



# Deer Run Homeowners Association, Inc.

File Name: Deer Run HOA
City: Casselberry
County: Seminole

Client Number: 1063g

As of 2/26/2009, a title search <u>has</u> been done.

Index prepared by: EAW, Updated by AAA on 01/12/24

NOTICE: The contents of this organized listing of your Association's Governing Documents is solely based on the materials provided to us by the Association's Board and/or Management, and is not representative of nor to be interpreted as a completed work product of Clayton & McCulloh, P.A. nor as a complete set of the Governing Documents for this Community.

#### **Marketable Record Title Act Notice**

(O.R. Book 7170, Page 0114, Seminole County, Florida, recorded on 04/20/09)

#### **Declaration of Covenants, Conditions and Restrictions**

(Originally recorded in O.R. Book 1230, Page 0020, Seminole County, Florida, recorded on 06/22/79; subsequently recorded as part of MRTA, O.R. Book 7170, Page 125, Seminole County, Florida on 04/20/2009)

# Amendment to Declaration of Covenants, Conditions and Restrictions

(Originally recorded in O.R. Book 1251, Page 602, Seminole County, Florida,

recorded on 11/05/79; subsequently recorded as part of MRTA, O.R. Book 7170, Page 135, Seminole County, Florida on 04/20/2009)

# **Certificate of Amendment to Declaration of Covenants, Conditions and Restrictions**

(Originally recorded in O.R. Book 7054, Page 1676, Seminole County, Florida, recorded on 08/28/08; subsequently recorded as part of MRTA, O.R. Book 7170, Page 135, Seminole County, Florida on 04/20/2009)

# Certificate of Amendment to Declaration of Covenants, Conditions and Restrictions

(O.R. Book 7391, Page 0338, Seminole County, Florida, recorded on 06/03/10)

# Certificate of Amendment to Declaration of Covenants, Conditions and Restrictions

(O.R. Book 7586, Page 1219, Seminole County, Florida, recorded on 06/15/11)

# **Certificate of Amendment to Declaration of Covenants, Conditions and Restrictions**

(O.R. Book 8496, Page 1121, Seminole County, Florida, recorded on 06/26/15)

# **Certificate of Amendment to Declaration of Covenants, Conditions and Restrictions**

(O.R. Book 8903, Page 590, Seminole County, Florida, recorded on 04/28/17)

# **Certificate of Amendment to Declaration of Covenants, Conditions and Restrictions**

(O.R. Book 9897, Page 1705, Seminole County, Florida, recorded on 04/09/2021)

# Articles of Incorporation of Deer Run Homeowners Association, Inc.

(Filed with Secretary of State on 06/19/79)

#### Amended By-Laws of Deer Run Homeowners Association, Inc.

(O.R. Book 1251, Page 0604, Seminole County, Florida, recorded on 11/05/79)

#### Certificate of Amendment to Amended By-Laws of Deer Run Homeowners Association, Inc.

(O.R. Book 7586, Page 1219, Seminole County, Florida, recorded on 06/15/11)

#### **Plats**

### 1. STERLING PARK - UNIT FOUR

(Plat Book 21, Pages 6 and 7, Seminole County, Florida)

MARYANNE MURSE, CLERK OF CIRCUIT CARRY SEMINOLE COUNTY
BK 07170 Pgs 0114 - 251; (138pgs)
CLERK'S # 2009041190
RECURDED 04/20/2009 09:59:47 AM
RECURDED BY L MCKINLEY

THIS DOCUMENT PREPARED BY AND RETURN TO: Kenneth M. Clayton, Esquire CLAYTON & MCCULLOH 1065 Maitland Center Commons Bld. Maitland, Florida 32751

#### MARKETABLE RECORD TITLE ACT NOTICE

Deer Run Homeowners Association, Inc., a Florida not-for-profit corporation, (hereinafter referred to as the "Association"), is a homeowners association subject to Chapter 720, Florida Statutes. The Association hereby certifies that preservation of the covenants or restrictions affecting the land identified hereinafter has been approved by a two-thirds vote of the Association's Board of Directors at a meeting at which a quorum of the Board was present, prior to which the Statement of Marketable Title Action (the "Statement") was mailed or hand delivered to the members of the Association, along with due notice of the time and place of said meeting. The Association hereby preserves the covenants or restrictions imposed on the land affected by filing this Marketable Record Title Act Notice (the "Notice") as follows:

#### 1. **ASSOCIATION:**

The name and post office address of the Association desiring to preserve the covenants or restrictions is as follows:

Deer Run Homeowners Association, Inc. c/o Joseph E. Frasca, Manager Preferred Community Management, Inc. P. O. Box 677307 Orlando, Florida 32867-7307

# 2. <u>AFFIDAVIT OF MAILING OR HAND DELIVERY OF STATEMENT OF MARKETABLE TITLE ACTION:</u>

The Affidavit of an appropriate Member of the Board of Directors of the Association is attached hereto as Exhibit "1" affirming that the Association's Board of Directors caused the Statement to be mailed or hand delivered to the members of the Association at least seven (7) days prior to and again following the meeting of the Board of Directors, at which at least two-thirds of the members of the Board of Directors of the Association voted to approve the preservation of covenants or restrictions, as set forth in this Notice. The Affidavit is attached hereto as Exhibit "1" with the Statement attached thereto as Exhibit "A."

#### 3. LAND AFFECTED:

The legal description of the land affected by this notice and subject to the covenants or restrictions (the "Land") is set forth on the plat(s) filed in the Public Records of Seminole County, Florida (the "Plat(s)") as follows:

Plat(s)	Plat Book	Pages
Sterling Park - Unit Four	21	6 - 7

A copy of the Plats are attached hereto as Composite Exhibit "2".

# 4. <u>COVENANTS OR RESTRICTIONS BEING PRESERVED WHICH AFFECT THE LAND</u>:

The covenants or restrictions being preserved are set forth on the Plat(s) and in the governing documents identified hereinafter as (the "Governing Documents"). Copies of the Governing Documents containing the covenants or restrictions being preserved are recorded in the Public Records of Seminole County, Florida, as follow(s):

<u>Document</u>	Official Record Book	<u>Page</u>	et seq.
Declaration of Covenants, Conditions and Restrictions	1230	0020	0021 - 0029
Amendment to Declaration of Cove Conditions and Restrictions	enants 1251	602	603

<u>Document</u>	Official Record	Book ]	Page	et seq.
Certificate of Amendment to Dec of Covenants, Conditions and Res		054	1676	1677 - 1775
Articles of Incorporation of Deer Homeowners Association, Inc.		nrecorded	•	
Amended By-Laws of Deer Run Homeowners Association, Inc.	12	251 .	604	605 - 614
A copy of these Governing Documents are attached hereto as Composite Exhibit "3".				
By and through its undersigned	authorized represent	ative and purs	suant 1	to Chapter 712,
Florida Statutes, the Association does hereby preserve and extend for the maximum duration				
permitted by law the covenants or restrict	ions imposed on the	Land affected	by thi	s Notice.
IN WITNESS WHEREOF, the un	dersigned have set th	neir hand and	seal th	is <u>23</u> day of
<u>march</u> , 2009.				
Signed, Sealed and Delivered in the Presence of:	a Florida	Homeowners	corpoi	·

PRINT NAME: Liuda m. merringw TITLE: President

Print Name of Witness

ATTEST: Linda m. merrimen PRINT NAME: Print Name of Witness

TITLE: Secretary

STATE OF FLORIDA
COUNTY OF Semipole
The foregoing was acknowledged before me this 23 day of March.  2009, by Livon merring , as President of Deer Run  Homeowners Association, Inc., a Florida not-for-profit corporation, [] who is personally known
to me or [ Two produced Property Lie as identification.
Motary Public - State of Florida Notary Seal My Commission Expires: 4/5/2010
STATE OF FLORIDA COUNTY OF Sominale  Notary Public State of Florida Martha VanBuskirk My Commission DD537327 Expires 04/05/2010
The foregoing was acknowledged before me this 23 Eday of MRCA
2009, by $\sim 784$ $\sim 100$ $\sim 100$ , as Secretary of Deer Run
Homeowners Association, Inc., a Florida not-for-profit corporation, [ ] who is personally known
to me or [4] who produced DRIVERS Lize as identification.

NOTARY PUBLIC - STATE OF FLORIDA

Notary Seal
My Commission Expires: 4/5/2010

Notary Public State of Florida Martha VanBuskirk My Commission DD537327 Expires 04/05/2010

#### Exhibit "1"

# AFFIDAVIT OF MAILING OR HAND DELIVERY OF STATEMENT OF MARKETABLE TITLE ACTION

STATE OF FLORIDA COUNTY OF <u>Seminole</u>

Before me the undersigned authority on this date personally appeared Linda memory, who after being duly sworn, deposes and says:

- 1. Affiant is the Secretary and a Director of Deer Run Homeowners Association, Inc. (the "Association"), is an appropriate member of the Board of Directors of the Association (the "Board") to execute the Affidavit on behalf of the Association and has personal knowledge of all matters set forth in this Affidavit.
- 2. Affiant affirms that notice of the meeting of the Board at which the Board was to decide whether to approve preservation of covenants or restrictions set forth in certain documents was furnished to the members by mail or hand delivery not less than seven (7) days prior to the date of such meeting. The notice of the meeting of the Board stated the time and place of the meeting and had attached thereto a copy of a document identified as the Statement of Marketable Title Action (the "Statement") which the Board was to consider for approval.

Affiant affirms that attached to this Affidavit as Exhibit "A" is a copy of the form of the 3. Statement which was mailed or hand-delivered to Members of the Association as an attachment to the Notice of the meeting of the Board.

Further Affiant Sayeth Not.

Bonded By National Notary Assn.

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Kinda	meuenan	
Sign		_

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President of Deer Ron HOA.

Title

The foregoing Affidavit w	as sworn to and subscribed before me on this day of
March	, 2009, by Linda M Mercimas
acting as Secretary and as a Direct	or of Deer Run Homeowners Association, Inc., and this person
is personally known to me or has pro	oduced FLOC as identification and who
did take an oath.	
Notary Seal	Signature of Notary Public, State of Florida
LISA M. MCCOY  Notary Public - State of Florida  Notary Public - State of A 2009	Print, Type, or Stamp Commissioned Name of Notary Public

#### STATEMENT OF MARKETABLE TITLE ACTION

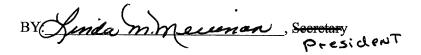
Deer Run Homeowners Association, Inc. (the "Association"), has taken action to ensure that the following documents, currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence.

$\underline{\mathbf{D}}$	ocument	Official Reco	rd Book	<u>Page</u>	et seq.
D	Declaration of Covenants,				
C	conditions and Restrictions		1230	0020	0021 - 0029
A	mendment to Declaration of Coven	ants			
C	onditions and Restrictions		1251	602	603
C	ertificate of Amendment to Declara	tion			
O	f Covenants, Conditions and Restric	ctions	7054	1676	1677 - 1775
A	rticles of Incorporation of Deer Ru	า			
Н	omeowners Association, Inc.		Unrecorded		
A	mended By-Laws of Deer Run				
	omeowners Association, Inc.		1251	604	605 - 614

To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the Public Records of Seminole County, Florida. Copies of this Notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

Dated and Mailed this \_\_\_\_\_ day of \_\_\_\_\_\_, 2009.

DEER RUN HOMEOWNERS ASSOCIATION, INC.





# Composite Exhibit

LEGIBILITY UNSATISFACTORY FOR SCANNING

Legibility unsatisfactory For Scanning

# Composite Exhibit

# **NOTE:**

# For Composite Exhibit "3" Documents:

- ➤ See "Declaration" tab for OR Book 7170, Pgs 125 134
- ➤ See "1st Amendment to Declaration" tab for OR Book 7170, Pgs 135 136
- ➤ See "2<sup>nd</sup> Amendment to Declaration" tab for OR Book 7170, Pgs 137 236
- ➤ See "Articles of Incorporation" tab for OR Book 7170, Pgs 237 240
- ➤ See "By-Laws" tab for OR Book 7170, Pgs 241 251

D TRUTH & FINKETHER, P.A.

O LAN & MAGNOLIA AVE.

ORLANDO, FLA. 32801.

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#### DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by STERLING PARK, LTD., a Plorida limited partnership, hereinafter referred to as "Declarant".

#### WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Seminole County, Plorida, which is more particularly described as follows:

STERLING PARK - UNIT FOUR, as per plat thereof recorded in Plat Book 21, pages 6 and 7, Public Records of Seminole County, Florida.

EOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any park thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

#### ARTICLE I

#### DEPINITIONS

Section1. "Association" shall mean and refer to

DEER RUN HOMEOMNERS ASSOCIATION, INC.

a non-profit corporation organized under the laws of the State of Plorida, its successors and assigns.

Section 2. "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association".

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#### BOOK PAGE SEMINOLE COUNTY FLORIDA

Section 4. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association at the time of the conveyance of the first lot is that portion of the property described on the list as the "Green Belt".

Section 5. "Lot" shall mean and refer to any plot of land designated for single family use shown upon any recorded subdivision or condominium plat of the Properties, or upon which is constructed one or more townhouse or multifamily structures, with the exception of the Common Area.

Section 6. "Daclarant" shall mean and refer to Sterling Park, Ltd., a Florida limited partnership, its successors and assigns if such successors or assigns should acquire more than one undevaloped lot from the Declarant for the purpose of development.

#### ARTICLE II

#### PROPERTY RIGHTS

- Section 1. Owner's Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot subject to the following provisions:
- (a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;
- (b) The right of the Association to suspend the voting rights and right to use of the recreational facilities by an Owner for any period during which any assessment against his lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations;
- (c) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of the members agreeing to such dedication or transfer has been recorded; and

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(d) The right of individual Owners to the exclusive use of parking spaces as provided in this Article.

Section 2. Parking Rights. Parking for each single family lot shall be limited to parking on said lot, curb parking, or as may be designed on the plat or in the condominium declaration thereof recorded in the Public Records of Seminole County, Florida. Parking for a multifamily rental lot shall be provided on-site by the Owner thereof.

Section 3. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

#### ARTICLE III

#### HEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

Section 1. Every Owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment.

Section 2. The Association shall have two (2) classes of voting membership:

CLASS A. Class A members shall be all Owners, with the exception of Declarent, of lots upon which is constructed a single family detached home, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

CLASS B. The Class B member shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) When the total votes outstanding in the Class A membership equal the the total votes outstanding in the Class B membership, or
- (b) On January 1, 1982.

#### ARTICLE IV

#### COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of
Assessments. The Declarant, for each Lot owned within the Properties,

#### BOOK PAGE SEMINOLE COUNTY FLORIDA

hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively, except as hereinafter provided in Section 12, to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area.

Section 3. Assessment Allocation. Assessments shall be levied as to each Lot on the basis of the class of membership as is here-inafter set forth. The assessment for the Class B member for any vacant lot or any lot superimposed with an unoccupied, unsold living unit structure shall be twenty-five per cent (25%) of the annual assessment for a Class A member.

Section 4. <u>Maximum Annual Assessment</u>. Until January 1, 1980, the maximum annual assessment shall be as follows for each class as designated:

Class A - \$30.00 per month

Class B - Not less than twenty-five per cent (25%) of the
annual assessment for Class A members.

Prom and after January 1, 1980, the maximum annual assessment may be increased each year not more than five (5) per cent above the maximum assessment for the previous year without a vote of the membership. The maximum annual assessment may be increased above

five per cent (5%) by a vote of two-thirds (2/3) of the Class A members who are voting in person or by proxy, at a meeting of the Association duly called for this purpose. The Board of Directors may fix the annual assessments at an amount not in excess of the maximum

Section 5. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have been approved by two-thirds (2/3) of the members who are voting in person or by proxy at an Association meeting duly called for this purpose.

Section 6. Notice and Quorum for any Action Authorized Under

Section 4 and 5. Written notice of any meeting called for the

purpose of taking any action authorized under Sections 4 and 5 shall

be sent to all members not less than thirty (30) days nor more than

sixty (60) days in advance of the meeting. At the first such

meeting called, the presence of members or of proxies entitled to

cast sixty per cent (60%) of all the votes shall constitute a quorum.

If the required quorum is not present, another meeting may be called

subject to the same notice requirement, and the required quorum at

the subsequent meeting shall be one-half (1/2) of the required quorum

at the preceding meeting. No such subsequent meeting shall be held

more than sixty (60) days following the preceding meeting.

Section 7. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots within each class of membership and may be collected on a monthly, or quarterly, or annual basis.

Section 8. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence

# 1 2 3 0 0 0 25

as to all Lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar
year. The Board of Directors shall fix the amount of the annual
assessment against each Lot at least thirty (30) days in advance
of each annual assessment period. Written notice of the annual
assessment shall be sent to every Owner subject thereto. The due
dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a
certificate signed by an officer of the Association setting forth
whether the assessments on a specified Lot have been paid.

Section 9. Effect of Nonpayment of Assessments: Remailes of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of eight per cent (8%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for horein by non-use of the Common Area or abandonment of his Lot.

Section 10. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclesure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 11. Exempt Property. All properties dedicated to, and accepted by, a local public authority and all properties owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Florida shall be exempt from the assessments

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created herein. However, no land or improvements devoted to dwelling use shall be excempt from said assessments.

Section 12. Lot and Exterior Maintenance. In the event an Owner of any Lot in the Properties shall fail to maintain the premises and the improvements situated thereon in a manner satisfactor; to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors and thirty (30) days' written notice to the Owner, shall have the right, through its agents and employees, to enter upon said parcel and to repair, clear, trim, maintain, and restors the Lot and the exterior of the buildings and any other improvements exected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject, which shall be due and payable thirty (30) days from the date said assessment is made.

#### ARTICLE V

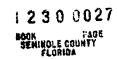
#### ARCHITECTURUL CONTROL

No building, fance, wall, or other structure shall be commenced, srected or maintained upon the Properties, 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 Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

#### ARTICLE XV

#### USE RESTRICTIONS

Section 1. Building Location. Each building shall be placed on the Lot in conformance with the final PUD for said Lot as approved



by the City of Casselberry, Florida.

For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of a building; provided, however, that this shall not be constructed to permit any portion of a building on a Lot to encroach upon another Lot, except as approved with the final PUD, for each Lot, by the City of Casselberry, Florida.

Section 2. Lot Area and Width. Lots must conform to the final PUD for such lot.

Section 3. Sidewalks. Sidewalks must conform to final FUD as from time to time approved by the City of Casselbarry, Florida.

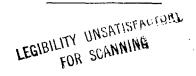
Section 4. Signs. No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one (1) square foot advertising the property for sale or rent, or signs used by a builder to advertise the property during the contruction and sales period.

Section 5. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon any Lot.

Section 6. Livestock, Poultry and Nuisances. No noxious or offensive trade or activity, including, but not limited to, the raising or keeping of chickens, goats, pigs, horses, cattle or other animals, shall be carried on upon any Lot, but the foregoing shall not be construed as to prohibiting the raising or keeping of domestic pets provided they are not kept or bred or maintained for commercial purposes; nor shall anything be done on any Lot which may be or become a nuisance or an unreasonable annoyance to the neighborhood.

Section 7. Prohibited Structures. No trailer, tent, shack, garage, barn, or other outbuilding exected or placed upon any Lot, shall at any time be used as a residence, temporarily or permanently, nor shall any structures of a temporary character be used as a residence.

Section 8. Garbage and Refuse. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall



not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

Section 9. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat or final PUD development plan as filed with the City of Casselberry, Floirda. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage facilities in the easements, or which may obstruct or retard the flow of water through drainage facilities in the easements. The easement area of each Lot and all improvements in it shall be maintained continuously by the Owner of the Lot, except for those improvements which a public authority or utility company is responsible for.

Section 10. Sawage Service. Sewage service to all property described in this Declaration will be supplied by the City of Casselberry Utilities, in accordance with its rules and regulations.

The use of septic tanks or any other sewage disposal facilities is specifically prohibited.

#### ARTICLE VII

#### GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The Covenants and Restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety (90) per cent of the Lot Omers, and thereafter by an instrument signed by not less than seventy-five (75) per cent of the Lot Owners. Any amendment must be recorded.

Section 4. Annexation. Additional land within the area described in Official Records Book 871, page 195, of the Public Records of Seminole County, Florida, may be annexed by the Declarant without the consent of members within seven (7) years of the date of this instrument or until the Class B membership terminates, whichever date shall first occur provided that the FHA and the VA determine that the annexation is in accord with the general plan heretofore approved by them; thereafter, additional residential property and Common Area may be annexed to the Properties with the consent of two-thirds (2/3) of each class of members.

Section 5. FHA/VA Approval. As long as there is a Class B membership, any amendments to this Declaration of Covenants, Conditions and Restrictions will require the prior approval of the Pederal Housing Administration or the Veterans Administration.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused these presents to be executed in its name by its General Partner, this 25 day of Pebruary, 1979.

Signed, sealed and delivered in the presence of:

STERLING DARK

General Partner

STATE OF PLORIDA COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and in the County aforesaid to take acknowledgauthorated in the State and in the County aforesaid to take acknowled membring personally appeared LEO R. SHEY, General Partner of Sterling Park, with, a Florida limited partnership, to me well known and known by me to be such General Partner, and he acknowledged the execution of the foregoing instrument.

\*\*AITHES my hand and official seal in the County and State last aforesaid this 25 day of February, 1979

emission expires: 7000 28,1980

-10-

### DECLARATION OF COUNTAINED AND RESTRICTIONS DECLARATION OF COUNTAINED 47005F13255 AND RESTRICTIONS

THIS AMERICANT, made on the date hereinsiter set forth by STERLING PARK, LTD., a Plorida limited partnership, hereinsiter referred to as "Declarant".

#### WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Seminole County, Plorida, which is more particularly described as follows:

STERLING PARK - UNIT FOUR, as per plat thereof recorded in Plat Book 21, pages 6 and 7, Public Records of Seminole County, Florida.

and,

WHEREAS, Declarant made a Declaration of Covenants, Conditions and Restrictions on the 25th day of Pebruary, 1979, which was recorded in the Public Records of Seminole County, Florida, on June 22, 1979, at O. R. Book 1230, pages 40 through 297 and

WHEREAS, Declarant desires to amend said Declaration of Covanants and restrictions as hereinafter provided:

NOW, THEREFORE, Declarant hereby makes this Amendment as

The following Articles and Sections are amended to read as follows:

#### ARTICLE II

#### PROPERTY RIGHTS

Section 1(c). The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of each class of members agreeing to such dedication or transfer has been recorded; and

#### ARTICLE: IV

#### COVENANT FOR MAINTENANCE ASSESSMENTS

Section 5. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement times the Common Area, includ-

\*\*\*\*

#### 125 # 0803

ing fixtures and personal property related thereto, provided that any such assessment shall have been approved by two-thirds (2/3) of each class of members who are voting in person or by proxy at an Association meeting duly called for this purpose.

Section 9. Effect of Honpayment of Ausessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of six per cent (6%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment: of his Lot.

ARTICLE VI

#### USE RESTRICTIONS

#### ARTICLE VII

#### GENERAL PROVISIONS

Section 5. FHA/VA Approval. As long as there is a Class B membership, any amendments to this Declaration of Covenants, Conditions and Restrictions, any dedication of common area, or annexation of additional land will require the prior approval of the Federal Housing Administration or the Veterans Administration:

IN WITHESS WHEREOF, the undersigned, being the Declarant herein, has caused these presents to be executed in its name by its General Partner, this fat day of Zimenthe

Signed, sealed and delivered in

Partner

STATE OF PLORIDA COUNTY OF Service

I HEREBY CERTIFY that on this day, before me, an officer dul authorized in the State and in the County aforesaid to take acknowl-adgments, personally appeared LEO R. SHEW, General Partner of Sterling a Plorida limited partnership, to me wall known and known to be such General Partner, and he asknowledged the execution a foregoing instrument. It is the County and State last

AND DESCRIPTION OF

was finish routs

THIS DOCUMENT PREPARED BY AND RETURN TO:
Clayton & McCulloh
1065 Maittand Center Commons Blvd.
Maittand, Florida 32751

MARYANNE MORBE, CLERK OF CIRCUIT COURT BENINGLE COUNTY BK 07054 Pgs 1676 - 1775; (100pgs) CLERK'S # 2008098328 RECORDED 08/88/2008 12:05:03 PM RECORDED 08/88/2008 12:05:03 PM RECORDED BY T 8:15h

the space above this line is reserved for recording purposes	
Bb. bang	

# CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

#### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, as President and Secretary of the DEER RUN HOMEOWNERS ASSOCIATION, INC. (hereinafter "Association"), pursuant to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, recorded in Official Records Book 1230, Page 0020 of the Public Records of Seminole County, Florida, as amended and supplemented (hereinafter "Declaration") and the Florida Statutes, hereby certify that an Amendment to the Declaration, which is attached hereto as Exhibit "A" and by reference made a part hereof (hereinafter "Amendment") was duly adopted in accordance with the requirements of the Declaration.

Fursuant to Article VII, Section 3 of the Declaration, not less than seventy-five percent of the Owners within the Association signed an instrument demonstrating their approval of the Amendment as evidenced by the signatures on Exhibit "B" attached hereto and by reference made a part hereof.

The Association is a homeowners association created pursuant to the laws of the State of Florida. With the exception of the attached Amendment, all other terms and conditions of the Declaration shall remain in full force and effect.

	IN WIT	MESS	HEREOF,	the	Association	has caused	l these	presents to	be o	executed	in its
name,	this	10	day of	Ua	UST			, 2	<del>007</del> .,	ನಿರಾಧಿ	

Page 1 of 2

Book7054/Page1676 CFN#2008098328



•		
Signed, sealed and delivered in the presence of:		DEER RUN HOMEOWNERS ASSOCIATION, INC.
La BA.		2
Hard hi	By:	Kendy mm and
(Sign - Witness 1)	•	(Sign)
Echaned Ruce		Linda M. merrimon
(Print - Witness 1)	,	(Print)
Losa Luncan		President, Deer Run
(Sign - Witness 2)		Homeowners Association, Inc.
LISA DONCAN		
(Print - Witness 2)		
Word hi	Attest:	La Denne
(Sign - Witness 1)	Allest	(Sign)
Edward PLACE		(ISA ANIMAL)
(Print - Witness 1)		(Print)
Honda ni macienan		Secretary, Deer Run
(Sign - Witness 2)		Flomeowners Association, Inc.
Linux m. merrinan		
(Print - Witness 2)		
(Time Williams 2)		
		DED COARS (VICEOUS) OF
STATE OF FLORIDA		PRODUCED IDENTIFICATION
COUNTY OF SEWING E		
The foregoing was acknowledged b	efore me this	10 day of August , 2007, by
Livor m. Merriman , 81	s President,	and LISA DUNCAL , as
Secretary, of Deer Run Homeowners Assoc	iation, Inc., a	l Florida not for profit corporation, on behalf of the
corporation, who are persona	lly know	n to me or who have produced
		as identification.
NOTARY	PUBLIC	4
11.30	1 leve	NELUA ROMAN PTECE
	yeur	MY COMMUNICATION - 010405118
(Sign)/c/	da Kan	Bonded strough 1st State insurence
(Print)	200 111.00	
	orida, At La	rge
	ission Expir	

Page 2 of 2

Book7054/Page1677 CFN#2008098328

#### EXHIBIT "A"

## AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

The following amendment is made to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions (additions are indicated by <u>underlining</u>, deletions are indicated by <del>strike-throughs</del> and omitted but unaltered provisions are indicated by ellipses).

#### ARTICLE VII

#### GENERAL PROVISIONS

Section 3. Amendment. The Covenants and Restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than minety (90) per cent of the Lot Owners, and thereafter by the affirmative vote of the majority of Lot Owners who are voting in person or by proxy at a meeting at which a quorum has been attained (e.g., once a quorum has been obtained at a meeting of the Lot Owners/ members of the Association, a majority of those Lot Owners/ members attending the meeting in person or by proxy may amend this Declaration). Alternatively, this Declaration may be amended by an instrument signed by not less than seventy-five (75) per cent a majority of the Lot Owners. Any amendment must be recorded in the Public Records of Seminole County, Florida.

