

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 RECORDING
 REMINGTON MASTER HOMEOWNERS ASSOCIATION, INC.
 RULES AND REGULATIONS**

WHEREAS, Remington Master Homeowners Association, Inc. ("Association") is the corporation charged with the operation, maintenance, and management of the property within its jurisdiction and which property is subject to 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**"; and

WHEREAS, Section 6.11 of the Amended and Restated Bylaws of Remington Master Homeowners Association, Inc., recorded at Official Records Book 4295, Page 2379 of the Public Records of Osceola County, Florida, provides that the Board of Directors shall have the power to adopt Rules and Regulations regarding use of the Lots and the Common Property as those terms are defined in the Declaration; and

WHEREAS, the Board has deemed it necessary to adopt Rules and Regulations regarding the community, and has recently amended these Rules and Regulations.

NOW THEREFORE, the Board has adopted and wishes to record in the Public Records of Osceola County, Florida, the 2015 Rules and Regulations and the 2019 Amendment to Rules and Regulations, which are attached hereto and incorporated herein as **Composite Exhibit "A"**.

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

Signed and deliver
in the presence of:

x [Signature]

Printed Name: Rendon Miller

Wanda Bowler
Printed Name: Wanda Bowler

x [Signature]

Printed Name: Rendon Miller

Wanda Bowler
Printed Name: Wanda Bowler

**REMINGTON MASTER HOMEOWNERS
ASSOCIATION, INC.**

By: [Signature]

Printed Name: LINDA STANKE
Title: President

(CORPORATE SEAL)

Attest: [Signature]

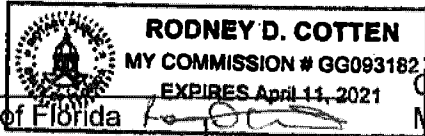
By: [Signature]
Printed Name: Christy Bowler
Title: Secretary

(Notary on the Next Page)

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 [Signature] Commission No.: _____
Print Name: Rodney D. Cotten My Commission Expires: _____

ACTIVE: R22994/354349:12020660_1_BPATRIE

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REMINGTON MASTER HOMEOWNERS ASSOCIATION

2015 RULES & REGULATIONS

These Rules & Regulations are enacted by the Board of Directors of the Remington Master Homeowners Association as supplements to the Declarations of Protective Covenants and Restrictions.

Satellite Dishes and Ham Radios: The antenna for ham radios shall be retractable or fully removable, and shall be retracted or fully removed when not in actual operation. In the event that a ham radio operator is part of the communication link in a declared emergency, the antenna may remain in place during this emergency. Applications for antennas, except those required to be permitted pursuant to Federal and Florida law, must include: a plot plan showing the proposed location of the antenna and a catalog or brochure indicating the type and size of the antenna, and such application must be approved by the Board; provided, however, in the Somerset at Remington neighborhood, such applications must be approved by the Architectural Review Board ("ARB"). All wires for antennas or satellite dishes shall be mounted to the house and shall not be free hanging; the wires should be painted to match the exterior color of the home. As long as placement does not impair reception of an acceptable signal, antennas or satellite dishes should not be mounted in plain view of the street, or in any manner that is obtrusive to other homeowners.

Parking Restrictions: No vehicle shall be parked in any manner as to block the sidewalks and restrict pedestrian traffic. No vehicle shall park on any section of the Lot, except the driveway or in the garage. Parking on any grass area is prohibited. All other parking restrictions as enacted by the CDD will be enforced by the CDD.

Commercial Vehicles: Commercial vehicles are not permitted to be parked or stored on a Lot unless they are parked in the garage. Commercial vehicles include any vehicle displaying business signs or advertisements. If parked in the driveway, advertisements or signs displayed on personal vehicles or vans must be covered with a magnetic plate or a "car cover" that presents a neat and clean appearance. If parked in the driveway, all work equipment, tools and materials must be removed from the vehicle and stored out of public view. Commercial trailers must be parked in the garage.

Debris/Rubbish: Garbage containers, yard debris, rubbish, trash, or other similar articles, shall not be stored or permitted in any area on the exterior of the dwelling or property which is visible to the neighbors or the public. Garbage containers, yard debris, and other trash to be picked up shall be put at curbside no earlier than 6:00 p.m. the evening before the scheduled pickup. Garbage containers shall be removed from curbside by the end of the pickup day and stored either in the garage or some other location out of public view.

