer to the house than the sidewalk ~~not closer than fifteen (15) feet from the street right-of-way line~~; any basketball structure of any nature in the backyard must be approved by the ASSOCIATION. All treehouses or platforms of a like kind or nature shall not be constructed on any part of the Lot. A swing set or any other type of play structure, which includes but is not limited to a trampoline, shall not be installed without the written approval of the ARB. The OWNER/resident must complete an ARB application, which application shall include a picture of the play structure with dimensions, an aerial view of the Lot showing the proposed location of the swing set or other type of play structure, and any additional information required by the ARB. All swing sets or other types of play structures must be located in the backyard of the Lot. Please be aware that some insurance companies will not insure damages or injuries occurring from trampolines or other types of play structures; therefore, as an OWNER/resident you would be liable for any such damages or injuries.

All portable play and recreational structures and/or equipment shall be removed upon the issuance of a tornado, Tropical Storm or Hurricane watch or warning. If the play or recreational structure and/or equipment is not portable, residents shall take any and all actions to secure the play or recreational structure and/or equipment so that it does not cause any bodily injury or damage to any persons or property. It is recommend that play or recreational structures and/or equipment that are not portable be anchored to the ground. Owners are reminded that any portable play or recreational 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 portable play or recreational structure could leave the Owner liable for any damage incurred.

Section 5. Litter. No garbage, trash, refuse or rubbish shall be deposited, dumped or kept upon any part of the Property except in closed containers, dumpsters or other garbage collection facilities deemed suitable by the ASSOCIATION. All containers, dumpsters and other garbage collection facilities may be placed neatly on the side of the house; provided that the same shall be screened, to the extent reasonable under the circumstances, from view from the street and such screening is approved by the ARB, outside the Lot upon which same are located and In addition, all containers, dumpsters and other garbage collection facilities must be kept in a clean condition with no noxious or offensive odors emanating therefrom.

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

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Section 15. Maintenance of the Property. In order to maintain the standards of the Property, no weeds, underbrush or other unsightly growth shall be permitted to grow or remain upon any portion of the Property, and no refuse or unsightly objects shall be allowed to be placed or permitted to remain anywhere thereon, **including but not limited to, within any pool enclosure or screen enclosure.** All Improvements shall be maintained in their original condition as approved by the ARB. All lawns, landscaping and sprinkler systems shall be kept in a good, clean, neat and attractive condition. If an OWNER has failed to maintain a Lot as aforesaid to the satisfaction of the ASSOCIATION, or the ARB, the ASSOCIATION shall give such OWNER written notice of the defects (which written notice does not have to be given in the case of emergency, in which event, the ASSOCIATION may without any prior notice directly remedy the problem). Upon the OWNER's failure to make such improvements or corrections as may be necessary within fifteen (15) days of mailing of written notice, the ASSOCIATION may enter upon such property and make such improvements or correction as may be necessary, the cost of which may be paid initially by the ASSOCIATION. If the OWNER fails to reimburse the ASSOCIATION for any payment advanced, plus administrative and legal costs and fees, plus interest on all such amounts at the highest interest rate allowed by the laws of Florida, within fifteen (15) days after requested to do so by the ASSOCIATION, the ASSOCIATION shall levy a Special Assessment against the Lot as provided in Article V. Such entry by the ASSOCIATION or its agents shall not be a trespass. **If the ASSOCIATION decides not to proceed with self-help, as set forth in this Section, the ASSOCIATION shall have the right to take the appropriate legal action against the OWNER/resident as set forth in Article IX of the Declarations.** In addition to the specific maintenance provisions set forth in this Declaration and in the Architectural Planning Criteria, the Board can, from time to time, adopt additional Rules and Regulations, which set forth the maintenance requirements and standards in the community.

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Section 18. Prohibited Structures. No structure of a temporary character including, but not limited to, trailer, tent, shack, shed, barn, or outbuilding shall be parked or erected on the Property at any time without the express written permission of the ARB. ~~Sheds~~ **Storage units** shall only be permitted as provided in Article VI, Section 4(k) of these Declarations. Tree houses of any kind are prohibited.

ACTIVE: R22994/354349:11992749_1_BPATRIE