Book7054/Page1678 CFN#2008098328



# EXHIBIT "B": Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions

and Pages of the Public Records of Seminola County at:  I (we) hereby approve and consent to the Amendin Conditions and Restrictions, recorded in Official Re	RLING PARK-UNIT FOUR, as platted in the following Plat Book 1, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located (address of Lot).  Lent to Article VII, Section 3 of the Declaration of Covenants, cords Book 1230, at Page 0020, et seq., of the Public Records of ment to Declaration of Covenants, Conditions and Restrictions.  Sign - Owner I
Sign Witness 2  Sign - Witness 1  Sign - Witness 1  Print  Sign - Witness 2	Leonard T. Harry of r  Leonard T. Harry of r  Print
Print  STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged pafore me this as identification.  NOTARY PUBLICATION TO SEMANTIAL SEMA	who is personally known to me or has produced
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this	who is personally known to me or has produced  Cleveled Server  (sign)  (print)  State of Florida at Largo My Commission Expires:

Book7054/Page1679 CFN#2008098328

## EXHIBÎT "B" : Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions I am (we are) the owner(s) of Lot# 15 in STERLING PARK-UNIT FOUR, as platted in the following Plat Book and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located at: 201 12 Clear Cucle. at: 301 12 Xea Cucle (address of Lot). I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the Public Records of Seminale County, Florida, as set forth in the Amendment to Declarations of Coyenants, Conditions and Restrictions. Witness 2 Şign Print STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was attagowiedged before me this es identification CONTRACTOR CITATION 4 2 B 4 B WWW (800)433-426 State of Florida at Large My Commission Expires: STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was subnowledged before me this O() (\*\*MO(A\*\*\* O() \*\*MO(A\*\*\*\*)) NOTARY PUBLIC: ELIZABETH W. EBERWEIN Per DEC14744

Book7054/Page1680 CFN#2008098328

State of Florida at Large My Commission Expires;

# EXHIBIT "II": Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions

	,	
	Iam (we are) the owner(s) of Lot#in S	TERLING PARK-UNIT FOUR, as platted in the following Plat Book
		unty, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located
	at: 203 Twelve	League (address of Lot).
		ndment to Article VII, Section 3 of the Declaration of Covenants.
	Conditions and Restrictions recorded in Official	Records Book 1230, at Page 0020, et seq., of the Public Records of
	Seminale County Florida as set forth in the Am	endment to Declaration of Covenants, Conditions and Restrictions,
	Stemming to postation, and the state of the	A C 1
	The state of the s	The 18. dear.
	Sign - Witness 1	Sign - Owner 1
	Sign - Willess I	Sign - Owner 1
	Vision Communica	DAVID E. KDOUSE, IN
	VIVIEW SCUITOR	
	Print	Print
ľ	die Charles	
	Villes Mille	
	Sign - Witness 2	
	Str. C. Landa	
	Jimm CSFOO	
	Print /	
	Muy miss	( South Statuse
	Sign-Witness I	Sign - Olyner 2
	Min commande	
	VIVIEN CURAINA	LOVI D. Krause
	Print	Print
_		
\	Their cells	
1	Sign - Witness 2	
	Simon Castro	
	Print	
	STATE OF FLORIDA	•
	COUNTY OF SEMINOLE	20 2.6.6.
	The foregoing instrument was acknowledged before me this	
	FL DL's in Identification.	who is personally known to mg or has produced
	a unitalitation.	· /4: / / / /
	NOTARY PUR	odc. bleen talle
	Maria Chika Dicker Control	(\$1gn)
	Notary Public State of Florida Simon Caabo	Simi (lostro
	My Commission D0373739	(print)
	Towar Explose 11/21/2008	State of Florida at Large
	AMAND OF STORINA	My Commission Expires:
	STATE OF FLORIDA. COUNTY OF SEMINOLE	an a state
	The foregoing instrument was acknowledged before me thi	s 22 day of October 2007, by
	Lori Krause	ydis is personally known to me or has produced
	(FL, )) = 30 identification.	Iliza ( ) X
	NOTARY PU	aic Ollin Valle
		(diph)
	Just Ties Noticery Public State of Florida	Simo (lastro
	Simon Castro	(print)
	My Commission D0373739 Expires 11/21/2008	State of Florida at Lurge
	CALLA CAMAGE FILENCES	My Commission Expires:

Book7054/Page1681 CFN#2008098328

# EXEURIT "B": Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions

.4	
I am (we are) the owner(s) of Lot# in STER	LING PARK-UNIT FOUR, as platted in the following Plat Book
and Pages of the Public Records of Seminole County.	Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located
at 204 12 League Circle	
1 (we) hereby approve and consent to the Amendme	ent to Article VII, Section 3 of the Declaration of Covenants,
Conditions and Restrictions, recorded in Official Reco	ords Book 1230, at Page 0020, et seq., of the Public Records of
Seminole County, Florida, as set forth in the Amendo	nent if Decigration of Covenants, Conditions and Restrictions.
of the Constitution	all Sland
- Junder M. M. Petroman	July Clody In
Sign - Witness 1	S/gn - Owner 1
<b>y</b> .	Toranous C Walland Al
LINDA M. Merriman	NUSGPHE, KUKUUSAK
Print	Print
William V. Aldergen	
W Dalour I. Mary	·
Sign - Witnesy2	
1 A.m	
WILLIAM J. ALDINGER	•
Print	
· · · · · · · · · · · · · · · · · · ·	
Company of the Compan	DAMARA KATERDORK
Sign - Witness 1	70000
Sigh - Wiffress I	Sign - Owner 2
and the second of the second o	Jamara Koropsak  Tamara Koropsak  Print
LINDA M. Merriman -	Jamara Koropsak
Print	Print
11	
Selv Ul	:
	<u> </u>
Sign - Witness 2	
5.1 0/	•
Steve Olson	
Print	
PERATE OF STANTA	•
STATE OF FLORIDA COUNTY OF SEMINOLE	. 411
The foregoing instrument was arknowledged before me this	294 day of May 2008, by
Joseph Korupsak	, who is personally known to me or has produced
DL de Identification,	
	Ca At Que
NOTARY PUBLIC:	Lyabeth Cherwen
Pro-charmen and accompanies for the state of	(alga) U
ELIZABETH W. CEERWEIN	ELIZABETH EBERWEIN
Comman D00343548	
Burger Buy (800) 172-12547	(print)
Florida Notary 1 4 144	State of Florida at Lorge My Commission Expires:
STATE OF FLORIDA	my Communicat Expues:
COUNTY OF SEMINOLE	151
The foregulng insurpment was acknowledged before me this	day of () [ 20 / 8, by
Tamara Koropsak	, who is personally known to me or has produced
as identification.	A 7 A
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notary public:	(sign) Elephelt Cheruser  ESIZABETH PHEWEN
TOTAL PARTY OF THE	Viginy Viginy
Comment Constitutes	FIJZAMETH FINERWEIN
Coping Microso	(print)
Section Services and Section Control	State of Flurida at Large
Property contract to the state of the state	My Commission Expires:

Book7054/Page1682 CFN#2008098328

EXHIBIT "B":	Approval and Consent to Amendment to Declaration of Covenants, Conditions and
Restrictions	BIK D
	in STERLING PARK-UNIT FOUR, as platted in the following Plat Book es of the Public Records of Seminole County, Florida; Plat Book 21, at Pages 6 through 7. Said Lot is located
at:	
	nereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants,
Conditi	ons and Restrictions, recorded in Official Records Book 1230, at Page 0020, at seq., of the Public Records of
Semino	le County, Florida, as set forth in the Amendment to Declaration of Covenants, Conditions and Restrictions.
	The Alach Cold
Sign - V	Viness 1 Sign - Owner 1
- Lagra - 1	The state of the s
<u>Lra</u> Print	DA M. MECRINAN RICHARD C DAVIS
-	ansly
Sign A	Vinces 2
Print	and for final-
Sign	Vitness 1 Sign - Owner 2
<u>Li</u>	vax m. merriman. Judith B. Davis
L	malley
Sign -	Witness 2
Print	nay my mary
COUNT	OF FLORIDA Y OF SEMINOLE  To be a seknowledge the fore me this to day of the sex of the
110 1010	who is personally known to me or has produced
Li	NOTARY PUBLIC: (sign)  NOTARY PUBLIC: (sign)
	(print)  State of Florida at Large  My Commission Expires:
	OF FLORIDA
	Y OF SEMINOLE  galag instrument was arknowledged baffure use this day of 4505, by
<del></del> \$	Judith B Davis , who is personally known to me or has produced
File	NOTARY PUBLIC: MASSILLA NOTARY PUBLIC: MASSILLA NOTARY PUBLIC: STATE OF FLORIDA
2	(fign) Commission # DD623815
	(print) State of Florida at Large
	My Commission Expires:

Book7054/Page1683 CFN#2008098328



I am (we are) the owner(s) of Lut# /3 in STE and Pages of the Public Records of Seminole Count at: 207 /2 // Lacence Co	y, Florida: Plat Book 21, at Pages 6 through	
I (wo) hereby approve and consent to the Amenda Conditions and Restrictions, recorded in Official Re Seminole County, Florida, as set forth in the Amenda	ment to Article VII, Section 3 of the Decla crords Book 1230, at Page 0020, et seq., of	ration of Covenants the Public Records o
Sign-Witness 1	Sign - Owner 1	
LINDA M. Merriman	Print Royand Ress	
Sign-Witness		
Print		
Sign - Witness I	Deline hein Sign-Owner 2	
Linda m. merriman.	Debruh Besss Print	
Sign-Witness 2		
Print		
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this [KAMMONA K2156] D. L. as Identification.	29 day of Man , 200 who is personally known to one or has	<u>&amp;</u> _, by produced
CLIZABETH W. EBERWEN  Commo DOCKSTAG  Express 84/2008  Bernal Grij (100)423-4214  Fickie Housey Ann., Inc.	(sign) Charlett Cheruser  (print) State of Florida at Lange My Commission Expires;	>
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this	, who is personally known to me or has	08, by produced
NOTARY PUBLIC  CHARLETIN W. ENGRAVAGIN  CHARLETIN W. ENGRAVAGIN  CHARLETIN W. ENGRAVAGIN  England Street (SCONEXX-1254)  Floatin Notary Alan., No.	(sign)  Clarabett Eberwein  (wint)  State of Florida at Large My Commission Expires;	

Book7054/Page1684 CFN#2008098328

#### Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions Iam (we are) the owner(s) of Lot # 10 BLK E in STERLING PARK-UNIT FOUR, as platted in the following Plat Book and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located Circle · Casselberry, FL 32707 I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the Public Records of Seminole County, Florida, as set forth in the Amendment to Declaration of Covenants, Conditions and Restrictions. Sign - Witness 1 Sign - Owner 2 Print Print Witness 2 Print STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this es identification NOTARY PUBLIC - STATE OF FIORIDA Cindy M. Hinkley NOTARY PUBLIC: DED THRU ATLANTIC BONDING CO., INC. State of Florida at Large My Commission Expires: STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this day of who is personally known to me or has produced as identification. NOTARY PUBLIC: (sign) State of Florida at Lurge

CFN#2008098328

Book7170/Page146 CFN#2009041190

Book7054/Page1685

and Pages of the Public Records of Seminole County	ent to Article VII, Section 7 of the cords Book 1230, at Page 0020, at se	rrough 7. Said Lot is located 0-707 (address of Lot).  Declaration of Covenants, eq., of the Public Records of
Print Concella		
Sign - Witness 1	Sign - Owner 2	
Print	Print	
Sign - Wimess 2		
Print		
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this	dsy of	, 20, by
as identification.	Who is personally known to the	•
NOTARY PUBLIC:	(sign)	NOTARY FUBLICATATE OF FLORID Luís C. Guenaga Commission # DD6968 Expáros: JULY 18, 20
	(print) State of Florida at Lungo My Commission Expires:	BONDED THRU ALLANTIC BONDERS CO.,
STATE OF FLORIDA	•	
COUNTY OF SEMINULE The foregoing instrument was acknowledged before me this	day of	, by
ay identification.	who is personally known to m	se or nas produced
NOTARY PUBLIC:		•
	(zign)	
	(print) State of Florida at Large My Commission Expires:	-

Book7054/Page1686 CFN#2008098328



Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions I am (we are) the owner(s) of Lot# 4 BUV E in STERLING PARK-UNIT FOUR, as platted in the following Plat Book and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located at: 2/3 Two lve Loague Cly. (address of Lot). I (we) hereby approve and consent to the Admendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, at seq., of the Public Records of Seminole County, Florida, as set forth in the Amendment to Declaration of Covenants, Conditions and Restrictions. Sign - Witness I Sign Witness 1 STATE OF FLORIDA COUNTY OF SEMINOLE NOTARY FUBLIC STATE OF FLORIDA Cindy M. Hinkley NOTARY PUBLIC: State of Florida at Large My Commission Expires: STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument w KOTARY PUBLIC - STATE OF FLORIDA NOTARY PUBLIC: Cindy M. Hinkley Commission # DD623819 BONDED THEU ATLANTIC BONDING CO., INC. (print) State of Florida at Large My Commission Expires:

CFN#2008098328

Book7054/Page1687

#### Restrictions in STERLING PARK-UNIT FOUR, as platted in the following Plat Book I am (we are) the owner(s) of Lot# and Pages of the Public Records of Seminole County, Florida: Plat Book 2], at Pages 6 through 7. Said Lot is located at: 214 TWEWE LEAGUE CIR. CASSEBETERY 32707 (address of Lot). I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0920, at sag., of the Public Records of Seminole County, Florida, as set forth in the Amendment to Declaration of Covenants, Conditions and Restrictions, Sign Witness 2 Sign - Witness 1 Sign - Owner 2 Print Print Sign - Witness 2 Print STATE OF FLORIDA COUNTY OF SEMINULE The foregoing instrument was acknowledged before me this . 20 who is personally known to me or has produced as identification. notary public state of plorida NOTARY PUBLIC: Luis C. Goenaga Commission # DD696840 (sign) EXPIRE: JULY 18, 2011 BORDED THEY ATLENTIC BOXODEG CO., INC. (print) State of Florida at Lurge My Commission Expires: STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was anknowledged before me this day of , who is personally known to me or has produced os identification. NOTARY PUBLIC: (ngin) (print) State of Florida at Large

My Commission Expires:

Approval and Consent to Amendment to Declaration of Covenants, Conditions and

EXHIBIT "B":

Book7054/Page1688 CFN#2008098328



### Restrictions in STERLING PARK-UNIT FOUR, as platted in the following Plat Book I am (we are) the owner(s) of Lot# and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located 215 Twelve Leasne Circh I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the Public Records of Seminale County, Florida, as set forth in the Amendment to Declaration of Covenants, Conditions and Restrictions. Witness 1 Print STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this Hneel GONZALZ as identification. NOTARY PUBLIC: State of Florids at Large My Commission Expires: STATE OF FLORIDA COUNTY OF SEMINOLE regular instrument was acknowledged before me this Acert as identification. NOTARY PUBLIC: State of Florida at Large My Commission Expires;

Approval and Consent to Amendment to Declaration of Covenants, Conditions and

Book7054/Page1689 CFN#2008098328



I am (we are) the owner(s) of Lot# and Pages of the Public Records of		RLING PARK-UNIT FOUR, as pl v. Florida: Plat Book 21, at Pages (	
at: 216 TWELVE	EAGUE	CIR. CASGLEBURY	7 327 87 (address of Lat).
I (we) hereby approve and conse Conditions and Restrictions, recor			
Seminole-Spunty, Florida, as set i			
Shin	_/	5-1	
Sign Witness 1	$\rightarrow$	Sign - Owner I	
	U		· :
Meson Jou	LAICE	Lubys P 9	Ergus
Print		PTINE	1
Dua Suff			
Sign - Witness 2			
Kuth Cox of	2.~		
Print			;
Sign - Witness 1		Sign - Owner 2	
-		-	
Print		Print	
1 3 1146		rojit	
at 11 th			•
Sigu - Witness 2			
			•
Print			
STATE OF FLORIDA			
COUNTY OF SEMINOLE			;
The foregoing instrument was acknowledge	led before me this	day of	nio or has produced
as Identification.			
	NOTARY PUBLIC:		KOTARY PUBLIC STATE OF FLORIDA
		(sign)	Luis C. Goenaga Commission DD 696840
		(print)	Expires: JULY 18, 2011
		State of Florida at Lurge My Commission Expires:	:
STATE OF FLORIDA		•	
COUNTY OF SEMINOLE  The foregoing instrument was acknowledge	ged before mo this	day of	, 20, by
ns identification.		, who is personally known to	me or has produced
• •	NOTARY PUBLIC:		i
		(sign)	
		Luis Goenaga	••
		(print) State of Florida at Large	
		My Commission Explics:	

Book7054/Page1690 CFN#2008098328



	I am (we are) the owner(s) of Lot#	7 in Steri	LING PARK-UNIT FOUR, as platted in t	ne following Plat Book
			Florida: Plat Book 21, at Pages 6 through	
	at: 217 Twe ve		nt to Article VII, Section 3 of the Decl	(address of Lot).  aration of Covenants
	Conditions and Restrictions, record	ed in Official Reco	ords Book 1230, at Page 0020, et seq., of	the Public Records of
	Seminole County, Florida, as set for	th in the Amendan	ent to Declaration of Covenants, Condition	one and Restrictions.
	The same of	(	Harling Laline	<b>~</b>
_	Sign - Witness 1	Charles .	Sign - Owner 1	- 4
		$\cap$	Line Hallage	,
	Linha m. metri.		Print	12
	·····			
	Sign Witness 2	<del></del>	•	•
(	Sign Witness 2			•
	JASON You	v6		
	Print			
/	Lenda moneice	saided:	Une K.	i 1
Ç	Sign - Witness 1		Sign - Owner 2	
	LINDA M. Merrin	٠ ليه	Donva Harris	
	Print		Print	
	4100			
	Sign - Witness 2	2		<u>;</u>
//				
	JASON YOUR	<i>G</i>		
	Print /			
	STATE OF FLORIDA	•		•
	COUNTY OF SEMINOLE  The foregoing instrument was acknowledge	xi before me this	3th day of October 20	O7.by
	Charles Harris Emolules 120 as Identification.		, who is personally known to me or ha	s produced
		l. v.a	On 1 the Day	!
	ELIZABETH W. EBERWEIN Commit Diposerpos	NOTARY PUBLIC:	(algu)	
	Betrant avv återskriperitet Edges kreitets		Elizabeth Cherwein	
	Planta House American		(print) State of Florida at Large	
			My Commission Expires:	
	STATE OF FLORIDA COUNTY OF SEMINOLE		21 12	n 0'
	The foregoing insurancent was acknowledg	ed before me this	day of How 20, who is personally known to me or h	OUA, by
	ns identification.		• •	<b>F</b>
		NOTARY PUBLIC:		ELEXANTW CHRONIC
			FT - Lott & Karusei	OF STREET
			(print)	Company and Company of the Company
			State of Florida at Large My Commission Expires:	Action and the second s

Book7054/Page1691 CFN#2008098328



	ndment to Declaration of Covenants, Conditions and
Restrictions	J. T.
and Pages of the Public Records of Seminole at: 219. Twenve LEAGUE (  I (we) hereby approve and consent to the A Conditions and Restrictions, recorded in Offi	in STERLING PARK-UNIT FOUR, as platted in the following Plat Book County, Florids: Plat Book 21, at Pages 6 through 7. Said Lot is located  IRCLE CASSELBERAY FL 3270 (address of Lot).  meadment to Article VII, Section 3 of the Declaration of Covenants, cial Records Book 1230, at Page 0020, et seq., of the Public Records of Amendment to Declaration of Covenants, Conditions and Restrictions.
01	00.0.4
Sign-Witness 1	Sign - Owner I
Print Grace Flow	Print DE CASTRO
Joe Trassa	·
Print '	
Sign - Witness I	Sign - Owner 2
Print	Print
Sign - Witness 2	
Print	
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was schooledged before an	
LTC. NOTARY	NOTARY PUBLIC-STATE OF ALUMAN
	PUBLIC: (sign) Commission # DI)623819  (sign) Expires: JAN. 28, 2011  (print) State of Florida at Large
	My Commission Explres:
STATE OF FLORIDA COUNTY OF SEMINOLII	
The faregoing instrument was acknowledged before m	e this day uf, 20, by
as Identification.	who is personally known to me or has produced
NOTARY	PITALIC?
MOTARI	(sign)
	(print) State of Florida at Large My Commission Expires:

Book7170/Page153 CFN#2009041190

Book7054/Page1692 CFN#2008098328

	I am (we are) the owner(s) of Lot# in STER and Pages of the Public Records of Seminole County,	LING PARK-UNIT FOUR, as platted in the Florida: Plot Book 21, at Pages 6 through 7	
		e Casselhemy FL 327	07 (address of Lat).
	Conditions and Restrictions, recorded in Official Reco	ords Book 1230, at Pago 0020, et seq., of the	he Public Records of
	Seminole County, Florida, as set forth in the Amenda	nent to Declaration of Covenants, Condition	a and Restrictions.
		Styphen O Juno	
	Sign Witness 1	Sign - Owner 1	
	Print Young	STEPHEN D. Simon	
	+1 · ( )		
	Sign! Witness 2		
	Livon m. merrineu		
	Print	1 -1 -	•
-	Sign: - Witness 1	Janua d. Son	mou
ر سرائیمر		Sign - Awner 2	· · · · · · · · · · · · · · · · · · ·
Comme	Print	Print Print	
			,
	Sign-Witness 2	•	
	13.5	· · · · · · · · · · · · · · · · · · ·	
	Print Print		
	STATE OF FLORIDA	15k A	•
	COUNTY OF SEMINOLE		<b>4</b> , by
	Di as identification,	who is personally known to me or has a	produced
	NOTARY PUBLIC:	Clasteth Ebenwein	ELIZABETHW. EMERICAN
		Plumbets Plantien	States on Observation
		(ptint) · Sists of Florida at Large	Plorida Hickory Agen, Inc.
	STATE OF FLORIDA	My Commission Expires:	*
	COUNTY OF BEMINOLE  The foregoing instrument was acknowledged before me this	15t day of April ,20	NQ by
	Janice L. Simon	who is parsonally known to me or has	blognesq
•	D. L. as Identification.  NOTARY PUBLIC:	Capteth berwein	•
		(sign) Of hot Charatein	ELIVABETH W. BRETWEIN
		(oriot) (oriot)	Empires SI-U2000 Empires SI-U2000 Secretal Steam (SI-U2000)
		State of Florida at Large My Commission Explica:	Protection Ann. Inc.

Book7054/Page1693 CFN#2008098328

and Pages of the Public Records of Saminole Coun at:  (we) hereby approve and consent to the Amend Conditions and Restrictions, recorded in Official R	ERLING PARK-UNIT FOUR, as planted in the following Plut Book tty, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located (address of Lot), iment to Article VII, Section 3 of the Declaration of Covenants, accords Book 1230, at Page 0020, et seq., of the Public Records of adment to Declaration of Covenants, Conditions and Restrictions.  Sign - Owner 1  Jortensia G. Gabriel  Print
Print	- 6
	7. Salour
Sign - Witness I	Sign-Owner 2 Tony Gabriel
Prin:	Print Cabriel
Sign - Witness 2	
That	
Prin!	,
STATE OF FLORIDA COUNTY OF SEMINOLE	
The inregoing instrument was abknowledged before me this	day of October 2007 by who is personally known to me or has produced
as identification.	0
NOTARY PUBL	IC: (sign) Cheaver
Common Dottoms to	Elizabeth Eberwein
Mandad State (800)423-4254 Florida hastery Asse., Inc.	(print) State of Florida at Large
STATE OF FLORIDA	My Commission Expires:
COUNTY OF SEMINOLE  The forgening instrument was acknowledged before me this.	
D. La as identification.	, who is personally known to me or has produced
NOTARY PUBL	10: Chabelt Eleswein
GLIZABETH W. EDIPOVEN General MONACO-co	10: Chabeth Ebeswein
Brander dem Godyand-erser Warden Hearty Austra, Inc.	(print) State of Fiorida at Largo
	My Commission Expires:

Book7054/Page1694 CFN#2008098328



EXHIBIT "B": Approval and Consent to Amendment to Decigration of Covenants, Conditions and in STERUING PARK-UNIT FOUR, as platted in the following Plat Book and Pages of the Public Records of Seminols County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located LEAGUE Circle I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the Public Records of Seminole County, Florida, as set forth in the Amendment to Declaration of Covenants, Conditions and Restrictions. STATE OF FLORIDA COUNTY OF SEMINOLE NOTARY PUBLIC: Cindy M. Hinkley State of Florida at Large My Commission Expires: STATE OF FLORIDA NOTARY PUBLIC: NOTARY PUBLIC - STATE OF TIOI (sign) Cindy M. Hinkley Commission # DD 523819
Expires: JAN, 28, 2011
BOYDED THEU AN ANTIC BONDENICO, INC. Shis of Florids at Large My Commission Expires;

Book7054/Page1695 CFN#2008098328

at 228 Twelve Leas	ty, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is lo
I (we) hereby approve and consent to the Amend	ment to Article VII, Section 3 of the Declaration of Cover
	ecords Book 1230, at Page 0020, et seq., of the Public Recor
Seminole County, Florida, as set forth in the Amen	dment to Declaration of Cayenants, Conditions and Restriction
1.1.	A grandles bus in
Jundam marienani	Comment and the second
Sign - Wimess 1	Sign - Owner 1
LINDA M. Merriman -	Teresa Parker Small
Print	Print
0	
Suce Juster	
Sign - Witness 2	
D -1 C. CO.	
RUTH GRIFRIN	
Print	•
	•
Sign - Witness 1	Sign - Owner 2
-	
Section 1 - Sectio	A STATE OF THE PROPERTY OF THE
Print	Print
	•
Sign - Witness 2	•
Digit Without I	
Print	
STATE OF FLORIDA COUNTY OF SEMINOLE	A 11
The thregoing inspument was acknowledged before me this	19th day of April 2008 by
OC as identification.	, who is personally known to me or has produced
4	Or ent an
NOTARY PUBLIC	c. Lisabeth theaupon.
	C. 14 Ol
	Elizabeth Cherwein
	(print) State of Florida at Large
	My Commission Expires:
STATE OF FLORIDA COUNTY OF SEMINOLE	House Many Ass., 188
The foregoing instrument was acknowledged before me tills	
er identification.	, who is personally known to me or has produced
•	
NOTARY PUBLI	
	(sign)
	(print)
	State of Florida at Lorge

Book7054/Page1696 CFN#2008098328



I am (we are) the owner(s) of Lot# 4 in STER	LING PARK-UNIT FOUR, as platted in the following Plat Book
	LING PARK-UNIT FOUR, as platted in the following Plat Book Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located
at: AB Twelve and consent to the Argandra	ent to Article VII, Section 3 of the Declaration of Covenants,
Conditions and Restrictions, recorded in Official Reco	ords Book 1230, at Page 0020, et seq., of the Public Records of
Seminole County, Florida, as set forth in the Amenda	nent to Declaration of Covenants, Conditions and Restrictions.
June mmanum	21-2-1
Sign - Witness 1	Sign - Owner 1
LINDA. M- Meminuts	Thomas Inall
Print	Print
Sign-Witness 1)	•
Print	
Sign - Witness 1	Sign - Owner 2
Print	Print
Sign - Witness 2	
rimt	
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this Thomas Strongly	(oth day of Oct. 20 07, by who is personally known to me or has produced
D, L-1 ns identification.	
NOTARY PUBLIC:	Elizabeth Eberwein
Production Cont.	(print) Siste of Florida at Lurge My Commission Expires:
STATE OF FLORIDA	•
COUNTY OF SEMINOLE  The foregoing instrument was acknowledged before me this	day of
as identification,	The is personally known to the or has produced
NOTARY PUBLIC:	: (sign)
	· <del>·</del> ·
	(print) State of Florida at Large My Commission Expires:

Book7054/Page1697 CFN#2008098328



I am (we are) the owner(s) of Lot#/3in STE	RI ING PARKLINIT FOID seminted	in the fallowing Dlat Book
and Pages of the Public Records of Seminale County	Florida: Plat Book 21. at Pages 6 thro	ugh 7. Said Lot is located
at: 224 TWELVE LEAGUE (	CIR, CASSZIBZRILIN 32	707 (address of Lot).
I (we) hereby approve and consent to the Amendm	ent to Article VII, Section 3 of the D	Declaration of Covenants,
Conditions and Restrictions, recorded in Official Rec	cords Book 1230, at Page 0020, et seq.	, of the Public Records of
Seminole County, Florida, as set forth in the Amend	ment to Declaration of Covenants, Con-	ditions and Restrictions.
Durch	4	
Sign/Witness 1	Sign/ Owner 1	
	7	
JASON YOUNG	buby6 P fers	<u>02</u>
Erint	Print	
() le n		
sur Suff		
Sign - Witness 2		,
10 with Cother		
Print		
the state of the s		
Sign - Witness 1	Sign - Owner 2	
Print	Print	
Sign - Witness 2		
Print		
STATE OF FLORIDA		
COUNTY OF SEMINOLE	day of	00 1
The foregoing instrument was acknowledged before me this	who is personally known to me o	, 20, by r has produced
ns identification.		•
A SAMA I WAT BUTTON YA		
NOTARY PUBLIC:	(sign)	
		NOTARY PUBLIC STATE OF FLORIDA
	Lobys P tergus	Luis C. Goennga Commission #DD698840
	(print)	Expires: JULY 18, 2011
	State of Florida at Large My Commission Expires:	DONDED THRU ATLANTIC HONDING CO. INC.
STATE OF FLORIDA		
COUNTY OF SEMINOLE	day, at	20 5.
The foregoing instrument was acknowledged before me this	day of, who is personally known to me o	, 20, by or has produced
as identification.	Attended to the state of the st	Prannan
NOTARY PUBLIC:	(ngia)	
	/aig\	
	(print) State of Florida at Large	
	Marco replies an Eurice	