Recycling Carts: Recycling carts are only to be used for comingled recyclable materials as listed on the carts lid label and shall not be used for garbage or yard debris. A copy of acceptable recyclable items and materials can be found on the Remington website at RemingtonMasterHOA.com. Any recyclable materials left outside this cart will NOT be picked up. Recycling carts waiting to be picked up shall be put at curbside no earlier than 6:00 p.m. the evening before the scheduled pickup. Recycling carts shall be removed from curbside by the end of the pickup day and stored either in the garage or some other location out of public view.

Boats, Jet Skis, Travel Trailers & Motor Homes: These recreational vehicles and equipment are not allowed to be STORED or parked on the Lot, except in the garage. You may have the recreational vehicle and equipment in the driveway of the home for up to forty-eight (48) consecutive hours, in a one (1) month period, for cleaning, maintaining or outfitting purposes. At NO time can these or any other recreational vehicles or equipment, parked in the driveway, be used as a temporary residence.

Businesses: No homeowner may conduct or carry on any trade, business, profession or other type of commercial activity upon any Lot, except as permitted by law.

Vehicle Repairs: No maintenance or repairs shall be performed on any vehicles upon any portion of the Property except in an emergency situation.

Game and Play Structures: No basketball goal, backboard, pole or other structure shall be affixed to the dwelling on the Lot; any temporary movable basketball structure shall not be used in the street, and must be situated in the driveway perpendicular to the adjacent street and shall be located no closer than fifteen (15) feet from the street right-of-way line. This section does not apply to Somerset at Remington.

Signs: No signs of any kind shall be displayed in public view on any Lot except for the following: (1) one temporary sign of not more than six (6) square feet advertising the property for sale and placed in the front lawn of the Lot. (Except homes on the Golf Course can also have a second for sale sign in the backyard of the Lot); and (2) one sign no larger than two (2) square feet provided by a contractor for security services and installed within ten (10) feet of the entrance to the home. FOR RENT SIGNS AND ALL OTHER TYPES OF SIGNS ARE PROHIBITED unless approved by the CDD or the Association.

Maintenance Standards: In addition to the maintenance standards set forth in the Declarations, as amended from time to time, and the Architectural Planning Criteria for all the Declarations, and Somerset at Remington, as amended from time to time, the following maintenance standards shall be followed:

1. Exterior Paint: The exterior paint shall not be flaking, peeling, unclean, mildewed, molded, stained, etc.
2. Roofs: In addition to keeping the roof free of dirt, mildew and algae, all broken or missing shingles must be replaced after receiving the approval of the ARB.
3. Fences: Fences shall not be broken, sagging, or rotting, and must be kept clean from dirt, mildew or algae. If all or a portion of the fence must be replaced, the approval of the ARB is required.

REMINGTON MASTER HOMEOWNERS ASSOCIATION

2019 AMENDMENT TO THE RULES & REGULATIONS

These Rules & Regulations are enacted by the Board of Directors of the Remington Master Homeowners Association as supplements to the Declarations of Protective Covenants and Restrictions, and are amendments to the 2015 Rules and Regulations. All Rules and Regulations not revised herein shall remain in full force and effect.

Parking Restrictions: No vehicle shall be parked in any manner as to block the sidewalks and restrict pedestrian traffic. No vehicle shall park on any section of the Lot, except the driveway or in the garage. Parking on any grass area is prohibited, **including parking on any grassy areas owned by the CDD. The Association shall have the right to fine for violations of the parking rules of the Association, including violations located on the CDD property, as provided in the Use Agreement between Remington Master Homeowners Association, Inc., and Remington Community Development District recorded at Official Records Book 5400, Page 478 of the Public Records of Osceola County, Florida. Except as provided herein,** ~~a~~All other parking restrictions as enacted by the CDD will be enforced by the CDD.

Games and Play Structures: No basketball goal, backboard, pole or other structure shall be affixed to the dwelling on any Lot; any temporary movable basketball structure shall not be used in the street, and must 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** ~~no closer than fifteen (15) feet from the street right-of-way line.~~ This section does not apply to Somerset at Remington.

ACTIVE: R22994/354349:12020258_1_BPATRIE

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