Book7054/Page1698 CFN#2008098328



	LLING PARK-UNIT FOUR, as platted in the following Plat Book Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located
at: 225 12 Acase	' (address of Lot).
	ent to Article VII, Section 3 of the Declaration of Covenants,
	ords Book 1230, at Page 0020, et seq., of the Public Records of
	nent to Declaration of Covenants, Conditions and Restrictions.
A	ment representation of coverants, conditions and restrictions.
	Smul 1923m1
( Typica M. Malerdan	NEST TO A V
Sign Witness 1	Sign - Owner 1
	I JUNE UNZOVEZ
LINDA M. METTIMAN	CLUTINE ON TO
Print	Print
The Management of the Contract	,
Sign - Wimess 2	
Offit - Mittees 7	
Steve Olson	
Print	
:	
Sign - Witness I	Sign - Owner 2
Print	Deign
PTILIT	Print
	·
Sign - Witness 2	
	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
Print	
* *****	
-	•
STATE OF FLORIDA COUNTY OF SEMINOLE	134 , 60
The thregoing instrument was atknowledged before me this	day of Jiere , 20 08, by
ISMADI VAZGUEZ	, who is personally known to me or has produced
) as identification.	A.
•	DA 1 The Sharen
NOTARY PUBLIC:	
ELIZABETH W. BELTHEN	(sign) ()
Committees to	Elizabeth Hoerwein
Bertal San Comm.	(mint)
Sancti Linguista Florida Hotory Amer., Inc.	Sinte of Florida at Lucgo
State County County Strain County Cou	My Commission Expires:
STATE OF FLORIDA	•
COUNTY OF SEMINOLE	
The foregoing instrument was acknowledged before me this	day of
as identification,	, who is personally known to me or has produced
es la chimitanous	
NOTARY PUBLIC:	
	(sign)
	•
	(print)
	(print) Since of Florida at Large
	My Commission Expires:

Book7054/Page1699 CFN#2008098328



#### Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions in STERLING PARK-UNIT FOUR, as platted in the following Plat Book I am (we are) the owner(s) of Lot#\_ and Pages of the Public Records of Schumole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located Twelle Leagle I (wo) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the Public Records of Seminole County, Florida, as set forth in the Amendment to Declaration of Covenints, Conditions and Restrictions. Print STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was ariencewiedged before me this. known to me or has produced. NOTARY PUBLIC - STATE OF FRORIDA as identification. Cindy M. Hilkley NOTARY PUBLIC: Commission # DDe23819 (sign) Expires: JAN. 28, 2011 (print) State of Plorida at Large My Commission Expires STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this ally known to me or has mind the FUBLIC STATE OF FLORIDA Cindy M. Pinkley Commission # DD 528819 Trypires: JAN, 28, 2011 NOTARY PUBLIC: State of Florida at Large My Commission Expires:

Book7170/Page161 CFN#2009041190

CFN#2008098328

Book7054/Page1700

		IERLING PARK-UNIT FOUR, as planed in the following Plut Book
		nty, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is Incated Casselleen 71. 32707 (address of Lot).
		dment to Article VII, Section 3 of the Declaration of Covenants,
	Conditions and Restrictions, recorded in Official	Records Book 1230, at Page 0020, et seq., of the Public Records of
	Seminale County, Florida, us set forth in the Ame	endment to Declaration of Covenants, Conditions and Restrictions.
	Chi di Salana di di	J/M
	Signr- Witness 1	Sign - Owner 1
		F. C+1.10
	LINDA M. merriman	10m Jan 100
	Print	Print
	- July - W	
	Sign - Witness 2	
	JASON YOUNG	
	Print _	$\mathcal{M}$
		IX 1-T Duy 2
(	Sign - Witness 1	Sign Owner 2
•	LINDAM. Merrimun	THETCIA SUTTINE
	Print	Print
	hul	•
-	Sign - Witness 2	
(	JASON YOUGH	
	Print	
	STATE OF FLORIDA	
	COUNTY OF SEMINOLE	151 121
	The foregoing instrument was atknowledged before me this	day of
	notary publ	uc: Elizabet Lerwer
		Comme Expression
1		Elizabeth Edercuein (mint)
		State of Florida at Large My Contamission Expires:
	STATE OF FLORIDA	
	The foregoing instrument was schoppledged before me this  That Cla. A Sutting	1 St day of April 20 18, by
	yatticla a sattice	who is personally known to me or has produced
	NOTARYPUBL	UC Phiabeth berusing
		(sign) C. A I. C
		Elizabeth Chonvert
		(print) State of Florida at Large
	•	My Commission Expires:

Book7054/Page1701 CFN#2008098328



and Pages of the Public Records of Scaninole County, at:	LING PARK-UNIT FOUR, as platted in the following Plat Book. Florida: Plat Book 21, at Pages 6 through 7. Suid Lot is located (address of Lot). ent to Article VII, Section 3 of the Declaration of Covenants, ords Book 1230, at Page 0020, et seq., of the Public Records of ment to Declaration of Covenants, Conditions and Restrictions.
Sign Witness !	Sign - Owner 1
LINDA M. Merriman	Dospie W Thanks
Sign - Witness 2	•
WILLIAM J. ALDINGER	
Print	٨١
Sign - Witness 1	Sign-Owner 2
Print	Print Print
Sign - Witness 2	
Print	
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was abbroowledged before me this as identification.  as identification.  Commo OODS 1000 Employed States Employed	(oth day of OCT 2007, by who is personally known to me or has produced  Clevelith Cherusen  (sign)  Clevelith to ruce it  (print)  State of Florida at Large  My Commission Expires:
COUNTY OF SEMINOLE  The foregoing justiument was acknowledged before me this	(sign) 0 Elizabeth Eberwein (print)
Bortes Names Ages No.	State of Florida at Large My Commission Expires:

Book7054/Page1702 CFN#2008098328

	LINGPARK-UNITFOUR, as platted in the following Plat Book
מילו אינו אינו אינו אינו אינו אינו אינו אינ	Florida: Plat Book 21, at Pages 6 through 7, Suid Lot is located
	(address of Lot).  Into Article VII, Section 3 of the Declaration of Covenants,
	ords Book 1230, at Page 0020, er seq., of the Public Records of
	ent to Declaration of Covenants, Conditions and Restrictions.
10 - (\ 1	S/001
Sindum maienan	and
Sign'- Witness 1	Sign - Owner
LINDA M Merrings.	Blake Vacherala
Print	Print
O H	<del></del>
dua Suffer	•
Sign - Witness 2	
Pro-la Gricca	
Print	
ridit	
Sign - Witness 1	Sign - Owner 2
	Thild
Print	Print
Sign - Witness 2	
·-	•
Print	
STATE OF FLORIDA COUNTY OF SEMINOLE	- 1 - 0
The foregoing instrument was acknowledged before me this	2008, by
Di al identification.	who is personally largown to me or has produced
ELIZABETH W. ESERVEIN	Paintell House
Openia BOOMSA46	(alga)
Explains 84/2008 Summed Wall (900)452-4251	_ Elizabeth Eberwein
Plant House Ann. 10 5	(print)
	State of Florida at Large
STATE OF FLORIDA	My Commission Expires:
COUNTY OF SEMINOLE	and the second
The foregoing instrument was anknowledged before me this	day of, 20, by, who is personally known to me or has produced
as identification.	•
NOTARY PUBLIC:	
	(sign)
	(print) State of Florida at Lurge
	My Camping at Falls.

Book7054/Page1703 CFN#2008098328



TD	Approvat and Consen	r to Amendanten	e to Decial atten of Covenious, Conditions and
ctions		2	
and Pag	38 TWEWE L	BAGUS C	LING PARK-UNIT FOUR, as platted in the following Plat Book Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located (address of Lot).
Conditi	ons and Restrictions, record	ed in Official Reco	ent to Article VII, Section 3 of the Declaration of Covenants, ords Book 1230, at Page 0020, et seq., of the Public Records of ment to Declaration of Covenants, Conditions and Restrictions.
Sign-	dum Macero	<del></del>	Sign-pwner 1
Print	Da.m.merriman		Print GURCRY
Sign -	vines 2 Tras oa		
Print			
Sign -	Witness 1		Sign - Owner 2
Print			Print
Sign -	Witness 2		
Print		<del></del>	
COUNT		ed before me this	day of
A Car	Local dentification.	NOTARY FUBLIC:	(sign) A Manual Cindy M. Hinkle
			(mint)  State of Florida at Large My Commission Expires:  My Commission Expires:  JAN. 28, 201  DESCRIPTION OF THRE ATLANTIC BONDING CO., IN
COUNT	OF FLORIDA Y OF SEMINOLE		
The for	egoing instrument was ooknowledg	ed before me this	day of, 20, by, who is personally known to me or has produced
	as identification.		
		NOTARY PUBLIC:	(sign)
			(print) State of Florida et Large My Commission Expires:

Book7054/Page1704 CFN#2008098328



#### Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions STERLING PARK-UNIT FOUR, as plutted in the following Plat Book and Pages of the Public Records of Seminols County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the Public Records of Seminole County, Florida, as set forth in the Amendment to Declaration of Covenants, Conditions and Restrictions. Print Sign - Witness 1 Sign - Owner 2 Print Print Sign - Witness 2 Print STATE OF FLORIDA NOTARY PUBLIC - STATE OF FLORIDA Cindy M. Hinkley NOTARY PUBLIC: Commission #DD623819 State of Florida at Large My Commission Expires: STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this who is personally known to me or has produced as identification. NOTARY PUBLIC: (sign) (print) State of Floride at Large My Commission Expires;

Book7170/Page166 CFN#2009041190

CFN#2008098328

Book7054/Page1705

Approval and Consent to Amendment to Declaration of Covenants, Conditions and EXHIBIT "B" : Restrictions BLLE
in STERLING PARK-UNIT FOUR, as platted in the following Plat Book I am (we are) the owner(s) of Lot# and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the Public Records of Seminole County, Florida, as set forth in the Amendment to Declaration of Covenants, Conditions and Restrictions. Print Print Print Print STATE OF FLORIDA COUNTY OF SEMINOLE PUBLIC - STATE OF FLORIDA Cindy M Hinkley NOTARY PUBLIC: My Commission Expires: STATE OF FLORIDA COUNTY OF SEMINOLE NOTARY PUBLIC - STATE OF FLORIDA NOTARY PUBLIC: Cindy M. Hinkley Commission # DD623819 Expires: JAN. 28, 2011 Smr of Piorida at Large My Commission Expires:

CFN#2008098328

Book7054/Page1706

I am (we see) the owner(s) of I of 22 75/4-D	LING PARK-UNIT FOUR, as platted in the following Plat Book
and Donner of the Public Records of Seminole County	Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located
The transfer of the second	_
t (wa) nereby approve and consent to the Amendme	nt to Article VII, Section 3 of the Declaration of Covenants,
	rds Book 1230, at Page 0020, et seq., of the Public Records of
Seminole County, Florida, as set forth in the Amendm	ent to Declaration of Covenants, Conditions and Restrictions.
V 7	
	<u>ce</u> / C
Sign - Withess)1	Sign - Owner 1
To and	7.1 11 0 1
JOE TRASEA	michaed homeday
Print	Print
Acaster 1.	
(MHILL)	•
Sign - Witness 2 Ma Man Willer	,
o cindy in Attack	
DACAB EDISTATA SMITH	<i>A</i> )
Print	
(/-	
the V	Darieles
Sign - Vilness 1	Sign • Owner 2
JOS TRASTA	BARRIE ECKSTEN-SMITH
	Print
1	K A JULE
(MnH/W)	
01- XV:2	
Sign - Witness 2	
Cindy M. Hinkley	
Print J	
STATE OF FLORIDA	
COUNTY OF SEMINOLE  The feregoing instrument was attenowledged before me this	day of Aurest 20 07, by
Kirhand Smith	, who is personally known to ma or has produced
FL DAIVENS identification.	
LTC.	(Mad/W)
NOTARY PUBLIC:	(sign)
	A. M. by the Wheel
	- CIPALY M. THE MAN CONTRACTIONS.
	(mint) " Carly M. Hinkid
	State of Florida at Large
STATE OF FLORIDA	EXPIRES. JAN. 28, 201 EXPIRES THAU ATLANTIC BONDING CO., IN:
COUNTY OF SEMINOLE	other place of the
The foregoing lagrament was acknowledged bathre ma this	day of 200, by
Ma All V. as identification.	which is personally known to me or has produced
	( And the
ALC NOTARY PUBLIC:	BLIC STATE OF FLORIDA
	(sign) Cindy M. Hinkley
	CINOU IN HINGELY 2 Expires: JAN. 28, 2011
	(print) JANUARD THRU ATLANTIC BONDING CO., INC.
	State of Florida at Large
	My Commission Expires:

Book7054/Page1707 CFN#2008098328



#### Approval and Consent to Amendment to Declaration of Covenants, Conditions and EXHIBIT "B": Restrictions in STERLING PARK-UNIT FOUR, as planted in the following Plat Book I am (we are) the owner(s) of Lot#\_ and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located 245 Twelve League Circle I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the Public Records of Seminole County, Florida, as set forth in the Amendment to Declaration of Covenants, Conditions and Restrictions. Print Sign Witness 2 Print Sign Witness 2 STATE OF FLORIDA COUNTY OF SEMINOLE as identification. NOTARY PUBLIC - STATE OF FLORIDA NOTARY PUBLIC: Cindy M. Hinkley (sign) Commission #DD623819 Expires: JAN. 28, 2011 (print) State of Florida at Large My Commission Expires: STATE OF FLORIDA COUNTY OF SEMINOLE NOTARY PUBLIC: (sign) PUBLIC-STATE OF PLORIDA Cindy M. Hinkley Commission # DD623819 Expires: JAN. 28, 2011 (print) State of Florida at Large BUNDED THRU ATLANTIC BONDING CO., INC. My Commission Expires:

CFN#2008098328

Book7054/Page1708

I am (we are) the owner(s) of Lot # 24 in ST	ERLING PARK-UNITFOUR, as platted in	the following Plat Book
and Pages of the Public Records of Seminole Country 246 TUELVE LEAGUE CIR	//	
I (we) hereby approve and consent to the Amen		(address of Lot).
Conditions and Restrictions, recorded in Official I		
Seminole County, Florida, as set forth in the Amer	eculus book 1230, at rage tuzu, et seq., u	ions and Partickiess
Seithing County, Plorida, as set forth in the Parice	adment to Decimalish Covenients, Conditi	ons and Resurctions.
- Lucion	1	
Sign Witness I	Sign Owner 1	•
Signi Wintess I	night Owner i	
JACON YOUNG	Nubys P Fergu	
THEON YOUNG	Print	)L-
	* felip	
The state of the s		
Sign Witness 2		
KUTA CORCELLAN		
Print	•	•
		<u>:</u>
Sign - Witness 1	Sign - Owner 2	
	•	;
		-
Print	Print	
		İ
		# 1
Sign - Witness 2		* • •
		1
Print		
STATE OF FLORIDA		
COUNTY OF SEMINOLE		
The foregoing instrument was acknowledged before me this _	day of	, by
as identification.	, who is poistituily kister at the of the	s produced
NOTARY PUBLI		OTARY PUBLIC-STATE OF FLORIDA
	(sign) N	Luis C. Goenagu
		Commission #DD696840
	(print)	Expires: JULY 18, 2011
	State of Florida at Large My Commission Expires:	WILLIAM STATE OF THE PARTY OF T
STATE OF FLORIDA	net externosion exhites:	
COUNTY OF SEMINOLE		
The foregoing kustrument was acknowledged before me this _	day of	, by
as identification.	And to begoinn a knowli to the of the	i produkti
NOTARY PUBLI		
	(x <sub>1</sub> Ru)	•
	Luis GOPPaga	
	(print) State of Florida at Large	
	My Commission Expires:	

Book7054/Page1709 CFN#2008098328



		ULING PARK-UNIT FOUR, as platted in the following Plat E , Florida: Plat Book 21, at Pages 6 through 7. Said Lot is loc	
	at: 349 Twelve League	(address of	
	I (wa) hereby approve and consent to the Amenday	ent to Article VII, Section 3 of the Declaration of Coven	
		ords Book 1230, at Page 0020, et seq., of the Public Record	
		nent to Declaration of Covenants, Conditions and Restriction	
	X- mmeren	Lies Mound	
_	Sign - Witness I	Sign - Owner I	
	1	1 11	
	LINDA. m. merriman	Laine Hausold	
	Print	Print	
		•	
		•	
	Sign - Witness 2		
/			
C	JASON YOUNG		
	Print		
	Sign - Witness i	Sign - Owner 2	
	Pign - Autress 1	bight - Owner 2	
	Print	Print	
	Sign - Witness 2		
		** * *	
	Print		
	STATE OF FLORIDA	w 18	
	COUNTY OF SEMINOLE  The foregoing instrument was acknowledge before me this	3th day of October 2007, by	
	Claire Howard	, who is personally known to me or has produced	
	es identification.	1 - 1.	
	ELIZABETH W. EBERNEN NOTARY PUBLIC:	(Lunbeth Florwein)	
	A STATE OF THE STA	(sign)	
	Sometime and the second	Fleshott Bhorwain	
	Fiorica Notice Agent, Inc	(print)	
	Atticourses 1-2000 parent bears and the state of the second	State of Florida at Large	
	OTATES ON EL OBTOA	My Commission Expires:	
	STATE OF FLORIDA COUNTY OF SEMINOLE		
	The foregoing instrument was not nowledged before me this	day of	
	as identification.	who is personally known to me or has produced	
	and the second s		
	notary public:		
		(sign) .	
		To a Total	
		(print) State of Florida at Large	
		My Commission Expires:	

Book7054/Page1710 CFN#2008098328



EXHIBIT "B" : Restrictions	Approval and Consent to Amendmen	t to Declaration of Covenants, Conditions and
and Pag at: I (we) l Conditi	res of the Public Records of Seminole County,  250 Tuelte League hereby approve and consent to the Amendme ions and Restrictions, recorded in Official Recorded	LING PARK-UNIT FOUR, as platted in the following Plat Book Florida: Plat Book 21, at Pages 6 through 7. Said Let is located (address of Let). ent to Article VII, Section 3 of the Declaration of Covenants, ords Book 1230, at Page 0020, et seq., of the Public Records of tent to Declaration of Covenants, Conditions and Restrictions.
	200	
Sign -		Sign - Owner
Print	JASON YOUNG	EOWARD TIRICO
Sign	Witness 2	•
11	UDA m. mercinut	
Print	Witness 1	Mels Arman fr Sign-Owner 2 Nilla Roman Frice
Print	SASON JOUNE	Print Print
Blgn -	Wimess 2	
Print	voa m. merrina	
COUNT	OF FLORIDA TY OF SEMINOLE Scoling instrument was alknowledged before me this (CALUAL VACE)	134 day of Oct 20 67, by who is personally known to me or has produced
<u>.</u>	O Comment in the second of the	Clinko & Rherusin
	Guest For Goods 1945	(sign)  Elizabelk Esperupin (print) State of Florida at Large
COUNT	OF FLORIDA  FY OF SEMINOLE  occling instrument was saknowledged before me titls  VILLE	My Commission Expires:    3
	as identification.  NOTARY FUBLIC	· Clystelk Eberwein
	COMMENTAL OF THE PROPERTY OF T	(sign) U Elizabetk Eperusin (print) State of Florida at Large
	Provide Manual Anna. No. 1	My Commission Expires:

Book7054/Page1711 CFN#2008098328

I am (we see) the owner(s) of Lot#in STERLING PARK-UNIT FOUR, as platted in the following Plat Book and Pages of the Public Records of Seminols County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located
at: 25/ 12 hearing (address of Lot).
I (wc) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants,
Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the Public Records of
Seminole County, Florida, as set forth in the Amendment to the lational Covenants, Conditions and Restrictions.
of it was the second of the se
Sign- Witness 1
LINDA M. Merriand LASTRY E. VOLUG
Print Print
Que Lleft
Sign - Witness 2
Rut L GRIPRIN
Print
Ilee / Gozens
Sign - Witness I Sign - Owner 2
LINDA M. MERRIMAN. ALICE GOUNG.
Print Print
Suce Suff
Sign - Witness 2
Dita Christer
Print
STATE OF FLORIDA
COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this 19th day of 2011, by
two is personally known to me or has produced  Or as identification.
A 1 × 4 Ch O A
NOTARY PUBLIC: PLANT BANKEN ELEMANN W. ELEMA
ELIZABET() F BERUKN
(print) Reads Makey Assa, Seq.
State of Florida at Large
My Commission Expires:  STATE OF FLORIDA
COUNTY OF SEMINOLE
The foregoing haspument was acknowledged before me this 1944 as of 1944 20 08, by  Phile 1943 , who is personally known to me or has prudaced
OI. 3 identification.
NOTARY PUBLIC: Chalett Eleawern  Elizabett Eberwein
(Sign) O - A AL C
Lizabe IN C Derwein
(print) Swee of Florida at Large
My Commission Expires:

Book7054/Page1712 CFN#2008098328



I am (we are) the owner(s) of Lot# 25 in STER	LING PARK-UNIT FOUR, as platted in the following Plat Book
and Pages of the Public Records of Seminole County,	Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located (address of Lot).
I (we) hereby approve and consent to the Amendme	ent to Article VII, Section 3 of the Declaration of Covenants,
	ords Book 1230, at Page 0020, et seg., of the Public Records of
Seminole County, Piorida, as set form in the Amenda	ment to Declaration of Covenants, Conditions and Restrictions.
(Sende monecular (	the 140mg
Sign - Witness 1	Sign - Owner 1
LINDA.M. METTIMAN	Hick Young
Print	Print
LI 00 - Older	•
Sign - Witness 2	
Address of the second of the	
Print Print	1 1
1	William
Track Company	Helly to your
Sign - Witness I	Skn - Owner 2
LISA C JACKSON	Lesley E. Young
Print	Print
Trukelle Dinsh	:
Sign - Witness 2	
Michelle Dugon	
Print	
STATE OF FLORIDA COUNTY OF SEMINOLE	- L - L - L - L - L - L - L - L - L - L
The foregoing instrument was abknowledged before me this	day of OCT. 2007, by , who is personally known to me or has produced
D as identification.	. 0.
NOTARY PUBLIC:	
Change Statement	(sign) 0
Standard Step (SMS)-4551-4551-4	Elizabeth Eberwein
	State of Florida at Large My Commission Expires;
STAYE OF FLORIDA	•
COUNTY OF SEMINOLE  The foregoing instrument was acknowledged before me this	11th day of Cottober 2007, by
as identification.	, who is personally known to me or has produced
NOTARY PUBLIC	Line Chichech
TYPE C JACKSON	(aign)
MY COMMISSION # DD638143	LIBA C JACKSON
(407) 202-01-83 Florida Notary Savida adm	(print) Sinte of Florida at Large
Management of the Control of the Con	My Commission Expires:

Book7054/Page1713 CFN#2008098328



٠ 🔥	
	RLING PARK-UNIT FOUR, as platted in the following Plat Book
	y, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is locate
	nent to Article VII, Section 3 of the Declaration of Covenants cords Book 1230, at Page 0020, et seq., of the Public Records o
	iment to Declaration of Covenants Conditions and Restrictions.
1 - ( \	
Mercum Mercum	o lue
Sign - Witness I	Sign - Owner I
	1 in a Min
Linda m. merriman	LUIC O MINARE
Print	Pfint
Sign - Witness 2	•
Sign - Witness 2	•
K-Th CTU SRIN	
Print	•
1515	O C \.
Kindwon meersen	Unit Mipes
Sign Witness t	Sign - Owner 2
1 h	An also Marian
LIDDA M. METTIMEN	Annelle Mijares
Print	Print
Colore Stars	
Sign - Witness 2	
KUTA CTRIFFIN	
Print	
STATE OF FLORIDA COUNTY OF SEMINOLE	1
The foregoing instrument was acknowledged before me this	22hd day of May ,2018, by
OL si identification.	who is personally/known to me or has produced
The state of the s	an Total Solver
HUANETH W. EBERWEN MOTARY PUBLIC	
Employs 814/2008	(sign) (
Floring bindary Anta. Boo	
**************************************	(print) State of Florida at Large
	My Commission Expires:
STATE OF FLORIDA COUNTY OF SEMINOLE	
The foregoing justing part was acknowledged before me this	Zand day of May 20 08. by
17) as identification.	, who is personally known to me or has produced
The second secon	back of Da
MOTARY PUBLIC	(sing)
Commo DOGLASSAS	
Shopked MM/2008 Spended Stru (MOT)4254	(print)
Piontia Hotary Asset, Inc.	State of Florida at Large
	My Commission Expires:

Book7054/Page1714 CFN#2008098328



	TERLING PARK-UNIT FOUR, as platted in the following Plat Book inty, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located
st: 25.7 12 League	(address of Lot).
	adment to Article VII, Section 3 of the Declaration of Covenants,
	Records Book 1230, at Page 0020, et req., of the Public Records of
	endment to Declarational Covenants, Conditions and Restrictions.
0 - 1	
Other San Marie	(37/1)
Was Miles and A Lander	Sign - Owner 1
Sign Witness 1	
1.	Lizar LeBOV
LINDA m. Merriman	
Print	Print /
$\sim$ $\mathcal{M}_{\mathcal{M}}$	
and the	•
Slgn - Witness 2	
Kuth CHUHRIN	
Print	•
4 44114	
Min XXXII and I	Sign - Owner 2
Sign - Witness 1	orgin - Owner 2
Print	Print
Sign - Witness 2	
	A STATE OF THE PROPERTY AND ASSESSMENT OF THE PROPERTY OF THE
Print	•
STATE OF FLORIDA	• :
COUNTY OF SEMINOLE	•
The foregoing instrument was acknowledged before me this	
	who is personally known to me or has produced
os identification,	·
NOTARY PUBI	LTC:
	(sign)
	•
	C. J. A.
	(print) State of Florida at Large
	Wy Commission Explics:
STATE OF FLORIDA	
COUNTY OF SEMINOLE	المراكب المناكب الماكب
The foregoing instrument was accommodeliged before me this	
m I denutification.	, who is personally known to me or has produced
a tocorrests	01-040-01
NOTARY PUBI	LIC: Charles The Multi-
	(aign)
	Flight Flamen
	CHECKET DULLET
	(ndet)
	(print) State of Florida at Large

Book7054/Page1715 CFN#2008098328



#### EXHIBIT "B": Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions I am (we are) the owner(s) of Lot# 3 in STERLING PARK-UNIT FOUR, as platted in the following Plat Book and Pages of the Public Records of Seminola County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located at: (address of Lot). I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the Public Records of Seminole County, Floridu, as set forth in the Amendment to Declaration of Covenants, Conditions and Restrictions. Print Sign - Owner 2 Sign - Witness 1 Print Print Sign - Witness 2 Print STATE OF FLORIDA COUNTY OF SEMINOLE NOTARY PUBLIC: ELEANETH W. EBERWEN AS DOCTIONS My Commission Expires: STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing insurment was acknowledged before me this \_\_ , who is personally known to me or has produced as identification. NOTARY PUBLIC: (sign)

Book7054/Page1716 CFN#2008098328



(ining)

Sinte of Florida at Large My Countission Expires:

2	
I am (we are) the owner(s) of Lot# in STE	RLING PARK-UNIT FOUR, as platted in the following Plat Book
	y, Florida: Plut Book 21, at Pages 6 through 7. Said Lot is located
at: 255 12 LEAGUE	(address of Lot).
1 (we) hereby approve and consent to the Amenda	nent to Article VII, Section 3 of the Declaration of Covenants,
	cords Book 1230, at Page 0020, et seq., of the Public Records of
Sommole County, Florida, as sol ford by the Amend	ment to Declaration of Covenants, Conditions and Restrictions.
La Maria	Lohn Couch
Sign Witness 1	Situ - Owner 1
JUSON YOUNG	John Couch
Print	Print
$\sim 1 \cdot ($	
( Men m marrier	•
Sign Witness 2	
/ 5	
Print Print	
PTIME .	
2600	(b) in a Court
Sign - Witness 1	Sign - Owner 2
SASON Young	Dianne Court
Print	Print
( Jane Marie	
Sign Witness 2	
Livon m. merriman	
Print	
time	
STATE OF FLORIDA	•
	12/12 00/10-10
COUNTY OF SEMINOLE  The foregoing instrument was atknowledged before me this	15 day of 10 70 00 , by
as identification,	who is personally known to me or has produced
	Pa Att Some
NOTABY FUBLIC	City (class)
Charles Universidad	A H Florid
Banakal Suu (Mijatah-Abis)	(print)
Randa Matery Asian, Inc.	Unite) State of Florida at Large
	My Commission Expires:
STATE OF FLORIDA COUNTY OF SEMINOLE	
The foregoing instrument was anknowledged before me this	34h day of OCT , 2001, by
ns identification.	, who is personally known to me or has produced
	Q 1 - 1. At Alianuson
NOTARY PUBLI	C: (sign)
Oracle Distriction	Charlott Danguin
[7] [7] Diplies Burgess	CIZOURINTEDRUDYIN
Provide Makery Agent, the	(print) State of Florida at Large
	My Commission Expires:

Book7054/Page1717 CFN#2008098328



and Pages of the Public Records of Seminole County at:  I (we) hereby approve and consent to the Amendm Conditions and Restrictions, recorded in Official Rec Seminole County, Florida, as set forth in the Amend Sign-Witness 1  Print  Print	RLING PARK-UNIT FOUR, as platted in the following Plat Book, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located (address of Lot). (address of Lot). ent to Article VII, Section 3 of the Declaration of Covenants, cords Book 1230, at Page 0020, et seq., of the Public Records of ment to Declaration of Covenants, Conditions and Restrictions.  Daniel C Keller Sign - Owner 1  Daniel C Keccel Print
Sign-Witness 2  Linda M. Merriman  Print  Sign-Witness 1  JASON Yourse  Print  Sign-Witness 2  Linda M. Morriman  Print	Odann Keller Sigli-Owner 2 DANKeller Print
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this  as identification.  ELIZABETHW. CHERRARIA  Commo DOUGLOSSES  Express \$42000  Bonded man (200415-45m. 50)  STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this  OUTY OF SEMINOLE The foregoing instrument was acknowledged before me this  COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this  OUTY OF SEMINOLE The foregoing instrument was acknowledged before me this  OUTY OF SEMINOLE The foregoing instrument was acknowledged before me this  OUTY OF SEMINOLE The foregoing instrument was acknowledged before me this  OUTY OF SEMINOLE The foregoing instrument was acknowledged before me this  OUTY OF SEMINOLE The foregoing instrument was acknowledged before me this  OUTY OF SEMINOLE The foregoing instrument was acknowledged before me this  OUTY OF SEMINOLE The foregoing instrument was acknowledged before me this	(sign)  E (real-of- F Derwein (print) State of Florida at Largo My Commission Expires:  Hay of Oct 2007, by who is personally known to me or has produced

Book7054/Page1718 CFN#2008098328



#### EXHIBIT "B": Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions I am (we are) the owner(s) of Lot# 5 in STERLING PARK-UNIT FOUR, as platted in the following Plat Book and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located Chaft Consilbery R 3220) (address of Lot). (essue I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the Public Records of Seminole County, Florida, as set forth in the Amendment to Declarationof Covenzuts, Conditions and Restrictions. Sign - Witness 1 Print DOZPETT Print Sign STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this NOTARY PUBLIC STATE OF MORIDA Cindy M. Hinkley NOTARY PUBLIC: Commission DD 623819 Expires: JAN. 28, 2011 DED THRU ATLANTIC BONDING CO., DIC. (print) State of Florida at Large My Commission Expires: STATE OF FLORIDA Y PUBLIC STATE OF PLORIDA Cindy M. Hinkley NOTARY PUBLIC: Commission #DD 623819 Expires: JAN. 28, 2011 (sign)

(print)

State of Florida at Large My Commission Expires:

Book7054/Page1719 CFN#2008098328



	RLINGPARK-UNIT FOUR, as platted in the following Plat Book
at: 241 12 league	, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located ' (address of Lot).
I (we) hereby approve and consent to the Amendm	tent to Article VII, Section 3 of the Declaration of Covenants,
	ords Book 1230, at Page 0020, et seq., of the Public Records of
	ment to Declaration of Covenants Conditions and Restrictions.
11.15	#X.2
Lesselwith Maccisadisa.	((OX3(C)-X)-
Sign/ Witness I	Sign - Owner 1
LINDA M. MerriMAN	Heriberto Barreto
Print M. Mercinal	Print
	X I IIIX
Kuth dua Still	•
Sign - Witness 2	
D. Cupper	
KING CTILLEN	$\Lambda$
Print	// // 0 1
Charles '	Ball Bount
Sign - Witness 1	Sign - Owner 2
219/1 11 mm 2	7. 1/ 1
LINDA M. MOCCIMAN	LIZ V. Barreto
Print	Print
) ll a	
and Suff	•
Sign - Witness 2	
DITTE CHAISCIN	
Print	
* 1 mm-	
STATE OF FLORIDA	
COUNTY OF SEMINOLE  The foregoing instrument was atknowledged before me this	19th day of anil 2008, by
Heriberto porreto	who is personally known to me or has produced
D) za (dentification.	n - h-4-0 h
NOTARY PUBLIC:	La abelli Eberreen
	(sign)
•	Flizabeth Epenule man description
	(print)
	State of Florida at Large My Commission Expires:
STATE OF FLOREDA	
COUNTY OF SEMINOLE The firmuniar instrument was acknowledged before methic	19th day of Ami ( 20 08 by
The foregoing instrument was schnowledged before me this	who is personally known to me or has produced
as identification.	a andra Oa
NOTARY PUBLIC:	" a phill Cherwen
	(sign)
	SIGNOTIC DITUINED IN AL BERTHAND
	(print)
	State of Florida at Large Large Research Con March 4834

Book7054/Page1720 CFN#2008098328



#### Approval and Consent to Amendment to Declaration of Covenants. Conditions and THOMBÎT "B" : Restrictions 1am (wo are) the owner(s) of Lot# in STERLING PARK-UNIT FOUR, as platted in the following Plat Book and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located LEAGUE CIACLE CASSELBERLY FT (address of Lot). I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Rebords Book 1230, at Page 0020, at seq., of the Public Records of . Sephinole County, Marilia, as fat faith in the Amendment to Doclaration of Covenants, Conditions and Restrictions. Witness 1 Sign - Witness ) Sign - Owner 2 Print Print Sign - Witness 2 Print STATE OF FLORIDA COUNTY OF THE LLAS fingpoing instrument was picture windged before me this va to mo or has produced NOTARY PUBLIC: Notary Public State of Florida David Larvick JAVID LARVIC My Commission DD638518 Expires 02/05/2011 State of Florida at Lurge

(print) Sinte of Florida at Large My Commission Expires:

(cign)

My Commission Express

Book7054/Page1721 CFN#2008098328

STATE OF FLORIDA COUNTY OF SEMINOLE

The foregoing hasument was acknowledged before my this

as identification.



who is personally known to me or has produced

NOTARY PUBLIC:

l am (we are) the owner(s) of Lot # in STERLING PARK-UNIT FOUR, as platted in the foll and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Se	lowingPlatBou
at: 264 12 League Cic	(Eddress of Lot
I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the P Seminole County, Florida, as set forth in the Amendment to Declaration of Covenants, Conditions and	on of Covenant Public Records
	1 - 1000-1011-101
Kenda monecumen I Man	
Sign - Witness 1 Sign - Owner 1	
$\mathcal{O}(\mathcal{A})$	
Print Print Print	
William J. Aldrigan Sign - Witness D	
Print Print	
Sindamonous Sound Vana	·
Sign - Witness 1 Sign - Owner 2	
LINDA M. MeiriMAN. G. hera Word	an
Sign - Witness &	
Print D. ACTINGER	
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was abknowledged before me this 20 day of 20 08 The foregoing instrument was abknowledged before me this 20 day of who is personally known to use or has produ	, by
as identification.	I A A A A A A A A A A A A A A A A A A A
POTT - CENTRAL SPACE (SIGN) AND PROPER (SIGN) (SIGN	
Mawasan Whiseles (bull)	
State of Florida at Large My Commission Expires:	
STATE OF FLORIDA.	
The foregoing instructions was acknowledged before me this 200 day of who is personally known to me or has produced by the control of the personally known to me or has produced by the control of the personally known to me or has produced by the control of the personal or has produced by the control of the personal or has produced by the control of t	, by .
NOTARY PUBLIC: Object Change	
ELIZABETH W. EBERNYEIN  Commo DODOGONO  Commo	
(print) State of Florida at Large My Commission Expires:	
•	

Book7054/Page1722 CFN#2008098328

	_		
	and Pages of the Public Records of Seminole County,	LING PARK-UNIT FOUR, as platted in Florida: Plat Book 21, at Pages 6 throug	gh 7. Said Lot is located
	at: 265 12 League Circle  I (we) hereby approve and consent to the Amendm Conditions and Restrictions, recorded in Official Rec	ent to Article VII, Section 3 of the De	claration of Covenants,
	Seminule County, Florida, as set forth in the Amenda		
	Sign - Witness 1	Stgn - Owner 1	-
	LINDA m. merrimon	RICHARD SHORE	
	Print	Print	
	Sign - Witness 2	•	
	JASON YOUNG		
,	Lender mmarcina.	Karen & Shore	
•	Sign - Witness 1	Sign I Owner 2	
	histor m. merriman	Karen Lakur	<u>`e</u>
_			
and the same of th	Sign Witness 2		
	Print		
	STATE OF FLORIDA COUNTY OF SEMINOLE The loggoing instrument was acknowledged before me this	1st day or April	20 <u>∬\$</u> , by
	Richard Shore  FLO. L. as identification.	who is performily known to me or!	paa brogneed
	NOTARY PUBLIC	Charlett Cherry	
		(print)	CLEANETH W. ESERVICEN  Onome Schools
		State of Florida at Lurge My Commission Expires;	Florida Notice Ason. 1-0
	STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this Kara JNOTE.	ist day of April , who is personally known to me or	20 <u>08</u> , by
	FIDE. as identification.	De lot Sharing	
	NOTARY PUBLIC	(sign) U Latt Planer	ELIZABETH W. EBERAVEIH
		(print) State of Florida at Large	9 0 10 10 10 10 10 10 10 10 10 10 10 10 1
		My Commission Expires:	

Book7054/Page1723 CFN#2008098328



and Pages of the Public Records of Seminole County, at: <u>July Twelve Lengue Cincles</u> I (we) hereby approve and consent to the Amendme Conditions and Restrictions, recorded in Official Recorded.	LING PARK-UNIT FOUR, as platted in the following Plat Book Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located C. ASSESSATING, FU 32707 - 5799 (address of Lot), ent to Article VII, Section 3 of the Declaration of Covenants, ords Book 1230, at Page 0020, et seq., of the Public Records of nent to Declaration of Covenants, Conditions and Restrictions.  Declaration of Covenants, Conditions and Restrictions.  Declaration of Covenants, Conditions and Restrictions.  Print
Print	·
Sign - Witness 1	Sign - Owner 2
Olga Triaisoo L	
Print	Print
Fint	rimit
Sign - Witness 2 Print	
-	w.* .
STATE OF FLORIDA	
THE INVESTIGATION AND ASSESSMENT OF THE PROPERTY OF THE PARTY.	7th day of OCTOBER 2007, by
DEE DEE A. DOLATO	who is cersonally known to me or has produced
	House James John 18 0 2 18
LAURA TAYLOR TYSON	
Notary Public - State of Florida My Commission Explication 12, 2007	AURA TAYLOR TUSON 34 7 0
Commission / DD260573	(print)
	State of Florida at Large My Commission Expires:
STATE OF FLORIDA COUNTY OF SEMINOLE	,
The foregoing instrument was acknowledged before me this	day of, by
ns identification.	, who is personally known to me or has produced
NOTARY PUBLIC	
	(sign)
	(grint) State of Florids at Large My Commission Expires:

Book7054/Page1724 CFN#2008098328



	RLING PARK-UNIT FOUR, as platted i	
and Pages of the Public Records of Seminole County	, Florida: Plat Book 21, at Pages 6 thro	
I (we) hereby approve and consent to the Amendm	unt to Amilala VIII Banklan 2 and a Di	(address of Lot).
Conditions and Restrictions, recorded in Official Rec		
Seminale County, Florida, as set forth in the Amenda		
		defour add resignations.
Chemeda m masseners	(MOM)	
Sign - Witness 1	Sign - Owner l	<del></del>
		İ
LINDA-M. Merriman	Miguel A HERNAN	<u>D</u> ez, '
Print	Print '	
C) If a		1
Quite Arigh	•	•
Sign: Witness 2		· j
BUTH (FI. SP.W)		ļ
Print	$\sim$	1
1 - ( >		,
Kenda m. Merrenen	( alla ( )	
Sign - Witness 1	Sign - Oyner 2	
	<i>V</i> –	
LINDA M. MerriMAN	LYNA THERMAN	YDEZ)
Print	Print	ŧ
The state of		ŧ :
Sign - Witness 2	•	•
Digit - Withtens Z		
KUTA GILL HEN		:
Print		1
		i
STATE OF FLORIDA		- 1
COUNTY OF SEMINOLE  The foregoing instrument was neknowledged before me this	194h day of April	20.08 by
Misus Hernandez	, who is personally known to me or	
ns identification.		1
NOTARY PUBLIC:	Physlett- Eberevein	; 1
	(sign)	. i
•	Elizabeth Eberwein	
	(print)	ELIZABETH W. ESERWEIN
	State of Florida at Lugu My Commission Expires:	Coment DD03982445
STATE OF FLORIDA	SA, GUALIZZANI ZAÇARA	Sounded Date (EDD)433-4284
COUNTY OF SEMINOLE  The foregoing insumment was acknowledged before me this	19th day or april	2008 by
Haia Hernaude -	, who is personally known to me o	
w Identification.	0	! !
NOTARY PUBLIC:	Carlett Cherver	
	(sign)	ELIZABETH W. EBERWEN
	Elinabeth Eberwein	Committee 1
	(print)	Employ Excitors  Economic Strice (SEE) 422-422-4
,	State of Florida at Large My Commission Expires:	Picton Hanny Andt. Inc

Book7054/Page1725 CFN#2008098328



	RLING PARK-UNIT FOUR, as platted in the following Plat Book by, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located
al: 269 TWELVE LEAGUE	· · · · · · · · · · · · · · · · · · ·
	ment to Article VII, Section 3 of the Declaration of Covenants,
	ecords Book 1230, at Page 0020, et seq., of the Public Records of
	dment to Declaration of Covenants, Conditions and Restrictions.
THE HE WAS I	to the state of th
The state of the s	The state of the s
-Sign-Witness ! Suit 3-117-1-11.	Sign - Owner 1
2011 April 5 a. 11. 121.66.	A Course
DOLLINA C. CAMERA	2120 12 1 ( X M. C.C.)
Print)	Print
Lun Haadenn	•
Myer (10 Jacobs	•
Sign-Witness 2	٠.
Lunn A Goodman	
Print Print	
phillipped the second	$\rightarrow \chi$ (/ $\mu$ )
	Tound amore
Sign - Witness 1 (Not on 114)	Sign - Owner 2
STACHE DILLENGEN	
Kuny R. Chargas	DONNA L. CAMERA
Print	Print ·
dia It the due	
With a Hooding	•
Sign-Witness 2	
1 Anis Ho Campatinan	A separation of the separation
Lynn to Deederran	
Print	
STATE OF FLORIDA	
COUNTY OF SEMMOLE	u Oulu or
The foregoing Instrument was atknowledged before me this	day of 200 0, by
as identification,	Who is personally bosoms or has produced
	Numar P. Handlennen
NOTARY PIJELIO	a CUMM-U COORDUNGO
LYNN A. GOODMAN	(sign)
Notary Public, State of Florida	Lynn H woodingn
My Comm. Exp. Feb. 14, 2010	(print)/ State of Florida at Large
Comm. No. DD 518223	My Commission Expires:
STATE OF FLORIDA	
COUNTY OF SEMINOLE  The foregoing instrument was acknowledged before me title	day of July 200 Bby
Donna L Lumen	who is personally known to me or has produced
es identification.	D. A Dordrena
NOTARY PUBLIC	
	(sign) / W C and w
LYNN A. GOODMAN	Lynn H (LOQUINON
Notary Public, State of Florida My Comm. Exp. Feb. 14, 2010	(print)
Comm. No. DD 518223	Sinte of Florida at Lurge My Commission Expires:
= *	

Book7054/Page1726 CFN#2008098328

I am (we are) the owner(s) of Lot#in STER and Pages of the Public Records of Seminole County,	LING PARK-UNITFOUR, as platted in the following Plat Book Florids: Plat Book 21, at Pages 6 through 7. Said Lot is located
at: 300 Shanow OAK	(address of Lot).
I (we) hereby approve and consent to the Amendm	ent to Article VII, Section 3 of the Declaration of Covenants, cords Book 1230, at Page 0020, et seq., of the Public Records of
	ment to Declaration of Covenants, Conditions and Restrictions.
Delinion County, Conton, as set to an in a random	and to Day Interior of Continues, Constitutes and Respiredons.
	Maleul - tol
- June	Sime Ownerd
Sign - Witness 1	Sign - Owner/1
· ) / On .	Pal II Frelle
RUIL CTEINS	NICHARA L. FIELKS
Print	Print
Sign - Witness of	
WILLIAM J. ACDINAGE	
Print	
00	0 01
Show Duck	Barbara B. Fully.
Sign - Witness 1	
Olga - William I	A .
Din Con	Sign - Owner 2 Barbara B. Fields
Kank Grant	
Print	Print
William J. Aldryen	: : ;
Sign - Witness 2 (/	<u> </u>
	•
WILLIAM J. ALDINAUL	ĺ
Print	
STATE OF FLORIDA	
COUNTY OF SEMINOLE	1 multi a
The foregoing instrument was alknowledged before methis	day of atolo 2007, by
as identification.	who is personally known to me or has produced
The state of the s	-11 1/h - at
NOTARY PUBLIC	More K. Smarring
	(Sign)
	:
	(PILLE STR. HODE D CMADDITO S
	State of Find a My Oblogosion a Doly 1266
	My Carte Hotel Rest November 30, 2009
STATE OF FLORIDA	S. LESS STORY N. HORY SEVEN ABOUT D. S.
COUNTY OF SEMINOLE  The furgoing instrument was acknowledged before me this	
The free Roud attentional was device a control of control are was	who is personally known to me or has produced
as identification.	· · · · · · · · · · · · · · · · · · ·
NOTARY PUBLIC	٠,
NOIANI FOBLIC	(sign)
	***
	STATEMENT OF THE STATEM
	State of Market in 1860-billions appearage 2
	My Complete No. Hephine Rd. November 30, 2000
	GOVERNMENT TO THE CO. O. T. C.
Book7054/Page1727 CFN#	2008098328

Book7170/Page188 CFN#2009041190

#### Approval and Consent to Amendment to Declaration of Covenants, Conditions and : "E" TÎBORÎT "B" ( Restrictions in STERLING PARK-UNIT FOUR, as platted in the following Plat Book I am (we are) the owner(s) of Lot# and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located ut 302 Shedow out Ur Cusselbury rel 32702 I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 9020, et seq., of the Public Records of Seminole County, Florida, as set forth in the Amendment to Heclaratism of Cofements, Conditions and Restrictions. Print Sign - Witness 1 Sign - Owner 2 Print Print Sign - Witness 2 Print STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was atknowledged before me this av identification NOTARY PUBLIC: MELISSA CORIS COMMISSION # D0703270 **EXPIRES May 29, 2012** Sinte of Florida at Large My Commission Expires: 47104 STATE OF FLORIDA COUNTY OF SEMENOLE The foregoing instrument was soknowledged before me this who is personally known to me or has produced as identification. NOTARY PUBLIC: (sign)

(print)

State of Florida at Large My Commission Expires:

Book7054/Page1728 CFN#2008098328



I am (we are) the owner(s) of Lot# 3 in ST and Pages of the Fublic Records of Seminole Coun at: 304 SHADOW OAKS DR., CASSELBERE	ERLING PARK-UNIT FOUR, as platted in the following Plat Book ity, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located ity, FL 32707 (uddress of Lot).
Conditions and Restrictions, recorded in Official R	Invent to Article VII, Section 3 of the Declaration of Covenants, accords Book 1230, at Page 0020, er seq., of the Public Records of Lument to Declaration of Covenants, Conditions and Restrictions.
Sign-Witness 1	Sign - Owner
Donna McMahan Print	Kathy L. Ashley Print
Sign-Vimess 2	
JANICE STROJIE  Printy A	
Sign - Willness 1	Sign - Owner 2
DARRON STAMS	M: K-e H5h Dey
Sign-Witness 2	
Print	
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was ecknowledged before me this Kathy L. Ashley	23 day of MAY , 2007, by
no identification.	C: <u>harry C Ostropeo</u> -Piell
	(print) (print
STATE OF FLORIDA COINTY OF SHMINOLE The firegoing instrument was arknowledged before me this	NANCY & OSTWALD- PRILL
notary publication	Con-
	F. Mazza  (print)  State of Fjorida at Large
•	My Commission Expires:

Book7054/Page1729 CFN#2008098328



I am (we are) the owner(s) of Lot# in STE	RLING PARK-UNIT FOUR, as platted in the	following Plot Hook
and Pages of the Public Records of Seminole County	y, Florida: Plat Book 21, at Pages 6 through 7	
at: 305 SHADOW CAK DA CASSE		(uddress of Lot).
I (we) hereby approve and consent to the Amenda Conditions and Restrictions, recorded in Official Re		
Seminole County, Florida, as set forth in the Amend		
	Time alow	
Sign - Witness	Sign - Owner 1	
JOS TRAS-A	LINDA D TODD	
Print	Print	
ansly	· ,	
Sign Witness 2		•
Cindy M Hinkley		
Print	13/1. 1 5-101	
Sign - Witness 1	Sign - Owner 2	- ; ;
JOB FRASKA	Charles E. Todd	_
Print /	Print	
[MAILU]		
Sign - Witness 2		
andy M. Hinkley		
Print		
STATE OF FLORIDA .	1.00	•
COUNTY OF SHMINOLE  The foregoing instrument was atknowledged before me, this	6 th day of August 20	2 becomes to STATE DE WICHIDA
FL Diller as identification.	who is personally known to me or has p	Se Chilley Mr. America
lic	(ins//ul	Commission DD623819 Expires: JAN. 28, 2011
NOTARY PUBLIC	(4.86)	BONDED THRU ATLANTIC BONDING CO., INC.
	Gindy M Hinkley	
	(print)	
	State of Florida at Large My Commission Expires:	
STATE OF FLORIDA COUNTY OF SEMINOLE	1.17 Amount	
The foregoing instrument was schooledged before me this	day of 202 20	NOTABLY PUBLIC STATE OF FLORIDA
FL Dellen Glentification.	An alla	Cindy M. Hinkley
LI C NOTARY PUBLI		Expires: JAN. 28, 2011 BONDED THEU ATLANTIC BONDUNG CO., INC.
	(sign)	BONDED THEU ATLANTIC BARDING CIT, INC.
	(print)	4
	State of Florida at Large My Commission Expires:	/
	ամ շատանելու Էհինոց։	

Book7054/Page1730 CFN#2008098328

		LING PARK-UNIT FOUR, as platted in the following Plat Book Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located	
	at 206 Shadow Dak De.	(address of Lot).	
	I (we) hereby approve and consent to the Amendme	ent to Article VII, Section 3 of the Declaration of Covenants,	
		ords Book 1230, at Page 0020, et seq., of the Public Records of	
	Seminole County, Florida, as set forth in the Amenda	nent ty Declaration of Eovernants, Conditions and Restrictions.	
	1 - ( \	1.4 les	
(	Kinder Massesser	VA Carre	
•	Sign/- Witness 1	Sign - Owner I	
	LINDA M. Merrinan	Vincert A COADATTOMI	
	Print	Print	
6	) - off at		
\	Just the		
	Sign Witness 2	•	
	Rest Lands		
	Print	•	
	. 1 - /	() A 1 -44.	
1	Kendy m Bosenie.	INDIAIA CLAUNTION	
•	Sign - Witness !	Dona Ciabattoni Sign-divinera Donna Ciabattoni	
	•	All allowed	
	LINDA M. MERRIMAN	DOMA CIUDALTUIII	
	Print	Print	
	a sel in		
٠,	Dure Stay	•	
	Sign - Witness 2		
	B 77 ( -11 ( -1)		
	Maria - JECTHA		
	rnt	!	
	STATE OF FLORIDA	•	
	COUNTY OF SEMINOLE	10)	
	The foregoing instrument was soknowledged before me this	-2 dry of Nay 2008, by	
	! Incent A Clabatton:	, who is personally known to me or has produced	
		DA A A Ca	•
	NOTARY PUBLIC:	Charles Therese	
	Commit DOCS43648	(sign) U	
	Proper SM12008	Elizabeth Eberwein	
	The state of the s	(print)	
	######################################	State of Florida at Large My Commission Expires:	
	STATE OF FLORIDA	4	
	COUNTY OF SEMINOLE  The foregoing insurment was acknowledged before me this	22th day of May 2005, by	
	Donna M Ciabettoni	, who is personally known to me or has produced	
	as identification.	On to let	
	NOTARY PUBLIC:	(sign) Elizabeth Ebennein	
	ELIZABETH W. ENDWEN	Elisaboth Cheguein	
	Current Dipostes	(print)	
	Sounded Tree (SECOLUM-1254)	State of Florida at Large	
	Floring Hotory Agen, Inc	My Commission Expires:	

Book7054/Page1731 CFN#2008098328



I am (we are) the owner(s) of Lot# 5 in STEF	LLING PARK-UNIT FOUR, as planted in the fo	ollowing Plat Book
and Pages of the Public Records of Seminole County		
at 308 SHADOW OAK DRIVE C		(address of Lot).
Conditions and Restrictions, recorded in Official Rec		
Seminale County, Florids, as set forth in the Amends		
1		
		••
Sign - Withess I	Sign - Owner 1	
TAS TRASCA	RANDY PINKHAM	
Print Print	Print	
7	FIRE	
(MAHU)		,
Sign - Witness 2		,
linder on Hinkley		
Print		
	421-10 00	;
The state of the s	maye xwoo- kul	lane
Sign Witness 1	Sign - Owner 2	İ
JOH TRASKA	MARY E. ZUBROD-PIN	IKHAM
Print	Print	
Anallal		!
[Mat/luf		
Sign - Witness 2		
lindy in Hukley		' 1
Print		
rimt		
STATE OF FLORIDA		-
COUNTY OF SEMINOLE	6th day of Acquest 200	7-
The foregoing Instrument was site on ledged before me this	, who is personally known to me or has pre	Z, by
AL PULLES as Identification.	Da Alex	NOTARY PUBLIC - STATEOF FLORIDA
MCTARY PUBLIC	- 1 <i>171700131111</i>	Cindy M. Hinkley
	(sign)	Commission DD623819 Expires: JAN. 28, 2011
	Cindy in Hinkley	MANDEU CHRUATLANTIC BOHDING CO., INC.
	(print)	
	State of Florida at Large My Commission Expires:	
STATE OF FLORIDA	1+7 1 0	
COUNTY OF SEMUNOLE  The foregoing instrument was acknowledged before me this	day of AUSUST 20 6	22.by
Many E. Zubrock PIN	Me Adea, who is personally known to me or has pr	uduced
E Billes as identification.	Paralle 1	NOTARY PUBLIC - STATE OF FLORIDA
MOTARY PUBLIC		Cindy M. Hinkley
	(Gign) An All M HINKELL	Expires: JAN 28, 2011
	(print)	SOME TELL ATLANTIC BONDING CO., INC.
	Siale of Fiorida at Large	
	My Commission Expires:	

Book7054/Page1732 CFN#2008098328



	ERLING PARK-UNIT FOUR, as platted in the following Plat Book	
and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located at: 309 Shadacee Ocche VIII (address of Lot).		
I (we) hereby approve and consent to the Amend Conditions and Restrictions, recorded in Official R	ment to Article VII, Section 3 of the Declaration of Covenants, ecords Book 1230, at Page 0020, et seq., of the Public Records of	
Seminole County, Florida, as set forth in the Amen	dment to Declaration of Covenants, Conditions and Restrictions.	
Sanda M. mereinan	Savisa Horic	
Sign - Witness 1	Sign - Owner I	
LINDA M. MerriMAD	SLAVISA KOJIC	
Print	Print	
Sign - Witness 2		
RUTH GARGE,		
Print .		
Sim - Winess 1	Sign-gwner 2	
LINDA M. Merriman.	DEJANA KOJIE	
0.4	(IIII)	
dua Lell	•	
Sign - Witness 2		
KUTA CTAISON		
STATE OF FLORIDA COUNTY OF SEMINOLE	77.1 101.01	
_ eldt om orolod begloelwordse van turumteni gniogorol edT 210 A VISA KODIC	who is personally known to me or has produced	
as identification.	, want is possibility known to use of the promisent	
ELIZABETH W. BURWEN		
Commit (COMMANCE	((ip) () P ( 14 () 1	
Banana teru (100)432-4254	Elizabeth Cherutin	
Printer Notice August August in the Comment of the	(print) State of Florida at Large	
·	My Commission Expires:	
STATE OF FLORIDA COUNTY OF SEMINOLE		
The foregoing instrument was acknowledged before me this	who is personally drown to me or has produced	
NOTARY PUBLIC	= <u>Physical Chemorni</u> (sign) Signification Chemornia	
ELIZABETH W. EBERWEIN	(sign) ()	
Compani (U00143940   Eupires 6447308	Elizabeth Eberwein	
Berndod WAT (800)432-4254	(print)	
Plonida Nobey Assa., Inc	State of Florida at Large My Commission Expires: '	

Book7054/Page1733 CFN#2008098328



Athrictions	nt to Deciki amon of Covenants, Conductous and
u iciania	
and Pages of the Public Records of Seminole County	RLING PARK-UNIT FOUR, as platted in the following Plat y, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is le (address o
I (we) hereby approve and consent to the Amenda Conditions and Restrictions, recorded in Official Re	nent to Article VII, Section 3 of the Declaration of Cove words Book 1230, at Page 0020, et seq., of the Public Reco liment to Declaration of Covenants, Conditions and Restricti
Lew montecimen	Loothon Robert
Sign Witness I	Karringa R. Lacoxe
Frint M. Merriman	Print R. Witoke
Sign-Witness 2	•
Print JOUNG	
Sign - Witness 1	Sign - Owner 2
Print	Print
Sign - Witness 2	•
Print	
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was niknowledged before me this KATA (4 PL ) Q COT	day of
ELECATE THE REPORT NOTARY PUBLIC Brokes BARROSS  Bostos BARROSS  Bostos BARROSS  Bostos BARROSS	Blyateth Blance
Richas Noisey Aug., Inc.	(print) State of Florida at Lungo My Commission Expires:
STATE OF FLORIDA COUNTY OF SEMINOLE The Proceeding Instrument was acknowledged before me tills	day of, 20, by
as identification.	, who is personally known to me or has produced
NOTARY PUBLIC	·
	(sign)
,	(print) State of Florida at Large

Book7054/Page1734 CFN#2008098328



.EXHIBIT "B": Approval and Consent to Amendment to Declaration of Covenants, Conditions and
Restrictions
I am (we are) the owner(s) of Lot # in STERLING PARK-UNIT FOUR, as platted in the following Plat Book and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located at:  312 Stradow Och Qc. (address of Lot).  I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the Public Records of
Seminole County, Florida, as set forth in the Amendment to Declaration of Covenants, Conditions and Restrictions.
of men meumen by it loty
Sten - Witness 1 Sign - Owner 1
Lives M. Merrinan Bryant La Foy
Sign - Witness 2
San and Alternation
Print J. ALDINGLER
Aniem macunin Atricia hold
Sign - Witness 1 Sign - Owner 2
LINDA M- MERVIMAN. Potricia LaFay
Time ,
Sign - Wimels 2
Print J. Activities
STATE OF FLORIDA COUNTY OF SEMINOLE
The foregoing instrument was at sowjedged before me this
as identification.
NOTARY PUBLIC: ( Les les les les les les les les les les l
EUZASTHW. ENERGY (SINO)
Bonded trus (populary)
Fiends Homer Asen, inc Stam of Florida at Large My Commission Expires:
STATE OF FLORIDA
COUNTY OF SEMINOLE  The foregoing instrument was an knowledged before one this
Patricia (a Foy , who is personally known to me or has produced
NOTARY PUBLIC: Systeth Sherette
CONTROLL CONTROLL Cheruein
Explose 84/2008 (print)  Bernord Brus (2007) (2014)  Provide Honory Anne, 100  My Commission Expires:

CFN#2008098328

Book7054/Page1735

#### EXAMET "B": Approval and Consent to Amendment to Declaration of Covenants, Conditions and

I am (we are) the owner(s) of Lot# in STERLING PARK-UNIT FOUR, as platted in the following Plat Book and Pages of the Public Records of Seminole County, Florids: Plat Book 21, at Pages 6 through 7. Said Lot is located
at 313 Shadow Oak VOL. (address of Lot).
I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants,
Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the Public Records of Seminole County, Florida, as set forth in the Amendment to Declarationsf Covenants, Conditions and Restrictions.
Demand County, 21 cities, in the county of t
Lendam greenen ( bet MIM
Sign-Owner 1
LINDA M. METTIMON DOUG LUTHET
Print Print
Test Control of the c
Sign - Witness 2
Kuth Gracffor
Print
La San San Steel to Kreader over
Sign - Witness 1 Sign - Owner 2
10111 / 10
LINIA m- merringal disbeth hendrick.
Print Print
Rear Sente
Sign - Witness 2
2,77 (-, 50
Print
A & LILLY
STATE OF FLORIDA
COUNTY OF SEMINOUS The foregoing instrument was abknowledged before me this 37 hd day of Way 2008, by
DOUGLAS TURNES, who is personally known to me or has produced
On Lat OI
ELIZABETH W. EBERWEW NOTARY FUBLIC: (Sign)
Commo 000013046 Elizabeth Cherwein
Bonded Seru (BODY Assau, Ing. 1
State of Florida at Large My Commission Expires;
STATE OF FLORIDA
The foregoing instrument was acknowledged before me this 22nd day of
LISBETT KENTICEK , who is personally known to me or has produced
0.0 - 1 - 1 - 0 D
NOTARY PUBLIC: (sign) (sign)
Average Flanks The rush
German Bru (2003)432-4284 (print)
Fords Noticy Aug., inc State of Florida at Lurge My Commission Expires:

Book7054/Page1736 CFN#2008098328



		IGPARK-UNIT FOUR, as platted in the following Plat Book
	at 314 Shadow Cak VO	rida: Plat Book 21, at Pages 6 through 7. Said Lot is located ' (address of Lot).
		to Article VII, Section 3 of the Declaration of Covenants,
		Book 1230, at Page 0020, et seq., of the Public Records of
	Seminale County, Florida, as set forth in the Amendment	to Declaration of Cormants, Conditions and Restrictions.
1	$\alpha$ = $\alpha$	
	Sign - Witness 1 Sig	Share ICLOON
	Sign - Witness 1 Sign	x-Owner!
	1 inna m. merriman	John K. Leos
	Print Prin	at
_		
•	and toppe	
	Sign - Witness 2	
	Auth Car Dein	
	Print	
	$\mathcal{O} = \mathcal{O} \setminus \mathcal{O} \setminus \mathcal{O}$	7 5. 5. 1) Campa
(	Kendu M. Messen (_	Vulla R. Coo
	Sign-Witness 1 Sig	п - Оwдет 2
	LINDA-M-MerriMAN.	Toicia L. Coon
•	Print Pri	nt .
1		•
1	Here It	•
	Sign - Witness 2	
<b>.</b> .	2. 4. CC 11	* at a
	CGTA COMIT	
	rimi	
	STATE OF FLORIDA	•
	COUNTY OF SEMINOLE  The foregoing instrument was abknowledged before me this	d day of May , 20 08, by
	THE TOTE BOTH THE DITTIES AND INTERIOR OF DETOTA WE AND THE TOTAL OF T	who is personally known to me or has produced
	as identification.	a 0.
	DA THEY AREA STATE TO THE TANK THE TANK THE LICE	Elizabeth Cherticon
	PARTY STORON HAR BROWN (STORON)	( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( )
	Profession Branco	Elizabeth Eberwein
	NIEMANISCO 'AN MATERIALE (pri	int) 20 of Florida at Large
		Commission Expires:
	STATE OF FLORIDA COUNTY OF SEMINOILE	1
	The foregoing instrument was poknowledged before me this	nd day of May 20.08, by
	n identification.	, who is personally known to me or has produced
		Shirlette Danier
	ELIZABETH W. L (VEIN COTARY PUBLIC:	D) O CONTRACTOR ()
	Compt 000040848 Expt - a G /mC00	Elizabeth Ebermain
	Bondest thru 1110) 100-1251	int)
		to of Florida at Large Commission Expires:
	m <sub>2</sub>	r wasser;=weight benefit was

Book7054/Page1737 CFN#2008098328

	ERLING PARK-UNIT FOUR, as platted in the following Plut Book ty, Fiorida: Plat Book 21, at Pages 6 through 7. Said Lot is located
at: 315 Shadow Oak Dr.	y, Plottas. 1 lat 500 k 21, at Fages o miough 7. Said 25 k 5 located (address of Lot).
	ment to Article VII, Section 3 of the Declaration of Covenants,
	ecords Book 1230, at Page 0020, et seq., of the Public Records of
	dment to Declaration of Covenants, Conditions and Restrictions.
A	districts to Decignational Coveniums, Containing and Aussi Ellions.
i San Jan -	E HAR MAN
Sign - Witness 1	Sign - Owner I
Piku - Mimese I	Sign - Owner 1
174124 100 144	EDWARD KELLY
LINDA m. merrimud	
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1 St. ve-	•
The state of the s	•
Sign - Witness 2	•
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Dull Contact	· ·
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	Jamels . O. Kelle
Janea M. Mellineak	The state of the s
Sign - Witness I	Sign - Owner 2
	PARA A LOCALI
LINDA M. MERRIMAN	TAMELA A RECLY
Print	Print
O let as	
Tue Day	•
Sign - Witness 2	
Kuth Con Clin	
Print	
STATE OF FLORIDA	·
COUNTY OF SEMINOLE  The foregoing instrument was asknowledged before me this	22.4 day of May 2008, by
Edward Kelly	, who is personally known to me or has produced
as identification	
	: Surbett Eberneer
CLIZABETH W. EBERWEIN	(sign)
Column DOOSHSHA	t A B H and the
Espiral Bru (100)422-4284	Elizabeth Eberwen
Florida Housey Assa., Inc.	(print)
	State of Florida at Large My Commission Explas;
STATE OF FLORIDA	
COUNTY OF SEMINOLE	3) rd
The foregoing insumment was acknowledged before me this	who is personally known to me or has produced
as identification.	O
· · · · · · · · · · · · · · · · · · ·	Doubett Xhamon
NOTARY PUBLIC	Clicabett Phenuein
Castelli DOCC41046	Or 1 H PA
Digitiza 04/2006	
Model Name Ann	(print) State of Florida at Large
#14420Anovergesthanestus	My Commission Expires:
	-

Book7054/Page1738 CFN#2008098328

^	
I am (we are) the owner(s) of Lot#in STI	ERLING PARK-UNIT FOUR, as platted in the following Plat Book
and Pages of the Public Records of Seminole Count	ty, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located
at: 316 ShADOW OAK	
I (wo) hereby approve and consent to the Amend	ment to Article VII, Section 3 of the Declaration of Covenants,
Conditions and Restrictions, recorded in Official Re	ecords Book 1230, at Page 0020, et seq., of the Public Records of
Seminole County, Florida, as set forth in the Amen	descrit to Declaration of Covenants, Conditions and Restrictions.
()	$\sim 10^{10}$
Such Suffer	SYNUCOUNTS
Sign Witness 1	Sign - Owner 1
	1 7 7 1/2
RUTA GRUHM	Ahaela D Milev
Print	Print O
W. 12 min Rethins	•
Sign - Witness 2	
3- <b>5</b> -1	
WILLIAM J. ALDISCUR	
Print	
Sign - Witness I	Sign - Owner 2
<b>5.6.</b> 1	
Print	Print
A BOCAT	• • • • • • • • • • • • • • • • • • • •
Sign - Witness 2	
Bight - Withesa 2	
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rint	
Comparison after the Company A	•
STATE OF FLORIDA COUNTY OF SEMINOLE	1 H & 11
The foregoing instrument was acknowledged before me this	day of Other 2007, by
Musela Kilei	, who is personally known to me or has produced
ficender a identification.	
NOTARY PUBLI	ic: Lope & Marrier
	(ellip)
	HOPE R SMADDITUS
	(mission # DDH1146
	Store made agricultural Laps Feeter Dictional Lang. Co.
	My Commission Hagenston
STATE OF FLORIDA COUNTY OF SEMINOLE	
The foregoing instrument was acknowledged before me this	day of
	, who is personally known to me or has produced
as identification.	
NOTARY PUBL	IC:
	(sign)
	•
	(print)
	State of Florida at Lorge
	My Commission Expires:

Book7054/Page1739 CFN#2008098328



		PARK-UNITFOUR, as platted in	
and Pages of the Public Records of Seminole County,			—
I (we) hereby approve and consent to the Amendm			
Conditions and Restrictions, recorded in Official Rec	ords B	look 1230, at Page 0020, et seq.,	of the Public Records of
Seminole County, Florida, as set forth in the Amenda	aent to	o Declaration of Covenants, Condi	itions and Restrictions.
Aut	0	L. + 10 PH	
S/gn - Witness I	Sien/	Owner 1	nh.uh
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AZAST FOL		lanet D. Koth	
Print	Print		
Burn Shall		•	•
Sign - Witness 2			
7.74 C . CO.			
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Lastin		Husband and	4 Math
		Jest Olect	To Comment
Sign - Witness I	Sign	Owner 2 Allese	meet.
			(MAILLE)
Print	Print		CONTRACTOR OF STATE O
		•	NOTARY PUBLIC - STATE OF FLORIDA Cindy M. Hinkley
A. Tr.		•	Commission #DD623819
Sign - Witness 2		1	PAPER THRO ATT ANTIC BONDING CO., INC.
·			
Print			:
		•	
STATE OF FLORIDA COUNTY OF SEMINOLE	1-1-6	1 hout	A#7
The foregoing instrument was abknowledged before the this	2	day of the complete the complete of the comple	20 6, by
Audens as identification.		And the botsource of the co	I III À LEGATOCE II
2/2 NOTARY PUBLIC	<b>.</b>	andly	
	(sign)	1. 1.10. 16.1	Store
		CINALIN PING	HOTARY PUBLIC - STATE OFFLORIDA
	(print	t) of Florida at Large	Cindy M. Hinkley
		Commission Expires:	******* Bipires: JAN. 28, 2011
STATE OF FLORIDA COUNTY OF SEMINOLE			AVADAD TERM ATLANTIC RONDING CO., INC.
The foregoing instrument was acknowledged before me this		day of, who is personally known to me o	, 20, by
*s identification.			.,
NOTARY PUBLIC			•
	(sign	)	
	(maf-	<u> </u>	
		of Florida at Large	
	My (	Commission Expires:	

Book7054/Page1740 CFN#2008098328



	I am (we are) the owner(s) of Lot# 7 in STER and Pages of the Public Records of Seminole County, at: 3/9 Shapaw OAK	LING PARK-UNIT FOUR, as platted in the following Plat Book Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located (address of Lot).
	I (we) hereby approve and consent to the Amendme Conditions and Restrictions, recorded in Official Reco	can to Article VII, Section 3 of the Declaration of Covenants, ords Book 1230, at Page 0020, et seq., of the Public Records of nent to Declaration of Covenants Conditions and Restrictions.
(	Sign Witness 1	Sign -Owner 1
	Right GACPIO	Charles A. Hodges
	Sign - Witness(2	
_	Print	1
ζ,	Sign - Witness 1	Walte Mason Hoge Sign-Owner 2
	Ruth Granger	WAITH NASMI Hodges
	Sign - Wimess 2/	
	William I, ALDIESKER	
	STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before the this  AND A WOLLAND TO WOLLAND A STORY	ath day of Dalo ble 2007, by who is personally known to me or has produced
0	as identification.  NOTARY PUBLIC:	Nape R. Smarreto
		(print) HOPE R. SMARRITO State of Fig. 12 Deary Conduction of D0193166 My Commission of D019316 My Commis
	STATE OF FLORIDA COUNTY OF SEMINOLE	CONTRACTOR AND THE CO.
	The foregoing instrument was scienowiedged before me this	day of
	as identification.	,
	notary public:	(rgie)
		(print) State of Florida at Large

Book7054/Page1741 CFN#2008098328



	i am (we are) the owner(s) of Lot # // in STERLING PARK-UNIT FOUR, as platted in the following Plat Book
	and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located
	at: 320 ShAbow CAIL (address of Lot).  I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants,
	Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the Public Records of
	Seminole County, Florida, as set forth in the Amendment to Declaration of Covenants, Conditions and Restrictions.
	due Shiff Vaid Dis Alera
	Sign - Witness 1 Sign - Owner 1
	Ruth Garsfin Pour Drug Moure 2.
	Sign - Witness 2
	WILLIAM J. A MOINAM
سر	Print
1	The Still Hill the Still
,	Sign - Witness 1 Sign - Owner 2
	KUTZ Grice / Adrid E. Claros
	Print Print
	William Laterice
	Sign - Witness 2
	William J. Aldinatok Print
	STATE OF FLORIDA
	COUNTY OF SEMINOLE  The foregoing fratrument was atknowledged before me this 6 day of 6 21 pt 2007, by
į	, who is personally known to me or has produced
·	NOTARY PUBLIC: Hope Redmarato
	(print) HOPE R. SMARRITO STATE OF THE PROPERTY
	STATE OF FLORIDA
	The foregoing instrument was acknowledged before me this
	DL as identification.
	NOTARY PUBLIC: Clashett Chestures
	Commo DODALEDOS Elizabeth Eherwein
	Parish Nome Assn. Inc. State of Florida at Lurge
	My Commission Expires:

Book7054/Page1742 CFN#2008098328

#### EXHIBIT "B": Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions I am (we are) the owner(s) of Lot# in STERLING PARK-UNIT FOUR, as platted in the following Plat Book and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located 342 SHADOW DAK I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, at seq., of the Public Records of Seminole County, Florida, as set forth in the Amendment to Declaration of Covenants, Conditions and Restrictions. Print Sign - Witness I Sign - Owner 2 Print Print Sign - Witness 2 Print STATE OF FLORIDA TOTARY PUBLIC - STATE OF FLORIDA .Cindy M Hinkley Commission # DD623819 Expires: JAN. 28, 2011 **NOTARY PUBLIC:** (sign) (print) State of Florida at Large My Commission Expires: STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this who is personally known to me or has produced as identification. NOTARY PUBLIC: (sign) State of Florida at Large

My Commission Expires:

Book7054/Page1743 CFN#2008098328



#### Approval and Consent to Amendment to Declaration of Covenants, Conditions and · "8" Tighty:3, Restrictions I am (we are) the owner(s) of Lot# in STERLING PARK-UNIT FOUR, as platted in the following Plat Book and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located 325 Shadow Oak (address of Lot). I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, at sag., of the Public Records of Seminole County, Florida, as set forth in the Amendment to Declaration of Covenants, Conditions and Restrictions. Sign - Witness 1 Sign - Owner 2 Print Print Sign - Witness 2 Print STATE OF FLORIDA COUNTY OF SEMINOLE NOTARY PUBLIC: My Commission Expires: STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this who is personally known to me or has produced as identification. NOTARY PUBLIC: (sign)

State of Florida at Large My Commission Expires:

Book7054/Page1744 CFN#2008098328



I am (we are) the owner(s) of Lot#in STE	RLING PARK-UNIT FOUR, 25 platted	in the following Plat Book	
and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located			
	at: 326 Shadow sek DU CASS FC 3270) (address of Lot).  I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants,		
Conditions and Restrictions, recorded in Official Rec	cords Book 1230, at Page 0020, et seq.	., of the Public Records of	
Seminole County, Florida, as set forth in the Amend	ment to Declaration of Covenants, Con-	ditions and Restrictions.	
Lendy morecon	and B.		
Sign - Witness I	Sign - Owner I	1	
1.	Audrew Beardout	<i>†</i> -	
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Sign) Withers 2		! •	
TO TRAZO			
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Sign - Witness 1	Sign - Owner 2	· · · · · · · · · · · · · · · · · · ·	
DIRT ALTHOUGH	man offine p	:	
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Print	Print		
Sign - Witness 2			
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Prmt			
STATE OF FLORIDA	2.42 /	•	
COUNTY OF SEMINOLE  The foregoing instrument was abknowledged before me this	day of SUSUST	.20 07.5y	•
Lindred Brance	And by personally known to me	or luss produced	
1110	(Market	,	:
NOTARY PUBLIC	(sign)	Il where	
	andy M.	YINKELY	
	(print)	Cindy M. Hir	
	State of Florida at Large My Commission Expires:	Commission # DD6	23819
STATE OF FLORIDA		MANDED THRU ATLANTIC BONDING	
COUNTY OF SEMINOLE  The foregoing instrument was acknowledged before me this		_, 20, by	•
us identification.	who is passonally known to me	or has produced	-
NOTARY PUBLIC	<b>n</b> .		
NO MILITARIA	(sign)		:
		•	
	(print) State of Florida at Large		
	My Commission Expires:		

Book7054/Page1745 CFN#2008098328



I am (we are) the owner(s) of Lot #in STE and Pages of the Public Records of Seminole County		
at: 496 EAGLE CIRCLE, C	2ASSIBEROU FL 3	1707 (address of a)
I (we) hereby approve and consent to the Amenda		
Conditions and Restrictions, recorded in Official Re-		
Seminole County, Florida, as set forth in the Amend		
	13/	
	The of	
Sign - Witness 1	Sign - Owner I	
	. /	
JASON YOUNG	Lubys P tergo	77
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A CUTA COTAL STORY		
Print		
Sign - Witness 1	Sign - Owner 2	
21BD * Ardiesa I	digu - Owner 2	:
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Sign - Witness 2		
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STATE OF FLORIDA		
COUNTY OF SEMINOLE	dure of	, 20, by
The foregoing instrument was acknowledged before me this	, who is personally known to n	
as identification.		•
NOTARY PUBLIC:		:
MATANT FORLIC.	(sign)	NOTARY PUPILS CONTROP FLORE
	Live Garage	Linis C. Guenaga
	(print)	Commission # DD69684   Expires:     LE 18, 20
•	Sinte of Florida at Large	BONDED THRU ATTANTIC HUMUNG CO., IT
	My Commission Expires:	·
STATE OF FLORIDA		£
COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this	day of	, by
	, who is personally known to n	
as identification.		
NOTARY PUBLIC:		
	(sign)	
•		
	(print)	<del></del>
	State of Florida at Large	

Book7054/Page1746 CFN#2008098328



I am (we are) the owner(s) of Lot# in STER	LING PARK-UNIT FOUR, as platted in the following Plat Book	
and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located at: 498 EAgle Calle (address of Lot).		
I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants,		
Conditions and Restrictions, recorded in Official Reco	ords Book 1230, at Page 0020, et seq., of the Public Records of	
Seminole County, Florida, as set forth in the Amenda	tent to Declaration of Covenants Conditions and Restrictions.	
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June XIII	Jacknin xound areno	
Sign - Witness I	Josephine Sammarino Josephine Sammarino	
W -1 C. 00.	T Samman Tina	
ACIA CILCARIO	JOSEPH THE CHURCH	
Print .	FTINE	
Let 10 . A Collinson	•	
Sign - Witness 2		
mer		
WILLIAM J. ADILORER		
Print		
Sign - Witness 1	Sign - Owner 2	
Print	Print	
Sign - Witness 2		
318tt - Millieds E	,	
Print		
STATE OF FLORIDA	,	
COUNTY OF SEMINOLE	6 day of Optitors 2007 by	
The foregoing instrument was atknowledged before me this	······································	
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NOTARI FOBLICA	San Commence	
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	(pring************************************	
	State of The HORE R. SMARRITO	
and the off of the t	My Cold 10th PHILIPPING DD491266 \$	
STATE OF FLORIDA COUNTY OF SEMINOLE	S 1 and Shirthary FL Namey Distance Amer. Ch. S	
The foregoing instrument was anknowledged before me this	day of	
as identification.	, who is personally known to me or has produced	
NOTARY PUBLIC:		
	(sign)	
	the state of the s	
	(print) State of Ploride at Large	
	My Commission Expires:	

Book7054/Page1747 CFN#2008098328



# EXHIBIT "B" : Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions in STERLING PARK-UNIT FOUR, as platted in the following Plat Book and Pages of the Public Records of Seminolo County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the Public Records of Seminole County, Florida, as set forth in the Amendment to Declaration of Covenants, Conditions and Restrictions. Sign Print STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this as identification. NOTARY PUBLIC: (print) State of Florida at Lurge My Commission Expires: The foregoing lastrumen NOTARY PUBLIC:

Book7054/Page1748 CFN#2008098328



My Commission Expires:

EXHIBIT "B":	Approval and Consent to Amendmen	it to Declaration of Covenants. C	onditions and
Restrictions	A	•	
	3 BLLC	KLING PARK-UNIT FOUR, as platted i Florida: Plat Book 21, at Pages 6 thro	
lam (w	e are) the owner(s) of Lot# in STEF	RLINGPARK-UNITFOUR, as planted i	in the following Plat Book
	ges of the Public Records of Seminole County	, Piorioa: Piat Hook 21, at Pages o throi	ugn /. Said Lot is located
	00 Eagle Circle Cas		
	hereby approve and consent to the Amendm ons and Restrictions, recorded in Official Rec		
	ole County, Florida, as set forth in the Amenda		
A Semmo	te County, Florida, as act total in the America	// Somming Coverings, Con-	-
بأبر		The morning	
Sign - V	Wimeas	Sign - Owner 1	خات دارسهار
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$\mathcal{J}$	OS TRASOA	Linda m. merri	meral
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	00		
	end Strik	•	•
Sign - 1	Witness 2		
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_K	4Th CALLER		
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<del></del>		8:	
Sign -	Witness 1	Sign - Owner 2	
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Sion -	Witness 2		
O.g.c	(1, 1117.000 m)		
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2			
STATE	OF FLORIDA .		•
COUNT	TY OF SEMINOLE	CITY CF	. ACT.
The fore	going instrument was atknowledged before me this	day of Marie	, 20 <u>0</u> /, try
FL-Z	MIVEA as identification.	, will be personally known as a second	a the produces
,	IT. NOTARY PUBLIC	moseul	
~	NOTARY PUBLIC	(sign)	NOTARY PUBLIC - STATE OF PLAD TO
		Prince M. Hir Wa	Cindy M. Hinkley
		total	Commission # DD623810
		(print) State of Florida at Large	Expires: JAN. 28, 2011 ECHOEO THEU ATLANTIC ECHOING CO., INC.
		My Commission Explica:	PACE THE PROPERTY OF THE PROPE
	OF FLORIDA		
The for	ry OF SEMINOLE egoing instrument was acknowledged before me this	day of	. 20 , by
		, who is personally known to me	or has produced
	os identification.		
	NOTARY PUBLIC		
		(ngiz)	
		(print)	
		State of Florida at Large	

Book7054/Page1749 CFN#2008098328



EXHIBIT "B" :	Approval and Consent	to Amendment	to Declaration of Coven	ants, Conditions and	
Restrictions		4 72			
		g BUEB			
Iam (we	pare) the owner(s) of Lot#	msiek	LING PARK-UNIT FOUR, B	s platted in the following Plat Books 6 through 7. Said Lot is locat	ok 
anu ray	OI EAGLE CIRCLE	reminora County,	2807 # . /		
				(address of Lo of the Declaration of Covenan	
				), at seq., of the Public Records	
				ats, Conditions and Restrictions.	
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Sign - V	Witness I		Sign - Owper 1		
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(-)	Witness 2				
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de	uce Stell		GINA BUEN	PIM	
Sign - \	Witness 1		Sign - Owner 2	-	
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ST'ATE	OF FLORIDA	•			*
COUNT	y of seminole		the leave	( <del>/</del>	
The fore	goint instrument was at knowledge.	d before me this	day of	yn to ma or has produced	
PL	DA LUCAS identification.	<u></u>	, who is heisomary kno		- andrannid
<b>7</b>	170	NAME OF STREET	[[arad]b]	NOTARY PUBLIC - STAT	kofflorda Hinkley
•	CU	NOTARY PUBLIC:	(sign)	Commission	#DD623819
			Pundel MA H	) WELL HONDED THRU ATLANTICE	AN. 28, 2011
			(print)	HONDED THRU VOTANTICS	Withling
			State of Plotida at Large		
ETATE:	OF FLORIDA		My Commission Expires:		
	ry of seminole		1.th land	ich "	
The for	egoing instrument was acknowledge	d before me this	day of Tage	20 / by	
PI-	Del Vols identification.	CH / SA	, who is personally kind	own to me or has produced	i
<del>y-1</del>	Lie	\$1000 1 to 100 morning week.	mostle	notary public state Cindy M.	Hinkley
		NOTARY PUBLIC:	(sim) 1	Commission 4	DD623819
			Condel VA 1	REPLICES: JA	
			(print)	7 BURLOW THRO BE SERVED BU	, , , , , ,
			State of Florida at Large My Commission Expires:		
			IVIY COMUNISSION EXDITES:		

Book7054/Page1750 CFN#2008098328



	LING PARK-UNIT FOUR, as platted in the following Plat Book
	Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located
at 500 Eagle	(address of Lot).
	ent to Article VII, Section 3 of the Declaration of Covenants,
	ords Book 1230, at Page 0020, et seq., of the Public Records of
Seminole County, Florida, as set forth in the Amenda	nent to Declaration of Covenants, Conditions and Restrictions.
AL IP	helen A See
Sign - Witness 1	Sign - Owner 1
Steve Olson	Charles Geet
Print	Print
Andu m. meerinan	•
Sign - Witness 2	
	•
LINDA M. Merriman	•
Print	•
	Sign-Owner 2
Sign - Witness I	Sign - Owner 2
Steve Olsan	John Free
Print	Print
0 . ( > .	
A mme ourer	•
Sign 2 Witness 2	
Linda m. merriman	
•	
Print	
STATE OF FLORIDA	
COUNTY OF SEMINOLE	15t 1100 - 78.
The foregoing instrument was schooledged bostors one this	day of
so identification.	, who is personally known to the or has produced
NOTARY PUBLIC:	Elnifulk & Berwey
Comme (I)00343848	(rign)
Explores 644/2008  Bondard fina (1005)-020-40064	Clisabeth Elser Will
Floride Honey Atsa, he	(print)
	State of Florida at Large My Commission Expires:
STATE OF FLORIDA	y commission expans.
COUNTY OF SEMINULE -	157 1 18
The foregoing instrument was acknowledged before me this	, who is personally known to me or has produced
1) sidentification.	A Math is furnitually Mills of the Di field branches
	- A Mitte Marine
NOTARY PUBLIC:	(sign)
Comment DORGANIAN I	Clarketh & Lacussin
(IV. 15) Engine traction	( DPIUE!)
Porter National Annual Company Agent, the	(print) Sinte of Florida at Large
	My Commission Expires:

Book7054/Page1751 CFN#2008098328



j

	RLING PARK-UNIT FOUR, as platted in the following Plat Book
	y, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located
	4581 Brates, PC 327.07 (address of Lot).
	nent to Article VII, Section 3 of the Declaration of Covenants,
	cords Book 1230, at Page 0020, et seq., of the Public Records of
Seminole County, Florida, asket forth in the Amend	lment to Declaration of Covenants, Conditions and Restrictions.
Tomm was the	Emarcul Davotelie
Sign - Witness I	Sign - Owner 1
Take the	Sign-Owner 1 EMANUEL DANATELIS
Print	Print
o 6 1	Time
The Un	•
Sign - Witness 2	
Brian Adanson	
Print	
May 12	Hale Dante
Sign - Witness 1	Sign - Owner 2
TONYA HALL	HELEN DAVATELIS
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Sign - Witness 2	
Brian Adamson	ı
	1
Print Pol (AM) GOV	
Print STATE OF FLORIDA	# . !
Print STATE OF FLORIDA COUNTY OF SEMINOLE	8th day of August 20 07 by
Print  STATE OF FLORIDA  COUNTY OF SEMINOLE  The foregoing instrument was seknowledged before me this	Ste August on
Print  STATE OF FLORIDA  COUNTY OF SEMINOLE  The Sprengolng Instrument was seknowledged before me titls  as identification.	day of August 2007, by , who is personally known to many has produced
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument has saknowledged before me titls as identification.  JOSHUA S. JOER OTAR PUBLIC	day of August 20 07, by , who is personally known to more years produced
Print  STATE OF FLORIDA  COUNTY OF SEMINOLE  The Sprengolng Instrument was seknowledged before me titls  as identification.	day of August 2007, by , who is personally known to many has produced
Print  STATE OF FLORIDA  COUNTY OF SEMINOLE  The foregoing instrument has saknowledged before me titls  as identification.  JOSHUA S. JOER JOTAR PUBLIC Notary Public - State of Florida	day of August 20 07, by , who is personally known to many has produced  (sign)
Print  STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was skicknowledged before me this as identification.  JOSHUA S. JOER COTAR PUBLIC Notary Public - State of Floring My Commission Excess Oct 28, 2018	dry of August 2007, by who is personally known to many has produced  (sign)  (print)
Print  STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument our seknowledged before me this  as identification.  JOSHUA S. JOER&OTAR PUBLIC MyCommission Public - Stole of Florida MyCommission Public - Stole of Florida Commission & DO 366996  STATE OF FLORIDA	dry of August 2007, by , who is personally known to many has produced  (slgn)  (print)  State of Florida at Large My Commission Expires: 12/28/08
Print  STATE OF FLORIDA  COUNTY OF SEMINOLE  The foregoing instrument has saknowledged before me titls  as identification.  JOSHUA S. JOER OTAR PUBLIC  Notory Public - Stole of Florida  MyCommission & DO 366996  STATE OF FLORIDA  COUNTY OF SEMINOLE	day of August 20 7, by who is personally known to many has produced  (a)(x)  (print)  State of Florida at Large My Commission Expires: 12/28/08
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was selected before me title as identification.  JOSHUA S. JOER COTAR PUBLIC Notary Public - State of Florian My Commission Process Oct 28, 2018 Commission # DO 366996  STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing fastument was technowledged before me this	dry of August 2007, by , who is personally known to many has produced  (slgn)  (print)  State of Florida at Large My Commission Expires: 12/28/08
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was telenowledged before me titls as identification.  JOSHUA S. JOER OTAR PUBLIC MyCommission Public - Stole of Florida MyCommission PDD 366996  STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing Astroment was technowledged before me this as identification.	day of August 20 17, by , who is personally known to me or has produced  (sign)  (sign)  (print)  State of Florida at Large My Commission Expires: 12/28/08  who is personally known to me or has produced
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was selected before me title as identification.  JOSHUA S. JOER COTAR PUBLIC Notary Public - State of Florian My Commission Process Oct 28, 2018 Commission # DO 366996  STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing fastument was technowledged before me this	day of August 2007, by who is personally known to me or has produced  (sleft)  (print)  State of Florida at Large My Commission Expires: 12/28/08  they of August 2007, by who is personally shown to me or has produced
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument on telecowiedged before me this  as identification.  JOSHUA S. JOER OTAR PUBLIC  AND COMMESSION & DO 366996  STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing Astrument was telenowiedged before me this  as identification.  NOTARY PUBLIC  JOSHUA S. JOERG	day of August 20 17, by , who is personally known to me or has produced  (sign)  (sign)  (print)  State of Florida at Large My Commission Expires: 12/28/08  who is personally known to me or has produced
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument has selected before me titls  as identification.  JOSHUA S. JOER OTAR PUBLIC  Notary Public - State of Florian  My Commission & DO 366996  STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was technowledged before me this  As identification.  NOTARY PUBLIC  NOTARY PUBLIC  FMY Commission Excise of Floriate  FMY Commission Excise of Floriate  FMY Commission Excise of Floriate  FMY Commission Excise of Floriate	day of August 2007, by who is personally known to many has produced  (sign)  (sign)  day of August 2007, by who is personally known to me or has produced  (sign)  Joshua Johns  (grint)
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument has seknowledged before me titls  as identification.  JOSHUA S. JOER OTAR PUBLIC Notary Public - State of Florida  My Commission & DO 366996  STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing Astrument was beknowledged before me this  as identification.  NOTARY PUBLIC JOSHUA S. JOERG	day of August 20 17, by  who is personally known to me or has produced  (print)  State of Florida at Large My Commission Expires; 12/28/08  day of August 20 17, by  who is personally shown to me or has produced  C. (Sign)  Joseph Joseph

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and Pages of the Public Records of Seminole Count at:  I (we) hereby approve and consent to the Amende Conditions and Restrictions, recorded in Official Re	ERLING PARK-UNIT FOUR, as planted in the following Plat Book y, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located CASSA BACKA H. 20, 757 (address of Lot). ment to Article VII, Section 3 of the Declaration of Covenants, ecords Book 1230, at Page 0020, at seq., of the Public Records of Iment to Declaration of Covenants, Conditions and Restrictions.  Sign - Owner 1  EMMANDE DAVATEUS  Print
Print  Print  Sign-Witness 1  Print  Print  Poshua  Print  Poshua  Print  Poshua  Print  Poshua  Print  Poshua  Print  Poshua  Print  Poshua  Print  Poshua  Print	Sign-Owner 2  HELEN DAVATELIS  Print
COUNTY OF SEMINOLE  The foregoing instrument was not involved good before me this	who is personally known to me or has produced  (print) for hua Shua Shua
STATE OF FLORIDA COUNTY OF SEMINOLE The forgeting instrument via arian wiedered before me this	State of Florida at Large My Commission Expires:  2008. by who is personally known to me or has produced  (print) State of Florida at Large My Commission Expires:

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at: 505 Eagle	County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located (address of Lot).
	amendment to Article VII, Section 3 of the Declaration of Covenants,
	icial Records Book 1230, at Page 0020, et seg., of the Public Records of
Seminola County, Florida, as set forth in the	Amendment to Declaration of Covenants, Conditions and Restrictions.
A TOP	Kleoning Marixe
Sign - Witness 1	Sign · Owner 1
- 1	Λη Α
steve Olsan	Veronice Mc Chure:
Print	Print
Dur Duff	
Sign - Witness 2	
D. 77 (- De)	•
Print	•
Time	
	,
Sign - Witness 1	Sign - Owner 2
_	
Print	Print
N. 3772	
Sign - Witness 2	
Print '	
	:
STATE OF FLORIDA COUNTY OF SEMINOLE	1 3N
The foregoing instrument was atknowledged before me	this 1 day of Jule 20 00, by
1/e vortica PVC OUTE	, who is personally known to me or has produced
	De 200-81
NOTARY	PUBLIC: SEASON CHENCED
DATE OF THE PARTY	(siles)
COLUMN SECURIOR	Flizabeth Eherubin
Company State Company	(print)
Please Notary Asset Lies E	State of Florida at Large My Commission Expires:
STATE OF FLORIDA	
COUNTY OF SEMINOLE  The foregoing instrument was acknowledged before me	this day of, 20, by
	who is personally known to me or has produced
as identification,	
NOTARY	
	(sign)
	(print)
	State of Florida at Large

Book7054/Page1754 CFN#2008098328



	TERLING PARK-UNIT FOUR, as platted in the following Plat Book inty, Florida: Plat Book 21, at Pages 6 through 7. Said Lut is located
at: 506 Engle Circle	(address of Lot).
I (we) hereby approve and consent to the Amen Conditions and Restrictions, recorded in Official I	ndment to Article VII, Section 3 of the Declaration of Covenants, Records Book 1230, at Page 0020, et seq., of the Public Records of andment to Declaration of Covenants, Conditions and Restrictions.
Sign-Witness 1	Sign - Owner I
LINDA M. MERVIMAN	THOMAS DALY
Chyslet Cherwen	Print (
Elizabeth Eber wern	
Print	Bourn Do
Sign. Witness I	Sign - Owner 2
Print 1	Print Poly
Sign - Witness 2	
Print Elizabeth Eberwern	
STATE OF FLORIDA COUNTY OF SEMINOLE The finegoing instrument was atknowledged before me this	19th day or April 2008 by
1 Marie DOLU B L 1 dentification.	who is personally known to me or has produced
notary fubl	(ngls)
	Elizabeth Channell Common Document Docu
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was anknowledged before me this	My Commission Expires:  1944 day of
des Berry Val 4 sidentification.	who is personally known to me or has produced
notary pubi	(sign) () ELLYABETH W. EMPRIVEIN
	(print) State of Florida at Lorge  Color C
	My Commission Exokes:

Book7054/Page1755 CFN#2008098328



	onsent to Amendmen	t to Declaration of Covenants, Co	nditions and
Restrictions	16 BUL B		
and Pages of the Public Rec at: O Public Rec I (we) hereby approve and Conditions and Restrictions	ords of Seminole County, 2516 CVCL & consent to the Amendma , recorded in Official Reco	LING PARK-UNIT FOUR, as platted in Florida: Plat Book 21, at Pages 6 through the Control of the Decords Book 1230, at Page 0020, at seq., and to Declaration of Covenants, Conditional of the Declaration of Covenants, Conditional of the Covenants, Conditional of Covenants, Condit	gh 7. Said Lot is located 707 (address of Lot). claration of Covenants, of the Public Records of
Sign - Witness I	Jaconin (	Sign Owners	
Linna. m. mer	rima»	Joey L Glenn Print	<del>-</del> ;
Sign - Witness 2			
Print Print	Hirably		; ; !
Sign - Witness 1		Sign - Owner 2	
Print		Print	
Sign - Witness 2			
Print	1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-		
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was at		day of August who is personally known to me or	20.07, by has produced NOTARY PUBLIC - STATE OF FLORIDA
Lie	NOTARY PUBLIC:	(sign)  Cindy M. Hinda  (print)  State of Florida at Large	Cindy M. Hinkley Commission & DD 23819 Expires: JAN. 28, 2011 DEPUT THRU ATLANTIC BONDING CO., INC.
STATE OF FLORIDA COUNTY OF SEMINOLE	6d.tthe	My Commission Expires:	!
The firegoing instrument was ac		day or, who is personally known to me or	20, by thus produced
as tocato	NOTARY PUBLIC:	(sign)	
		(print) State of Florida at Large My Commission Engines	

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### EXHIBIT "B": Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions

and Pages of the Public Records of Semin	ole County	, Florida: Plat Book 21, at Page	s 6 through 7. Said Lot is located
at: <u>508 EAGLE CIRC</u> I (we) hereby approve and consent to the Conditions and Restrictions, recorded in C	Amendu	ent to Article VII, Section 3 o	of the Declaration of Covenants,
Seminole County, Florida, as set forth in the	he Amendi	ment to Declaration of Covenan	ts, Conditions and Restrictions.
Que Stoffen		T.	
Sign! Witness 1	_	Sign - Owner 1	
Kuth GROPEN		Libra P 7.	<u>Ergo)</u>
Print		Print	
/ funging			
Witness 2	$\mathcal{L}$		
JA SON Yound			
Print /			
Sign - Witness 1		Sign - Owner 2	The state of the s
Marie Million I		OIGH - OWIGE 2	
Print		Print	
			•
Sign - Witness 2			
_			
Print			
STATE OF FLORIDA			:
COUNTY OF SEMINOLE The livegoing instrument was acknowledged before	me this	day of	,20,5y
as identification.		, who is personally known	
	Y PUBLIC:	The state of the s	
эм соз вигонов эпимли чинт сабров		(sign)	Nomutary public state estend
01856000 % noissimmo 5 250 ; 1105, 81 V. 171, tetrigad 1		(print) Coernge	Luis C. Goenal Commission DD691
MOIARY Provides TATE OF PROGRAM		State of Florids at Large My Compilision Expires:	pondentity descriptions of the property of the pondentity of the property of t
STATE OF FLORIDA COUNTY OF SEMINOLE			
The foregoing instrument was acknowledged before		day of, who is personally know	, 20, by
as identification.	-	The state of the s	
NOTAR	Y PUBLIC:	(sign)	
		17-17-7	
		(print) State of Florida at Large	
		My Commission Expires:	

Book7054/Page1757 CFN#2008098328



### EXHIBIT "B": Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions

1 am (we sre) the owner(s) of Lot# 14 in STEI	ILING PARK-UNIT FOUR, as platted in the following Plut Book
	Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located
at: 511 Eagle Criste	(address of Lot).
	ent to Article VII, Section 3 of the Declaration of Covenants,
	ords Book 1230, at Page 0020, et seq., of the Public Records of
Seminole County, Florida, as set forta in the Almenda	ment to Declaration of Covenants, Conditions and Restrictions.
Sign - Witness 1	Sign - Owner 1
right - Minters (	bigh - Owler 1
Lings m. merriman	
Print	Print
Sign - Witness 2	
	1
Print	
- C.\ -	Chen doublant
Dealis M Mercian	Sign-Owner 2
Sign - Witness I	ongit - Owner 2 A
LINA M. Merrinal	Suo Amkraut
Print	Print
. 1 1	
William Coldmics	,
Sign - Witness d	
	<u> </u>
WILLIAM J. MEDINGER	
Print	
	-
STATE OF FLORIDA	151
COUNTY OF SEMINOLE The foregoing instrument was anknowledged before me this	day of Jun 2008, by
The resident man and the second secon	who is personally known to me or has produced
as identification.	
NOTARY PUBLIC:	
	(sign)
•	·
	(print)
	State of Florida at Large
STATE OF FLORIDA	My Commission Explies:
COUNTY OF SEMINOLE .	15th day of June 2008, by
The foregoing instrument was saknowledged before me this	duy of 2001, by who is personally known to me or has produced
DL as identification.	U
NOTARY PUBLIC:	Phalotte Phoneupin
MOTARY POBLIC:	Clicabeth Cherwein
Commit DOMANNAS	Ri - hatt Charulana
Based Mais (8/20)432-4254	(bint)
Planting Money Addet, Man (	Stam of Florida at Large
	My Commission Explose

Book7054/Page1758 CFN#2008098328



EXHIBIT "B": Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions in STERLING PARK-UNIT FOUR, as planted in the following Plat Book I am (we are) the owner(s) of Lot# and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located CASSOCKORNY FC 32707 I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the Public Records of Seminole County, Florida, as set forth in the Amendment to Declaration of Covenants, Conditions and Restrictions. Witness 1 Sign Print FRAS 64 <u> 385</u> Print STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was oknowledged before me this NOTARY PUBLIC STATE OF YLORDA Cindy M. Hinkley Commission # DD623819

Rapires: JAN. 28, 2011

ENDED THRU ATLANTIC BONDING CO., DIC. NOTARY PUBLIC: (print) State of Florida at Large My Commission Expires: STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument w NOTARY PUBLIC - STATE OF FLORIDA Condulation # DD623819
Commission # DD623819
Expires: JAN. 28, 2011
HONDED THRU ATLANTIC DOCUME CO., INC. NOTARY PUBLIC: (print) State of Plorida at Large My Commission Expires:

CFN#2008098328

Book7054/Page1759

XHIBIT "B" :	Approval and Consen	t to Amendmen	it to Declaration of	Covenants, Condi	tions and	
I am (we and Pag at: کے I (we) I	e are) the owner(s) of Lot#_ tes of the Public Records of  Local Consent tereby approve and consent tons and Restrictions, record the County, Florida, as set for	Seminale County  County  to the Amendm  cd in Official Rec	, Florida: Plat Book 21, ent to Article VII, Sec ords Book 1230, at Pap	at Pages 6 through 7 tion 3 of the Deular ge 0020, et seq., of the	. Said Lot is located (address of Lot). ation of Covenants, te Public Records of	
Sign - V	seda m mac	encer.	Sign - Owner 1	ombi-		
Print	JA M. Merri	imaa	BLUCE KRU Print	PIDSUE		
Sign - V	Inabell Cherwein		•	,		
Print	hiabeth Ebenwein		•	,	-	
Sign - V	indum mo	<u>-</u>	Sign - Owner 2	Krugen	<u> L</u> s	
Li.	NOA M-Merr	mon	Diaug 1	Supiuski	_	
Sign - V	Ulan J. Aldagin Vitness 20					
<u>بير</u> Print	DUIGIA, L MAL	लाँट	- Considerating the state of th			
COUNTY The foreg	F FLORIDA OF SEMINOLE OF SEMINOLE OF SEMINOLE FUE & Krupin  su kientification.	d before me this	day of	lty known to one or has p	oduced .	
	,	NOTARY PUBLIC:	(sign) apolit	Cherisan		ı
	F FLORIDA		CHI20-beth { (print) State of Florida at Large My Commission Expires:	berwein.	C. IZABETH W. CO.  Connect Co.  Control Co.	WEIN CONTROLS CONTROL
The fores	OF SEMINOLE  ping instrument was acknowledge  10 pg \rightarrow  2 identification.	d before me this		May , 20 C		,
	ELIZABETH W. EBERWEIN	• {	Elizabeth	Shorripin		
ž.	Rents Many Ang. h	254 g	(print) State of Florida at Large My Commission Evolves:	<u>~~~1.46.111</u>		•

Book7054/Page1760 CFN#2008098328

### EXHIBIT "B": Approval and Consent to Amendment to Declaration of Covenants. Conditions and Restrictions

	U.ING PARK-UNIT FOUR, as platted in the following Plat Book , Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located
at: 515 Eagle Circle	' (address of Lot).
I (we) hereby approve and consent to the Amendm Conditions and Restrictions, recorded in Official Rec	ent to Article VII, Section 3 of the Declaration of Covenants, cords Book 1230, at Page 0020, et seq., of the Public Records of ment to Declaration of Covenants, Conditions and Restrictions.
Sign - Witness 1	Sign - Owner I
Print Print	Frank Didders
Sigh - Witness 2	
Print Ga. CO.	N1- /N1
Lineun meuman	
Sign - Witness I	Sign - Owner 2
LINUA M. MerriMAN .	Print Sidders
Dent Start &	
Sign - Witness 2	
Print Gran CRIL	- 1
STATE OF FLORIDA COUNTY OF SEMINOLE	27th 1 18.
The foregoing instrument was acknowledged before me this	who is personally known to me or has produced
NOTARY PUBLIC:	Plushoth Chesweri
ELIZABETH W. EBERWEN	Chrobeth Ederwein
Service thru (100)/001-0264 First Houry Asse, Inc.	(mint) State of Florida at Large My Commission Expires:
STATE OF FLORIDA COUNTY OF SEMINOLE	
The foregoing instrument was acknowledged before me this	day of July 20 08, by , who is personally known to me or less produced
NOTARY PUBLIC:	(Sign) Cheath Eberwein
Out "Many Among squares  Storows waters  Storo	Elicabeth Eperusion
BUZYBELH W. EDELWEN	State of Florida at Large My Commission Expires:

Book7054/Page1761 CFN#2008098328



### EXHIBIT "B": Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions

and Pages of the Public Records of Semi	inole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located ' (address of Lot).
(we) hereby approve and consent to t	the Amendment to Article VII, Section 3 of the Declaration of Covenants.
Conditions and Restrictions, recorded in	Official Records Book 1230, at Page 0020, et seq., of the Public Records of
Seminole County, Florida, as set forth in	n the Amendment to Declaration of Covenants, Conditions and Restrictions.
The man and man and man	my human of hole
Sign - Witness I	Sign - Owner 1
1.	and Maxime L. Salah
Livon m. Merrim	Print Print
00	4 14(1)
Just Teell	
Sign - Witness 2	•
KITZ CTRISPIN	
Print	
	;
Sign - Witness 1	Sign • Owner 2
	*
Print	Print .
Sign - Witness 2	·
Print	<del></del>
	_ :
TATE OF FLORIDA COUNTY OF SEMINOLE	oralh \1 a
The foregoing instrument was acknowledged befo	tire me this
Making Salah	, who is personally known to me or has produced
A STATE OF THE STA	EARY PUBLIC: Lyabeth Cheraxer
ELIZABETH W. EDERNAEM	(sign)
	Elizabeth Flereen
	(print)
Francis Landscope Control Cont	State of Provide of Large
Partie Research	Stare of Florida at Large My Commission Expires:
COUNTY OF SEMINOLE	My Commission Explres:
COUNTY OF SEMINOLE	My Commission Expires:  Tore ma this
COUNTY OF SEMINOLE	My Commission Expires:
COUNTY OF SEMINOLE The foregoing instrument was acknowledged before the control of the control o	My Commission Expires:  fore me this
COUNTY OF SEMINOLE The foregoing instrument was acknowledged before the foregoing instrument was acknowledged before the foregoing instrument.	My Commission Expires:  fore me this day of, 20, by who is personally known to me or lass produced
re Identification.	My Commission Expires:  fore me this

Book7054/Page1762 CFN#2008098328



### Approval and Consent to Amendment to Declaration of Covenants, Conditions and EXHIBIT "B": Restrictions I am (we are) the owner(s) of Lot# /2. in STERLING PARK-UNIT FOUR, as platted in the following Plat Book and Pages of the Public Records of Seminolo County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located at: 518 EACLE CIRCLE, ASSELBETZILY FC 32-207 (address of Lot). I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the Public Records of Seminule County, Florida, as set forth in the Amendment to Declaration of governments, Conditions and Restrictions. Sign Sign - Witness 2 Sign - Witness 1 Sign - Owner 2 Print Print Sign - Witness 2 Print STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this who is personally known to me or has produced us identification. NOTARY PUBLIC STATE OF PLOSIDA NOTARY PUBLIC: Luis C. Guenaga Commission # DD696840 EXPIRES: JULY 18, 2011 My Commission Expires: STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me tills day of who is personally known to me or has produced ax identification. NOTARY PUBLIC: (ngla)

(print)

Sists of Ployids at Large My Commission Repires:

Book7054/Page1763 CFN#2008098328



### EXPIRIT "B": Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions

	LING PARK-UNIT FOUR, as platted in the following Plat Book Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located
at: 521 Eagle Circle	(address of Lot).
I (we) hereby approve and consent to the Amendme Conditions and Restrictions, recorded in Official Reco	ant to Article VII, Section 3 of the Declaration of Covenants, ords Book 1230, at Page 0020, ot seq., of the Public Records of tent to Declaration of Covenants, Conditions and Restrictions.
Sign Witness 1	Sign-Owner Vescolus
KINDA M. Merriman	OLADYS VESCELUS Print
Sign - Witness 7	
Sign - Witness 2	
WILLIAM J. ALDINGER	
Sign - Witness 1	Sign - Owner 2
Print	Print
Sign - Witness 2	
Print	
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was alknowledged before me this	day of June 20 08, by , who is personally known to me or has produced
es identification.  EHALITHW. EMPAGEN  Commo Conscious  Supra secons	Clipbeth Cherwen
Peorital Housey Assay, Inc.	(print) State of Fiorida at Large My Commission Expires:
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoldg instrument was acknowledged before me this	
	, who is personally known to me or has produced
NOTARY PUBLIC:	(sign)
	(print) State of Florida at Large My Commission Expires;

Book7054/Page1764 CFN#2008098328



	I am (we are) the owner(s) of Lot# in STE and Pages of the Public Records of Seminole County	RLING PARKUNIT FOUR, as platted in the following Plat Book y, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located
	at 500 Eagle Circle	(address of Lot). nent to Article VII, Section 3 of the Declaration of Covenants,
	Conditions and Restrictions, recorded in Official Re	isords Book 1230, at Page 0020, er seq., of the Public Records of Iment to Declaration of Covenants, Conditions and Restrictions.
	for Stoulouist	Garan 1. Well - (Lopez)
	Sign - Witness 1	Sign - Owner 1
	JOHN S. Paulovich	Glanca I. Work
	Print	Print
5	- Kino Xesticho	
`	JAIRO RESTREPO	·
	Print .	
		•
	Sign - Witness 1	Sign - Owner 2
	Print	Print
	Sign - Witness 2	
	Print	
	STATE OF FLORIDA COUNTY OF SEMINOLB The foregoing instrument was acknowledged before me this	17 day of June 20 68. by
	D. L. sy identification.	, who is personally known to me or has produced
	NOTARY PUBLIC	Months Van Buskick
	Notary Public State of Florida Margra VenBushtrk	MARTUR VAN BUSKIRK
	My Commission D0537327 Expires 04/05/2010	(print) State of Florida at Large
	STATE OF FLORIDA	My Commission Explica:
	COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this	day of JUNE 2008, by who is personally known to rue or has produced
	D.C. as identification.	A CO P
•	NOTARY PUBLIC	Martin Vanhuskink
	Notary Public State of Florida Mentha VeniSuskirk My Commission DD537327	MARTHA VANBUEKIAK
	Expires 04/05/2010	Quint) Sinte of Florida at Largo My Compolesian Explicat:

Book7054/Page1765 CFN#2008098328



### EXHIBÍT "B": Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions

	RLING PARK-UNIT FOUR, as platted in the following Plat Book y, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located	
at: 524 Eagle Cuele.	(aridress of Lot):	
I (wo) hereby approve and consent to the Amendo	uent to Article VII, Section 3 of the Declaration of Covenints,	
	scords Book 1230, at Page 0020, Jeg, of the Public Records of	
	lment to Declaration of Covenants, Conditions and Restrictions.	
Schimble County, Plotting as act form in the America	mient to begin another sales and resultings.	
	Who I whould	
James m Marcanan.	1907 047000	
Sign - Witness I	Fign - Owner I	
, - <i>//</i>	JOHN S. TAUlovich	
LINDA M. MERCINAN	JOHN J. THURSTEA	
Print	Print	
- le		
Succes Design		
Sign - Witness 2		
AUTH Griffin		
Print		
4 5	O(1 - O(1))	
	Hova KlouloneL	
Side Williams 1	Sim Overer?	
Other - Audices I	Maria Klaulonek Sign-Owner2 Maria RPaulovich	
	Maria Ktaulovich	
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STATE OF FLORIDA		
COUNTY OF SEMINOLE	194h day of Amil 2008, by	
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	(print)	Sections of the A. S.
	State of Florida at Largo	
STATE OF FLORIDA	My Commission Expires:	
COUNTY OF SEMINOLE	.A. 1 . 1 . 2 . 2	
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MOLIO KOMONICA	who is personally known to me or has produced	
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notary public	C. Market Cherital your superingeness	Is exceptioned best the
	Chrobett Cherwin	SOCIATIONS MANAGEMENT
	Elizabett Cherupin	EN-12008
	(print) Redda Nee	600)458-4254 ALET., Inc.
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### EXHIBİT "B": Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions

	ERLING PARK-UNIT FOUR, as pinted in the fi ty, Florida: Plat Book 21, at Pages 6 through 7.	I am (weure) the owner(s) of Lot#in SII and Pages of the Public Records of Seminole Count
of the Public Records of	ecords Book 1230, at Page 0020, et seq., of the	at: <u>526 Eagle Circle</u> I (we) hereby approve and consent to the Amend Conditions and Restrictions, recorded in Official Re Seminole County, Florida, as set forth in the Amen
<del></del>	Sign - Owner 1	Sign-Witness I
	Print	Print
		Sign - Witness 2
; ;		Print Granflew
<u>'</u>	Sign - Owner 2	Sign-Witness 1
<u>\$</u>	Nancy C. Adams	Linda m- merrinan
	-	Sign - Witness 2
		Print CTA CTA CFRIN
2008, by	1944 day of April 2008	STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this  VATOCL Helann S
SUZASTH WIEDERWEIN	de 1 th de	sa identification. NOTARY FUBLIC
Consider Depositions  Depicts Sections  Render into proof 2004 25-22  Profest Notice Asset, inc	Elizabeth Eberwein  (print) State of Florida at Large My Commission Expires:	•
20 <u>08</u> , by	1914 day of April 2008	STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this  VALO HOANS
ELZAGTH W GBERWEN	C: Olivett Chewer	PLT so identification.  NOTARY PUBLIC
Common DOCSA15A4] Express SA12000 Bended Seas (SES) Adm., Ins	(print) State of Florida at Large My Commission Expires:	

Book7054/Page1767 CFN#2008098328



EXHIBIT "B":	Approval and Consent	to Amendment	to Declaration of Cov	enants, Conditions	and
Restrictions					
		BULD			
	eare) the owner(s) of Lot#	in STERI	ING PARK-UNIT FOUR	, as platted in the follow	ving Plat Book
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			Cingly M.	HIN/CLES	Expires: JAN. 28, 2011 THRU ATLANTIC BOSONING CO., INC.
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	OF FLORIDA		103 Chilmipsida Pubace:		•
	TY OF SEMINOLE	ad ballan markin A	12 AUS	.20 07.1	:
nm an i	egoing instrument was aslenowledg	Car-	, who is personally l	known to me or has produc	-,
[A.	DAINAL as identification.		1		ABLIC-STATE OF FLORIDA
	1Co	NOTARY PUBLIC:	[MATILU]	All Controls	Cindy M. Hinkley
_			(sign)	/ /	Commission # DD623819 Expires: JAN, 28, 2011
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### EXHIBIT "B": Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions

lam (we use) the owner(a) of Lot# 18 in STER	LING PARK-UNIT FOUR, as platted in the following Plat Book
	Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located
at: 529 EAGLE CTR	(address of Lot).
	ent to Article VII, Section 3 of the Declaration of Covenants,
	ords Book 1230, at Page 0020, et seq., of the Public Records of
Seminole County, Florida, as set forth in the Amenda	ment to Declaration of Covenants, Conditions and Restrictions.
dina Older	Solvin L
Sign - Witness	Sign - Owner 1
LINA DDAY	Libert N ODay
Print	Print
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and the second	•
Sign - Witness 2	:
Davd Marini	•
Print	,
	•
Sign - Witness 1	Sign - Owner 2
Think	Print :
Print	Print
Sign - Witness 2	
	:
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STATE OF FLORIDA COUNTY OF SEMINOLE	
The foregoing instrument was shknowledged before me this	
Bober to Day	, who is personally known to me or has produced
•	Car 1 A
notary public:	tolon)
MAYDA PLORES	(3)(1)
Autory Public, State of Florida	Maydo Hores
My Comm. Expires May 2, 2011 Comm. No. DD 653088	(print) State of Florida at Large
"Higher"	My Commission Expires;
STATE OF FLORIDA COUNTY OF SEMINOLE	
The firegoing instrument was acknowledged before me this	
as identification.	, who is personally known to me or has produced
NOTARY PUBLIC:	(sign)
	A. D. J.
	(print)
	State of Florida at Large
	My Commission Expires:

Book7054/Page1769 CFN#2008098328



# Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions I am (we are) the owner(s) of Lot#\_\_\_\_\_in STERLING PARK-UNIT FOUR, as platted in the following Plat Book and Pages of the Public Records of Seminole County, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located Coacle \_(address of Lot). I (we) hereby approve and consent to the Amendment to Article VII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, recorded in Official Records Book 1230, at Page 0020, et seq., of the Public Records of Seminole County, Florida, as set forth in the Amendment to Declaration of f by enemts, Conditions and Restrictions. William Print STATE OF FLORIDA HOPE R. SMARRITO STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this as identification. NOTARY PUBLIC:

State of Florida at Large My Commission Expires:

Book7054/Page1770 CFN#2008098328



## \*\*\* Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions

I am (we are) the owner(s) of Lot #
Seminole County, Florida, as set forth in the Amendment to Declaration of Government, Conditions and Restrictions.  Sign - Witness 1  Sign - Owner 1
Linda m. merriman JOSE SERNA Print
Sign - Witness/2
Print
Sign - Witness I Sign - Owner 2
LINDA M. Merriman, ALBA SERNA
Sign-Winds 2
Print S. ALDINGUR
STATE OF FLORIDA  COUNTY OF SEMINOLE  The foregoing instrument was atknowledged before me this 29th day of 1 100 2008, by  1009 58100 1,000 58100 1,00
ELIZABET W. TWEIN ADTARY PUBLIC: Elizabeth Che were  (sign)  (sign)  (construction)
(print) State of Florida at Large
My Commission Expires:  STATE OF FLORIDA  COUNTY OF SEMINOLE  The foregoing imaging two acknowledged before me this 29 14 day of 20 08, by
who is personally known to me or has produced  as identification.  NOTARY PUBLIC: Clearly Cherwick  (clearly by the control of
Commo Dossisses Express 64470000  Bondod (* 7 7 7 7 1932-4284  (print)  (sign)  (sign)  (rabett Chenulus  (print)
Smin of Florida at Large My Commission Explosis

Book7054/Page1771 CFN#2008098328



### EXHIBIT "B": Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions

	TERLING PARK-UNIT FOUR, as platted in the following Plat nty, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is lo (address of
	dment to Article VII, Section 3 of the Declaration of Cover
	Records Book 1230, at Page 0020, et seq., of the Public Record
Seminole County, Florida, as set forth in the Ame	midment to Declaration of Covenants, Conditions and Restriction
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ign - Witness 1	Sign - Owner 1
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Jetillian J. Milyin	•
Sign - Witness &	
Notes and	
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Sign - Witness 1	Sign - Owner 2
THE - IT MANUAL I	5.5h. 5.115-1.7
Print	Print
Sign - Witness 2	
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STATE OF FLORIDA COUNTY OF SEMINOLE	1 00-4
The foregoing instrument was apknowledged before the this	6 day of Oct 2067, by
Frad munker	who is personally known to me or has produced
Michigan dentification.	dh. D. A. A
NOTARY PUB	LIC: When Smarrely
	(sign)/
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	(PEN ) MY COMMESSION & PROSPECT
	Ma Constitution Frances: November 30, 2009
STATE OF FLORIDA	A CONTRACTOR OF THE PROPERTY O
COUNTY OF SEMINOLE	a dayar an to
The foregoing instrument was acknowledged before me this	s
as identification.	Evange of the second se
NOTARY PUR	स १८०
NOTACI FOR	(sign)
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	(print)
	State of Florida at Large
	Mar Promulesian Denivac

Book7054/Page1772 CFN#2008098328



### EXHIBIT "B": Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions

and Pages of the Public Records of Seminole County	RLINGPARK-UNIT FOUR, as platted in the following Plat Book , Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located	
Conditions and Restrictions, recorded in Official Rec	' (address of Lot).  nent to Article VII, Section 3 of the Declaration of Covenants,  cords Book 1230, at Page 0020, at seq., of the Public Records of  ment to Declaration of Covenants, Conditions and Restrictions.	
Sign-Witness 1	Paul Solwants Sign-Owner 1	
HINDA M. METTIMAN Print	Haul Schwortz	
Sign - Witness 2		
Print CALLER	ca. Qa	
Sign - Witness 1	Sign-Owners	
Print	Mancy Schwartz	
Sign Witness 2		
Print CAN I ARW	· · ·	
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing insurant was acknowledged before me this  ###################################	1914 day of April 2008, by who is personally known to me or has produced	
NOTARY PUBLIC:	Charlett Sherwes	
	(print) State of Florida at Large My Corumitssion Expires:  ELEMENT W. EXERTING Corum the product thrus goods.	
STATE OF FLORIDA COUNTY OF SEMINOLE The foregoing instrument was acknowledged before me this VATCH Schuling as identification.	And ay of And 20 88, by who is personally known to me or has produced	arioù ez l
NOTARY FUBLIC:	(sign) . Eurasin W. Essin	MEIN MEIN
	(print)	U3008 09480-4254 Acen., Exc.

Book7054/Page1773 CFN#2008098328



## EXHIBÎT "B": Approval and Consent to Amendment to Declaration of Covenants, Conditions and Restrictions

	RLING PARK-UNIT FOUR, as platted in the following Plat Book v, Florida: Plat Book 21, at Pages 6 through 7. Said Lot is located
nt 539 Eagle Cuile	(address of Lut).
I (we) hereby approve and consent to the Amenda	nent to Article VII, Section 3 of the Declaration of Covenants,
	cords Book 1230, at Page 0020, et seq., of the Public Records of
	ment to Declaration of Covenants, Conditions and Restrictions.
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Sign - Witness 1	Sign - Owner I
	$\mathcal{L}$
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Sign - Witness 2	. :
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Steve Olson	:
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Sign - Witness 1	Sign - Owner 2
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STATE OF FLORIDA	
COUNTY OF SEMINOLE	ist ) an
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Sonia Rodriguez	who is personally known to me or has produced
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NOTARY PUBLIC	: Blandett Blender
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COUNTY OF SEMINOLE  The foregoing instrument was asknowledged before me this	day of
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as Identification.	* * * * * * * * * * * * * * * * * * *
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NOTARY PUBLIC	(sign)
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	(print)
	State of Floridg at Lurge

Book7054/Page1774 CFN#2008098328



## EXHIBIT "B": Approval and Consent to Amendment to Declaration of Covenants. Conditions and Restrictions

I am (we are) the owner(s) of Lot# 24 in STER	RLING PARK-UNIT FOUR, as platted in the following Plat Boo , Florida: Plat Book 21, at Pages 6 through 7. Said Lot is locate
	, Fromout Flat Book 21, at Fages 6 mitologii 7. Said Lot is Incide
at: 541 Fagle Circle  I (we) hereby approve and consent to the Amendm	ent to Article VII, Section 3 of the Declaration of Covenants
	ords Book 1230, at Page 0020, et seq., of the Public Records of
	neut to Declaration of Covenants, Conditions and Restrictions.
	21
Service Control of th	Herri Dalle
Siggi - Witness 1	Sign - Owner 1
Suzanne Differest	FRANCIS BALKES
Print Drint	Print
Erme	11mt
Will The Til	
Sign - Witness 2	
Melvet Mr. Newly	
Print	
Sime Wilmann I	Sign - Owner 2
Sign - Witness 1	dign - Owner 2
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STATE OF FLORIDA COUNTY OF SEMINOLE	in A.A.
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	(mint) SIEWAS DAGRETA
	(print) State of Florida at Large EXPINES: May 15, 2000
	My Commission Expires:
STATE OF FLORIDA COUNTY OF SEMINOLE	
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as identification.	who is personally known to me or has produced
is todameanni.	,
NOTARY PUBLIC:	
	(sign)
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	(print) Sum of Florida at Lurge
t	My Commission Expires:

Book7054/Page1775 CFN#2008098328



THIS DOCUMENT PREPARED BY
AND RETURN TO:
Brian S. Hess
CLAYTON & MCCULLOH
1965 Maitland Center Commons Boulevard
Maitland, Florida 32751

MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY

BK 07391 Pgs 0338 - 340; (3pgs)

CLERK'S # 2010063652

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### CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

#### KNOW ALL MEN BY THESE PRESENTS:

Said Amendment was approved at the Meeting in accordance with the requirements of Article VII, Section 3 of the Declaration, as amended, by the affirmative vote of a majority of Lot Owners who are voting in person or by proxy at a meeting at which a quorum has been attained. Proper notice was given for the Meeting pursuant to the Bylaws of the Association and the Florida Statutes. The Notice of the Meeting stated the purpose, time, date and location of the Meeting.

The Association is a homeowners association created pursuant to the laws of the State of Florida. With the exception of the attached Amendment, all other terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused these presents to be executed in its name, this  $13^{1/3}$  day of  $10^{1/3}$ ,  $10^{1/3}$ .

Signed, sealed and delivered in the presence of:    Sign - Witness 1)   Sign - Witness 1)   All Ovical (Print - Witness 1)   Alarea Klacelarek (Sign - Witness 2)	Deer Run Homeowners Association, Inc.  Linda M. Mereiman (Sign)  Linda M. Mereiman (Print)  President, Deer Run Homeowners Association, Inc.
(Sign - Witness 2)  Makia Raubviek  (Print - Witness 2)  John S Aulovich  (Print - Witness 1)  Makia Raubviek  (Sign - Witness 2)  Makia Raubviek  (Print - Witness 2)	Seere Skeffer (Sign)  Ruth Gu ffew (Print)  Secretary, Deer Run Homeowners Association, Inc.
STATE OF FLORIDA COUNTY OF  The foregoing was acknowledged before me this / Deev RUD Howe was as President, and [NAME OF ASSOCIATION], a Florida not for profit co personally known to me [  Driver License  NOTARY PUBLIC  Sign)  Martin C.  (print)	orporation, on behalf of the corporation. They are  or have produced as identification.

(Notary Seal)
State of Florida at Large
My Commission Expires: 4-5-2014

### AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

The following amendment is made to Article IV, Sections 4 and 5 of the Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1230, Page 0020, et. seq., of the Public Records of Seminole County, Florida, as amended from time to time, and as renewed by the Marketable Record Title Act Notice, recorded in Official Records Book 7170, Page 0114, et. seq., of the Public Records of Seminole County, Florida (additions are indicated by underlining, deletions are indicated by strikethrough, and omitted but unaltered provisions are indicated by ellipses):

#### ARTICLE IV

#### COVENANT FOR MAINTENANCE ASSESSMENTS

From and after January 1, 1980, the maximum annual assessment may be increased each year not more than five (5 ten (10)) per cent above the maximum assessment for the previous year without a vote of the membership. The maximum annual assessment may be increased above five ten per cent (510%) by a vote of two-thirds (2/3) a majority of the Class A members who are voting in person or by proxy; at a meeting of the Association duly called for this purpose. The Board of Directors may fix the annual assessments at an amount not in excess of the maximum.

Section 5. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or, replacement of a capital or improvement upon the Common Area or on any easement benefitting the Association, including fixtures and personal property related thereto, or for the purpose of covering any portion of any budget deficits of the Association, or for any other purpose deemed desirable or appropriate by the Board of Directors, provided that any such assessment shall have been approved by two-thirds (2/3) a majority of each class of members who are voting in person or by proxy at an Association meeting duly called for this purpose.

MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY BK 07586 Pgs 1216 - 1218; (3pgs) CLERK'S # 2011063645 RECORDED 06/15/2011 02:10:06 PM RECORDING FEES 27.00 RECORDED BY T Smith

THIS DOCUMENT PREPARED BY AND RETURN TO: Brian S. Hess CLAYTON & MCCULLOH 1065 Maitland Center Commons Boulevard Maitland, Florida 32751

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	to men and to drip this in for resorant barbases offi	

### CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

#### KNOW ALL MEN BY THESE PRESENTS:

Said Amendment was approved at the Meeting in accordance with the requirements of Article VII, Section 3 of the Declaration, as amended, by the affirmative vote of a majority of Lot Owners who are voting in person or by proxy at a meeting at which a quorum has been attained. Proper notice was given for the Meeting pursuant to the By-Laws of the Association and the Florida Statutes. The Notice of the Meeting stated the purpose, time, date and location of the Meeting.

The Association is a homeowners association created pursuant to the laws of the State of Florida. With the exception of the attached Amendment, all other terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS	WHEREOF, t	he Association has	caused these	presents to b	e executed in its
name, this	day of	pril	_, 20_//	~	

Signed, sealed and delivered	DEER RUN HOMEOWNERS
in the presence of:	ASSOCIATION
Milian Hayana BY:	Dinda m Meeunien
(Sign - Witness 1)	(Sign)
Maria R Paulovich	LINDA M. Merriman
(Print - Witness 1)	(Print)
from I vantouck	President, Deer Run Homeowners
(Sign - Witness 2)	Association, Inc.
JOHN S. PAYlound	v.
(Print - Witness 2)	
011 - 22 1 1	O St.
(Sign - Witness 1)	(Sign)
` ` `	
Maria Ricillovich (Print-Witness 1)	(Print)
	(Finit)
Me / Varance	Secretary, Deer Run Homeowners
(Sign - Witness 2)	Association, Inc.
JoHa S. Paulovieh	
(Print - Witness 2)	
STATE OF FLORIDA COUNTY OF	
	and the
The foregoing was acknowledged before me this by Linda M. Merciman as President	and Ruth Capering, 20//,
as Secretary, of DEER RUN HOMEOWNERS A	SSOCIATION, INC., a Florida not for profit
corporation, on behalf of the corporation. They are	·
identification.	as
NOTARY PUBLIC	
Hartha C	Restress
(zign)	
Martina C.	Restream
(print)	
(Notary Seal) State of Florida at La	<b>***********</b>
My Commission Exp	

### AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

The following amendment is made to Article IV, Section 6, of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, recorded in Official Records Book 1230, Page 0020, et. seq., of the Public Records of Seminole County, Florida (additions are indicated by underlining, deletions are indicated by strikethrough, and omitted but unaltered provisions are indicated by ellipses):

### ARTICLE IV COVENANT FOR MAINTENANCE ASSESSMENT

Section 6. Notice and Quorum for any Action Authorized Under Section 4 and 5. Written notice of any meeting called for the purpose of taking any action authorized under Sections 4 and 5 shall be sent to all members not less than thirty (30) fourteen (14) days nor more than sixty (60) ninety (90) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty fifteen per cent (60%) (15%) of all the votes shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) ninety (90) days following the preceding meeting.

Page 1 of 1

THIS DOCUMENT PREPARED BY AND RETURN TO: BRIAN S. HESS CLAYTON & MCCULLOH 1065 Maitland Center Commons Boulevard Maitland, Florida 32751

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#### CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

#### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, as President and Secretary of DEER RUN HOMEOWNERS ASSOCIATION, INC. (hereinafter "Association"), pursuant to the Florida Statutes and the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, recorded in Official Records Book 1230, Page 0020, of the Public Records of Seminole County, Florida, as amended and supplemented and as renamed by the MARKETABLE RECORD TITLE ACT NOTICE recorded in Official Records Book 7070, Page 0114, et. seq., of the Public Records of Seminole County, Florida (hereinafter "Declaration"), hereby certify that the AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, which amendment is attached hereto and by reference made a part hereof (hereinafter "Amendment"), was duly adopted at a meeting of the members on the 19<sup>th</sup> day of May, 2015 (hereinafter the "Meeting").

Said Amendment was approved at the Meeting in accordance with the requirements of Article VII, Section 3 of the Declaration, as amended, by the affirmative vote of a majority of Lot Owners who are voting in person or by proxy at a meeting at which a quorum has been attained. Proper notice was given for the Meeting pursuant to the By-Laws of the Association and the Florida Statutes. The Notice of the Meeting stated the purpose, time, date and location of the Meeting.

The Association is a homeowners association created pursuant to the laws of the State of Florida. With the exception of the attached Amendment, all other terms and conditions of the Declaration shall remain in full force and effect.

Page 1 of 2

Signed, sealed and delivered		DEER RUN HOMEOWNERS
in the presence of:		ASSOCIATION, INC.
Affaria R Koveforich (Sign - Witness 1)	Ву:	(Sign)
Maria & Taulovich (Print - Witness 1)		(Print) M. Merriman
Maney On Mond (Sign - Witness 2)  NANCY DUMOND (Print - Witness 2)		President, Deer Run Homeowners Association, Inc.
Affaria Rhaulanch (Sign - Witness 1) Rulovich	Attest:	Sign) BRAD FOSTER
(Print,- Witness 1)		(Print)
(Sign - Witness 2)  What Du Hond  (Print - Witness 2)		Secretary, Deer Run Homeowners Association, Inc.
,		
STATE OF FLORIDA COUNTY OF Seminole		
behalf of the corporation, who are	, as Presid sociation,	lent, and GRAD FOTTER, as Inc., a Florida not for profit corporation, on known to me or who have produced
NOTARY P	UBLIC	
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MARTH	in Ki	estrepo (Print)
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		Notary Public State of Florida Martha Restrepo My Commission FF 102331 Expires 04/05/2018

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### AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

The following amendments are made to Article II, Section 2, and Article VI, Sections 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30, of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, recorded in Official Records Book 1230, Page 0020, et. seq., of the Public Records of Seminole County, Florida, as preserved by that certain MARKETABLE RECORD TITLE ACT NOTICE, recorded in Official Records Book 7170, Page 0114, et. seq., of the Public Records of Seminole County, Florida (additions are indicated by underlining, deletions are indicated by strikethrough, and omitted but unaltered provisions are indicated by ellipses):

#### ARTICLE II

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#### PROPERTY RIGHTS

Parking Rights. Parking for each single family lot shall be limited to parking on said lot, curb parking or as may be designed on the plat or in the condominium declaration thereof recorded in the Public Records of Seminole County, Florida. Parking for a multifamily rental lot shall be provided on-site by the Owner thereof. Parking of cars, SUVs, mini-vans, or pick-up trucks and Econoline type vans must be in the driveway on a Lot, or on the street, or on extended paved driveways widening the driveway as originally constructed on a Lot; no circular driveways, paved or otherwise, are permitted on a Lot. RVs, campers, Commercial Vehicles (as defined below), trailers of any type other than boat trailers as specified below, or any vehicle of any nature other than those types of vehicles listed above as permitted, shall not be permitted to be parked on a Lot in the driveway, extended driveway, on any grass or landscaped area, on the Green Belt areas, or anywhere on a Lot so that such vehicles can be seen from any street or any portion of the golf course. The term "Commercial Vehicle" is defined to include vehicles which are used routinely in business by the owner of the vehicle. The term "Commercial Vehicle" also includes any vehicles which exceed twenty (20) feet in length, exceed eight (8) feet in height (with wheels and tires on) as measured from the ground on which the vehicle is placed to the top of any accessory attached to the vehicle, hold more than two (2) axles, or exceed a Gross Vehicle Weight Rating (GVWR) of 11,000 pounds. Boats must be on a trailer at any time when placed on a Lot, and are permitted to be parked on the Lot only in the following areas: on a concrete boat pad on the side of the house, in the garage, or in a fenced area along the side of the house. Boats and trailers are not permitted to be parked on any other area of the Lot except as described above, the Green Belt area or on the street at any time. Boats and boat trailers shall be licensed and registered according to state law. Boats parked on any Lot shall be no longer than 18 feet in length and trailers shall be no longer than 20 feet in length, and when a boat is placed on a boat trailer, the resulting height shall be no taller than the soffit of the house above the ground level.

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Car repairs made to any vehicle where the repair-occurs outside of a garage must be completed the day such repair is started. No vehicle is permitted to be kept on ramps or jacks or otherwise left in an un-drivable state longer than the length of the day the repair is taking place. All repairs must be done in the driveway or garage of a Lot. No repairs can be done on the grass or other landscaped area of a Lot or on any Green Belt area. All vehicles parked in the driveway of the Lot must be drivable with appropriate license and registration and comply with all state and county laws and rules.

#### ARTICLE VI

#### **USE RESTRICTIONS**

Section 6. Livestock, Poultry and Nuisances. No noxious or offensive trade or activity, including, but not limited to, the raising or keeping of chickens, goats, pigs, horses, cattle or other animals, shall be carried on upon any Lot, but the foregoing shall not be construed as to prohibiting the raising or keeping of domestic pets provided they are not kept or bred or maintained for commercial purposes, nor shall anything be done on any Lot which may be or become a nuisance or an unreasonable annoyance to the neighborhood. No livestock (cows, chickens, pigs, roosters, etc.) are allowed within the Properties at any time. Dogs, cats, birds, rabbits, and any other domesticated animals are permitted on a Lot.

Section 7. Prohibited Structures. No trailer, tent, shack, garage, barn, or other outbuilding erected or placed upon any Lot, shall at any time be used as a residence, temporarily or permanently, nor shall any structures of a temporary character be used as a residence. Any sheds of a permanent or temporary nature, permanent or inflatable playhouses, tree houses, trampolines, removable pet play areas, etc. must not be able to be seen from any street. Notwithstanding anything to the contrary contained herein, temporary party and play items/structures shall be permitted to be placed on any Lot the day before, day of, and day after any party or play activity, but then must be completely removed by the second day after the part or play activity. Basketball goals may be installed in the driveway or above the garage door on a Lot, and must be maintained in good working order at all times. Children's swing sets and play structures are permitted in backyards only, must not be able to be seen from any street, and must be maintained in good condition at all times.

Section 11. Fences. No fence shall be permitted to be installed on a Lot without the prior written approval of the Board of Directors or an architectural committee appointed pursuant to Article V of this Declaration, as amended. Permitted fences include: Chain Link; Vinyl in a

Page 2 of 12

. . .

white or beige color or combination of both colors; or Wood of a natural or stained nature in a natural, brown or redwood color. All must be maintained to originally-installed standards. Falling boards, broken boards, missing boards or sections, or faulty or dangerous section(s) or boards, etc. are not permitted and shall be removed, replaced and/or repaired to comply with original installation standards. Fences (including vinyl fences) may require pressure washing and/or cleaning at least annually to prevent the build-up of algae.

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Section 13. Swimming Pools. All swimming pools within the Properties must be either fenced-in or screened-in and must be maintained at all times to the proper safety level as determined by Seminole County, Florida. No empty pools shall be permitted, and the chemical composition of the water contained therein must be maintained to all safety standards required by Seminole County, Florida, at all times. No algae, no creatures, no insects, no green/brown water, etc. shall be permitted to be present at any time in any swimming pool.

Section 14. Home Exterior. All homes on Lots within the Properties must be properly maintained at all times. Siding, paint, decorative bricks, stonework, wood trim, and gutters must all be kept in good condition with no falling pieces, worn or flaking wood or paint, missing bricks, stones or gutters, or failing gutters, at all times. Repairs to any and all exterior surfaces must be made within thirty (30) days of breakage or noticed need.

Landscaping. All Lots must be either sodded with grass (St. Augustine, Section 15. Bahia, Bermuda, or Zoysia, etc.) or landscaped with climate appropriate plants and stones, or some type of ground cover in place of grass. No cement or concrete will be allowed to cover an entire Lot. No hedges shall cover over windows, or the entire perimeter of any homes on Lots. No hedges shall be permitted between the sidewalk and the front of the home on a Lot, Hedges are permitted between homes, including the easement between the street and sidewalk between homes, and on the inside of fences in the back of homes or in place of a fence. All front doors to a home on a Lot must be easily accessible and viewable; any person must be able to walk up to the front door without any impediment. All homes shall have minimum plants, bushes around the exterior of the home on a Lot, complementing the landscaping. All bushes and plants will be maintained BELOW window sill level in the front of the home in order that the windows can be seen from the sidewalk in front of the home. All bushes and plants shall be similarly maintained below window sill level on the rear of the home if the Lot is located adjacent to the golf course. All lawns located on the front, sides and back of a Lot must be mowed and edged and maintained so as not to have grass, weeds, or plants growing over the sidewalk, driveway or front walkway, or so as not to prevent the utilities or cable company employees from gaining access to the boxes they must maintain. Grass on a Lot must be no higher than 8 inches above the ground level at all times. Grass in the summer and fall seasons should be moved at least weekly and more often if necessary, and as needed in the spring and winter seasons. All trees on a Lot must be maintained with no falling branches, or wood rot. All trees on a Lot must have their canopy raised high enough so as not to obstruct the view of the home nor shall the trees be maintained in a manner that prevents any individual from walking on the sidewalks without hitting his or her head on the branches.

- Section 16. Roofs. No roof shall be permitted to be installed on any Lot without the prior written approval of the Association or an architectural committee appointed pursuant to Article V of this Declaration, as amended. Asphalt shingle, metal, or tile roofs shall be acceptable on a Lot, in a color that compliments the colors of the home on a Lot. Light or dark brown, dark or light gray, or tan, are all permitted colors. Green, blue, white, red, purple, pink, black, silver, gold or any other color(s) not listed under the permitted colors above shall not be permitted. All roofs must be kept in good condition, with no missing shingles, tiles or metal pieces, nor any accumulation of mold or mildew present thereon.
- Section 17. Awnings/Shutters. The installation of any awnings or shutters on a home on a Lot must be approved in advance by the Board or a committee appointed pursuant to Article V of this Declaration, as amended. Such awnings or shutters must be color coordinated with the home on a Lot, utilizing the same approved color palate and maintained to the initial installation standard. Broken or missing shutters or awning parts must be replaced, or the entire shutter or awning removed. If these items are removed, the area below will be required to be painted and/or otherwise improved to match the appearance of the exterior of the remainder of the home.
- Section 18. Extensions/Additions to a Home. Any extensions or additions to a home on a Lot must be approved in advance by the Board or an architectural committee appointed pursuant to Article V of this Declaration, as amended. All such extensions or additions must conform to the appearance and construction standards of the current home on the Lot, and be professionally installed with all county permits properly approved and in place.
- Section 19. Windows/Doors. Any and all maintenance, repair and/or replacement of windows and/or doors on a Lot must be coordinated to match the appearance of other windows and/or doors of the home and properly maintained mirroring initial installation of such windows and/or doors. No broken windows, doors, locks, glass, etc. shall be allowed to exist on any home on a Lot.
- Section 20. Permanent Displays of American Flag. The flag of the United States is permitted to be flown at all times on a Lot, provided that it is maintained in good condition, and not defaced in any way. If such flag is ripped, or damaged, it must be replaced or removed from display on a Lot.
- Section 21. Clotheslines. Clotheslines permanently left in place and visible from any street or any portion of any golf course shall not be permitted, except to the extent specifically permitted by law. Small temporary clotheslines may be used in the backyard of a Lot, but must be taken down immediately after each use if such clotheslines can be seen from any street or any portion of the golf course.
- Section 22. Outdoor Lawn and Garden Décor. Statues, lights, mulch, stones, and wood chips shall be permitted to remain on a Lot provided that they coordinate with remainder of the home's colors etc. No lewd or offensive statues or decorations are permitted. All holiday-type outdoor decorations, lighting, figurines, wreaths, door hangers, etc., may be displayed 15 days

prior to the first day of the month of said holiday and may remain in place for 15 days after the last day of the month of said holiday, and shall be removed from display at any other times.

- Section 23. Antennas, Aerials and Satellite Dishes. Antennas, Aerials and Satellite Dishes, and their installations, are governed as follows:
- (a) <u>Definitions</u>. The following definitions apply to this Aerials, Antennas, and <u>Satellite Dishes provision only (hereinafter, the "Antenna Provision"):</u>
- (1) "Antenna" means any device used for the transmission and receipt of video or audio services, including direct broadcast satellite (DBS), television broadcast, and multipoint distribution service (MDS). A mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of a reception antenna shall be considered part of the antenna.
- (2) <u>"Covered Antenna" means an Antenna covered by the FCC's Over-the-Air Reception Devices (OTARD) Rule.</u>
- (3) "Exclusive Use Area" means an area (and airspace) in which the Resident (as hereinafter defined) has a direct or indirect ownership or leasehold interest and which is designated for the exclusive use of the Resident. However, such designation shall not be required to exist within this Declaration or the Articles or Bylaws of the Association, and may be implied and/or implicit in the ownership or leasehold of a home on a Lot.
- (4) "Mast" means a structure to which an Antenna is attached that raises the Antenna height to enable the Antenna to receive acceptable-quality signals.
- (5) "Resident" means any person or entity who has a direct or indirect ownership or leasehold interest in a home on a Lot, regardless of whether such person or entity actually lives or dwells in the home on the Lot.
- (6) "Transmission-Only Antenna" means an Antenna that has limited transmission capability and is designed for the Resident to select or use video programming.
- (b) Antenna Size and Type. Subject to criteria detailed elsewhere herein, the following are Covered Antennas and may be installed:
- (1) Antennas designed to receive Direct Broadcast Satellite (DBS) service that are 39.4 inches (1 meter) or less in diameter may be installed. DBS antennas larger than 39.4 inches (1 meter) are prohibited.
- (2) Antennas designed to receive Multipoint Distribution Service (MDS) that are 39.4 inches (1 meter) or less in diameter may be installed. MDS antennas larger than 39.4 inches (1 meter) are prohibited.

- (3) Antennas designed to receive television broadcast signals, (hereinafter referred to as "Television Broadcast Covered Antennas") regardless of size may be installed.
- (4) <u>Transmission-Only Antennas that are necessary for the use of Covered Antennas may be installed.</u>
- (5) <u>Masts that are required for the installation of Covered Antennas may</u> be installed.
- (6) All Antennas not in subsections (a) through (e) immediately above (including amateur or ham radio antennas) not covered by the FCC's Over-the-Air Reception Devices Rule as amended are prohibited. However, in the event of an emergency, as declared by the federal, state or local government governing over the Property, amateur or ham radio antennas may be used by Owners and may be attached to homes on Lots as necessary for an acceptable signal, from the time of the declaration of the emergency to seventy-two (72) hours after the declaration of the cessation of the emergency. Amateur or ham radio antennas may also be attached to homes on Lots upon prior written approval of the Board of Directors.

#### (c) General Rules.

(1) Residents are permitted to install Covered Antennas only according to the following rules, provided that these rules do not unreasonably delay Covered Antenna installation, maintenance, or use, or preclude reception of acceptable-quality signals from Covered Antennas.

#### (2) Location.

- (i) <u>Covered Antennas are permitted to be installed on or to the structure of any home located on any Lot.</u> Covered Antennas may be installed within Exclusive Use Areas or Lots, as specified further in this provision.
- (ii) <u>If Television Broadcast Covered Antennas are to be installed, then they must be installed inside the Dwelling located on a Lot wherever possible.</u>
- (iii) Covered Antennas shall not encroach upon any Common Areas, any home or Exclusive Use Area or Lot of another Resident and/ or Common Areas airspace.
- (iv) Covered Antennas shall be located in a place shielded from view from other homes on Lots, from streets, or from outside the home on the Lot to the maximum extent possible. If Covered Antennas can receive acceptable-quality signals from more than one location, then Covered Antennas must be located in the least visible location. In all cases, to the extent allowable by law, a Covered Antenna that is installed outside of a home located on the Lot shall be installed behind the rear plane of the exterior of the home located on the Lot. A Covered

Antenna may be installed on a Mast, provided that such installation is in accordance with sub-section 6 of this Section, as well as all other provisions of this Section. This Section does not permit installation on Common Areas, even if an acceptable-quality signal cannot be received from a home, Exclusive Use Area, or Lot.

(v) If an installation cannot comply with the previous section because the installation would unreasonably delay, unreasonably increase the cost, or preclude reception of acceptable-quality signals, the Resident must ensure that the installation location is as close to a conforming location as possible. Any Resident requesting such an installation shall seek the prior written approval of the Association prior to the non-conforming installation. The Association may request an explanation of why the nonconforming location is necessary.

#### (3) Installation.

- (i) <u>Covered Antennas shall be neither larger nor installed higher</u> than is necessary for reception of an acceptable-quality signal.
- (ii) All installations shall be completed so that they do not materially damage any part of The Properties or void any warranties of the Association, other Residents, or in any way impair the integrity of any home on a Lot or building on The Properties.
- (iii) A Resident is not required to hire a professional antenna installer. However, any installer other than the Resident shall employ qualified personnel to install the Covered Antenna and shall provide the Association with an insurance certificate listing the Association as a named insured prior to installation. Insurance shall meet the following minimum limits. Contractor's general liability (including completed operations): \$1 million. The purpose of this regulation is to ensure that Covered Antennas are installed in a manner that complies with building and safety codes and manufacturer's instructions. Improper installation could cause damage to structures, posing a potential safety hazard to Residents and personnel.
- (iv) Covered Antennas must be secured so that they do not jeopardize the soundness or safety of any structure or the safety of any person at or near the Covered Antennas, or cause property damage, including damage from wind velocity.
- (v) Residents are liable for any personal injury or damage occurring to Common Areas, another Resident's home or Exclusive Use Areas or Lot, arising from installation, maintenance, or use of a Covered Antenna, and shall:
- (A) pay the repair cost for damages to the Common Areas, another Resident's home or Exclusive Use Areas or Lot and any other property damaged by Covered Antenna installation, maintenance, or use;
- (B) pay the medical expenses incurred by persons injured by Covered Antenna installation, maintenance and/or use; and

- (C) reimburse Residents or the Association for damages caused by Covered Antenna installation, maintenance and/or use.
- (vi) <u>A Resident installing a Covered Antenna shall indemnify the Association against injury or loss caused by the Covered Antenna.</u>

#### (4) Maintenance.

- (i) Residents shall not permit their Covered Antennas to fall into disrepair or to become a safety hazard. Residents shall be responsible for the maintenance, repair, and replacement of their Covered Antenna and the correction of any safety hazard caused by their Covered Antenna within thirty days after notification of the need for repair.
- (ii) If Covered Antennas detach from their installation(s), the Residents thereof shall remove the Antennas or repair such detachment within seventy-two hours of the detachment. If the detachment threatens safety, the Association may remove Covered Antennas at the expense of the Resident.
- (iii) Residents shall be responsible for their Covered Antenna's maintenance and shall not permit the exterior surfaces of their Covered Antennas to deteriorate.
- (iv) If the Resident fails to maintain or does not correct a safety hazard within thirty days after notification, the Association may enter onto the home, Exclusive Use Area, or Lot where the Covered Antenna is located to make repairs. Any repair expense will be charged to and paid by the Resident of the home on a Lot where the Covered Antenna is located.

#### (5) Covered Antenna Camouflaging.

- (i) Covered Antennas shall be neutral in color or painted to match the color of the structure (e.g., wall, railing, Dwelling, etc.) on which they are installed.
- (ii) Covered Antennas installed on the ground and visible from the street or other home on a Lot or Exclusive Use Areas must be camouflaged. A Covered Antenna preferably should be camouflaged by existing landscaping or screening. If existing landscaping will not adequately camouflage the Covered Antenna, then the Association may require additional camouflage. If the camouflaging will cause an unreasonable cost increase, then the Association has the option to pay for additional camouflaging.
- (iii) Exterior Covered Antenna wiring shall be installed so as to be minimally visible and blend into the material to which it is attached.
- (d) Safety. Because the Association has a legitimate safety interest in preventing personal injury or property damage occurring due to improper or unsafe Covered Antenna installation, Residents must comply with the following safety guidelines: Covered Antennas shall be installed and secured in a manner that complies with all applicable codes, safety

ordinances, city and state laws and regulations, and manufacturer's instructions; if a Resident must obtain a permit in compliance with a valid safety law or ordinance, then the Resident shall provide a copy of that permit to the Association before installation. The purpose of this rule is to ensure that Covered Antennas are installed safely and securely, and to minimize the possibility of detachment and resulting personal injury or property damage.

(e) Number of Covered Antennas. No more than one Covered Antenna providing the same service from the same provider may be installed by a Resident on a home on a Lot.

## (f) Mast Installation.

- (1) A Mast's height may be no higher than absolutely necessary to receive acceptable-quality signals.
- (2) Masts extending 12 feet or less beyond the roofline may be installed on homes or Exclusive Use Areas or Lots, subject to the regular notification process (see below). Masts that extend more than 12 feet above the roofline or are installed nearer to the home boundary line than the total height of the Mast and Covered Antenna above the roof must be pre-approved due to safety concerns posed by wind loads and the risk of falling Covered Antennas and Masts. Any application for a Mast higher than 12 feet must include a description of the Covered Antenna and the Mast, the location of Mast and Covered Antenna installation, a description of the means and method of installation, including any manufacturer specifications, and an explanation of the necessity for a Mast higher than 12 feet. If this installation will pose a safety hazard to Residents or other personnel, then the Association may prohibit such installation. The notice of rejection shall specify these safety risks.
- (3) Since Masts extending more than 12 feet above the roofline pose risks of personal injury and damage to Common Areas and other homes and Exclusive Use Areas or Lots, these Masts shall be installed by an insured Covered Antenna installer to ensure proper and secure installation.
- (4) Masts must be painted to match the color of the home on the Lot where the Covered Antenna is located.
- (5) Masts shall not be installed nearer to electric power lines than a distance equal to the total height of the Mast and Covered Antenna above the roof. The purpose of this regulation is to avoid damage to electric power lines if the Mast should fall in a storm.
- (6) Masts shall not encroach upon Common Areas or another's home or Exclusive Use Area or Lot.
- (7) To prevent personal injury and property damage, Masts must be installed to safely withstand environmental conditions (e.g., winds from storms, hurricanes, etc.).

- (g) Covered Antenna Removal. Covered Antenna removal requires restoration of the installation location and any other affected locations, if any, to their original condition. Residents of the home or Lot where the Covered Antenna was located shall be responsible for all costs relating to restoration of these areas.
- (1) If Covered Antennas pose immediate threats to Association Residents and personnel or Property, then the Association has the right to remove Covered Antennas. The Association is not liable for any damage to Covered Antennas caused by this removal.

## (h) Notification Process.

- (1) Any Resident desiring to install a Covered Antenna must complete a notification form and submit it to the Architectural Control Committee, care of the Association office. The installation may then begin immediately, provided that the installation is in accordance with this Section. The purpose of the notification process is to allow the Association to provide Covered Antenna installation rules and other information to Residents, to know if a person other than the Resident will be entering The Properties for Covered Antenna installation, and to determine whether the installation could pose a safety hazard. However, nothing herein shall impose a duty on the Association to oversee installation or preclude any danger or safety hazard.
- (2) The Association may hire an independent contractor to determine whether an installation in a non-conforming location is necessary. If the independent contractor finds that installation in a conforming location is possible, then the Resident will be required to relocate the Covered Antenna to a conforming location.
- (i) <u>Installation by Tenants. These rules shall apply in all respects to all Residents, whether Owners or tenants.</u>
- (j) Enforcement. If these rules are violated, the Association, after providing the Resident with notice and opportunity to be heard, may bring an action for declaratory relief with the FCC or any court of competent jurisdiction. If the court or FCC determines that the Association rules are enforceable, the Association may proceed with a lawsuit in a court of competent jurisdiction to obtain:
  - (1) a declaratory statement by the court with respect to this matter;
  - (2) an injunction compelling the removal of the antenna;
- (3) an award of attorney fees and costs arising from this matter, whether arising during pre-litigation following the FCC validation, litigation or appeal; or
  - (4) such other relief as the Association and the court deem appropriate.

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- Section 24. Signs. Temporary garage sale signs, missing pet, or child, or holiday decoration signs are permitted, provided they are not displayed on a Lot for longer than fifteen (15) days, or for the duration of the holiday period, as provided in Section 22 herein. Signs for elderly persons and realty / rental signs are permitted as appropriate, but must be removed once the person no longer lives in the home on a Lot or the home and/or Lot is sold or rented. Reasonably-sized security signs may be placed within ten (10) feet of any entrance to a home on a Lot. No other signs shall be permitted.
- Section 25. Exterior Lighting. Motion lighting, solar lighting, electrical lighting and decorative lamp post lighting of gardens and walkways located outside of the home on a Lot, including the front porch, back porch and side porch, shall be permitted only when using white lights, or yellow bug-prevention lights. Notwithstanding anything herein to the contrary, holiday lighting shall be permitted as provided in Section 22 of this Article.
- Section 26. Mailboxes. All mailboxes must be vinyl or metal, in colors of brown, white, or black, or made of stained wood, stone, or brick. No animal / human shaped or any other shape other than standard mailbox shapes shall be permitted. If there are any questions as to whether a shape, color, or composition, is standard, the Lot owner is encouraged to pursue approval of the mailbox by the Board of Directors, or any architectural committee appointed by the Board pursuant to Article V of this Declaration, as amended, in advance of installation. All mailboxes must be properly maintained (not too low or too high, or falling down). If damaged they must be replaced or repaired within 1 week of discovery of damage.
- Section 27. Hurricane Shutters. Must be kept retracted or out of sight from outside of Lot except for within seventy-two (72) hours in advance of the effects of a storm. Once the storm's effects are complete, such shutters must again be retracted or otherwise kept out of sight within 1 week of cessation of the storm's effects.
- Section 28. Exterior Paint Colors. All exterior paint colors must be selected from the color palate provided by the Association and approved by the Board, and the Board or architectural committee appointed pursuant to Article V, as amended, must be notified of the intent to paint and the color selection from the palate prior to painting. No exterior painting will be permitted to be installed on a Lot without the prior written approval of the Board or architectural committee appointed pursuant to Article V, as amended.
- Section 29. Driveways, Walkways, Pavers, Paths, and Other Impermeable Surfaces. Such surfaces as listed above must conform to the standards of county code. Decorative cement, bricks and pavers are acceptable, but their installation, including color, type, and location, must not be commenced on a Lot without the prior written approval of the Board or architectural committee appointed pursuant to Article V, as amended.
- Section 30. Home Businesses. No commercial or business use may be carried on a Lot. Nothing herein, however, shall preclude an Owner from conducting In-Home Business Activities, as defined hereinafter. "In-Home Business Activities" as used herein shall mean and

include only business activities conducted solely within a dwelling located on a Lot and which do not cause, create or entail any of the following:

- (a) noticeably increased vehicular traffic or parking on a Lot which exceeds twenty-four (24) hours in any five (5) day period;
  - (b) sales activity or solicitation within the Property;
  - (c) any form of advertising or signage on or within the Property;
- (d) any other manifestation of such business activity which may be construed a nuisance, in the sole, unfettered discretion of the Board of Directors.

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THIS DOCUMENT PREPARED BY AND RETURN TO: Brian S. Hess, Esquire CLAYTON & MCCULLOH 1065 Maitland Center Commons Boulevard Maitland, Florida 32751

the space above this line is reserved for recording purposes
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## CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

#### KNOW ALL MEN BY THESE PRESENTS:

Said Amendment was approved at the Meeting in accordance with the requirements of Article VII, Section 3 of the Declaration, as amended, by the affirmative vote of the majority of Lot Owners who are voting in person or by proxy at a meeting at which a quorum has been attained. Proper notice was given for the Meeting pursuant to the By-Laws of the Association and the Florida Statutes. The Notice of the Meeting stated the purpose, time, date and location of the Meeting.

The Association is a homeowners association created pursuant to the laws of the State of Florida. With the exception of the attached Amendment, all other terms and conditions of the Declaration shall remain in full force and effect.

Page 1 of 2

Signed, sealed and delivered in the presence of:  Hava Planforeh  (Sign - Witness 1)  Makia Planlovich  (Print - Witness 2)  John J Aulovich  (Print - Witness 2)	By:	DEER RUN HOMEOWNERS ASSOCIATION, INC.  Sign M. Merriman (Sign)  President, Deer Run Homeowners Association, Inc.
Afaria R Pauforich  (Sign - Witness 1)  MARIA R (Aulovich  (Print - Witness 2)  John Haulovich  (Print - Witness 2)	Attest:	(Sign) (Print)  Secretary, Deer Run Homeowners Association, Inc.
as Secretary, of Deer Run Homeowners A	<u>, us</u> Pre Association personall	n, Inc., a Florida not for profit corporation, or y known to me or who have produced
NOTARY I	the K	<del>-</del>

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# AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

The following amendments are made to Article IV, Section 1 and Section 9 of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, recorded in Official Records Book 1230, Page 0020, et. seq., of the Public Records of Seminole County, Florida, as amended from time to time and as preserved by that certain MARKETABLE RECORD TITLE ACT NOTICE, recorded in Official Records Book 7170, Page 0114, et. seq., of the Public Records of Seminole County, Florida (additions are indicated by underlining, deletions are indicated by strikethrough, and omitted but unaltered provisions are indicated by ellipses):

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#### ARTICLE IV

### COVENANT FOR MAINTENANCE ASSESSMENTS

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Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, late fees, costs, and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, late fees, costs, and reasonable attorneys' fees, shall also be a personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

. . .

Section 9. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of six per cent (6%) eighteen percent (18%) per annum and shall include one \$25.00 late fee charge. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

. . .

Grant Maloy, Clerk Of The Circuit Court & Comptroller Seminole County, FL Inst #2021046612 Book:9897 Page:1705-1708; (4 PAGES) RCD: 4/9/2021 11:39:03 AM REC FEF \$35.50

THIS DOCUMENT PREPARED BY AND RETURN TO: Brian S. Hess, Esquire CLAYTON & MCCULLOH 1065 Maitland Center Commons Boulevard Maitland, Florida 32751

ON BEHALF OF: Deer Run Homeowners Association, Inc. Post Office Box 4129 Winter Park, FL 32793

the space above this line is reserved for recording purposes

# CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, as President and Secretary of DEER RUN HOMEOWNERS ASSOCIATION, INC. (hereinafter "Association"), pursuant to the Florida Statutes and the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, recorded in Official Records Book 1230, Page 0020, of the Public Records of Seminole County, Florida, as preserved by that certain MARKETABLE RECORD TITLE ACT NOTICE, as recorded in Official Records Book 7170, Page 0114, et. seq., of the Public Records of Seminole County, Florida, as amended and supplemented (hereinafter "Declaration"), hereby certify that the **AMENDMENT** TO **DECLARATION** OF COVENANTS, **CONDITIONS** RESTRICTIONS, which amendment is attached hereto and by reference made a part hereof (hereinafter "Amendment"), was duly adopted at a meeting of the members on the 25th day of March 25, 20 21 (hereinafter the "Meeting").

Said Amendment was approved at the Meeting in accordance with the requirements of Article VII, Section 3 of the Declaration, as amended, by the affirmative vote of the majority of Lot Owners who are voting in person or by proxy at a meeting at which a quorum has been attained. Proper notice was given for the Meeting pursuant to the By-Laws of the Association and the Florida Statutes. The Notice of the Meeting stated the purpose, time, date and location of the Meeting.

The Association is a homeowners association created pursuant to the laws of the State of Florida. With the exception of the attached Amendment, all other terms and conditions of the Declaration shall remain in full force and effect.

	Signed, sealed and delivered in the presence of:	DEER RUN HOMEOWNERS ASSOCIATION, INC.
{	Atomo De March	
	(Sign - Witness 1)	By Jinder on merenan (Jymi (Sign)
	Maria K Paulovich (Print - Witness 1)	Linda m. merrinan (Print)
/	(Sign-Witness 2)	President, Deer Run Homeowners Association, Inc.
	(Print - Witness 2)	9
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	(Sign-Witness 1) Paulovich	Sign) Smith
	(Print - Witness 1)	(Print)
	Augure to dreques terges	Secretary, Deer Run Homeowners
	(Sign-Witness 2) Zodacquez Xey	Association, Inc.
•	(Print - Witness 2)	
4	<b></b>	
	STATE OF FLORIDA COUNTY OF	
	The foregoing instrument was acknowled online notarization, this	ged before me by means of physical presence or day of March, 2021, by
		e), as President, and desette Smith,
		ociation, Inc., a Florida not for profit corporation, on
	behalf of the corporation. He/she produced Privers Leense as ide	
	produced Arrest as ide	1/4/04
		Sign Martin Patron
		MARTHA Kesteepo Print
		Title/Rank  Notary Public State of Florida  Martha Restrepo
		Serial number, if any  My Commission GG 169673  Expires 04/05/2022

# AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

The following amendment is made to Article II, Section 2 of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, recorded in Official Records Book 1230, Page 0020, et. seq., of the Public Records of Seminole County, Florida, as preserved by that certain MARKETABLE RECORD TITLE ACT NOTICE, recorded in Official Records Book 7170, Page 0114, et. seq., of the Public Records of Seminole County, Florida (additions are indicated by underlining, deletions are indicated by strikethrough, and omitted but unaltered provisions are indicated by ellipses):

## ARTICLE II

## PROPERTY RIGHTS

Section 2. Parking Rights. Parking for each single family lot shall be limited to parking on said lot, curb parking or as may be designed on the plat or in the condominium declaration thereof recorded in the Public Records of Seminole County, Florida. Parking for a multifamily rental lot shall be provided on-site by the Owner thereof. Parking of cars, SUVs, mini-vans, or pick-up trucks and Econoline type vans must be in the driveway on a Lot, or on the street, or on extended paved driveways widening the driveway as originally constructed on a Lot; no circular driveways, paved or otherwise, are permitted on a Lot. RVs, campers, Commercial Vehicles (as defined below), trailers of any type other than boat trailers as specified below, or any vehicle of any nature other than those types of vehicles listed above as permitted, shall not be permitted to be parked on a Lot in the driveway, extended driveway, on any grass or landscaped area, on the Green Belt areas, or anywhere on a Lot so in any manner such that such vehicles can be seen from any street or any portion of the golf course. The term "Commercial Vehicle" is defined to include vehicles which are used routinely in business by the owner of the vehicle. The term "Commercial Vehicle" also includes any vehicles which exceed twenty (20) feet in length, exceed eight (8) feet in height (with wheels and tires on) as measured from the ground on which the vehicle is placed to the top of any accessory attached to the vehicle, hold more than two (2) axles, or exceed a Gross Vehicle Weight Rating (GVWR) of 11,000 pounds. Boats must be on a trailer at any time when placed on a Lot, and are permitted to be parked on the Lot only in the following areas: on a concrete boat pad on the side of the house, in the garage, or in a fenced area along the side of the house. Boats and trailers are not permitted to be parked on any other area of the Lot except as described above, the Green Belt area or on the street at any time. Boats and boat trailers shall be licensed and registered according to state law. Boats parked on any Lot shall be no longer than 18 feet in length and trailers shall be no longer than 20 feet in length, and when a boat is placed on a boat trailer, the resulting height shall be no taller than the soffit of the house above the ground level.

Notwithstanding anything to the contrary contained herein, no vehicle of any nature (except for any vehicle performing work on behalf of the Association, the owner of the golf course property, or any governmental agency) shall be parked for any length of time in any Green Belt areas, including, but not limited to, any portion of the Green Belt as shown on the plat of Sterling Park — Unit Four, as recorded in Plat Book 21, Pages 6-7 of the Public Records of Seminole County, Florida. Such areas include, but are not limited to, those areas between Lots 9 and 10, Block A; Lots 6 and 7, and Lots 18 and 19, Block B; Lots 4 and 5, and Lots 8 and 9, Block C; Lots 9 and 10, and Lots 23 and 24, Block D; Lots 1 and 2, Lots 1 and 28, Lots 6 and 7, and Lots 24 and 25, Block E; and Lots 1 and 2, Block F, as shown on said plat. Additionally, the Association, through action of a majority of the Board of Directors, shall have the authority to place barriers of any nature in any portion of the Green Belt, including, but not limited to, those areas identified above, in order to discourage and/or prevent access to such portions of the Green Belt by any vehicle(s).

Car repairs made to any vehicle where the repair-occurs outside of a garage must be completed the day such repair is started. No vehicle is permitted to be kept on ramps or jacks or otherwise left in an un-drivable state longer than the length of the day the repair is taking place. All repairs must be done in the driveway or garage of a Lot. No repairs can be done on the grass or other landscaped area of a Lot or on any Green Belt area. All vehicles parked in the driveway of the Lot must be drivable with appropriate license and registration and comply with all state and county laws and rules.

Any vehicle parked for any length of time (including for repair(s) of any nature) in violation of these or other covenants and restrictions contained herein or in any regulations adopted by the Association (including for parking or repairs on any Green Belt area[s]) may be towed by the Association in its sole, unfettered discretion, provided that said towing is in accordance with Florida law. Such towing shall be at the sole expense of the owner of such vehicle, and the Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, nor be guilty of any criminal act by reason of such towing, and neither its removal, nor failure of the owner of such vehicle to receive any actual notice of said violation, shall be grounds for relief of any kind.

Grant Maloy, Clerk Of The Circuit Court & Comptroller Seminole County, FL Inst #2022132646 Book:10358 Page:493-504; (12 PAGES) RCD: 12/8/2022 4:15:11 PM REC FEE \$103.50

THIS DOCUMENT PREPARED BY AND RETURN TO: CLAYTON & MCCULLOH 1065 Maitland Center Commons Boulevard Maitland, Florida 32751

ON BEHALF OF: Deer Run Homeowners Association, Inc. Post Office Box 4129 Winter Park, FL 32793

the space above this line is reserved for recording purposes	

# CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, as President and Secretary of DEER RUN HOMEOWNERS ASSOCIATION, INC. (the "Association"), pursuant to the Florida Statutes and the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, recorded in Official Records Book 1230, Page 0020, of the Public Records of Seminole County, Florida, as preserved by that certain MARKETABLE RECORD TITLE ACT NOTICE, as recorded in Official Records Book 7170, Page 0114, et. seq., of the Public Records of Seminole County, Florida, as amended and supplemented (the "Declaration"), hereby certify that the EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, which amendment is attached hereto and by reference made a part hereof (the "Amendment"), was duly adopted at a meeting of the members of Deer Run Homeowners Association, Inc., on the day of how were applied to the "Meeting").

The Amendment was approved at the Meeting in accordance with the requirements of Article VII, Section 3 of the Declaration, as amended, by the affirmative vote of the majority of Lot Owners who are voting in person or by proxy at a meeting at which a quorum has been attained. Proper notice was given for the Meeting pursuant to the By-Laws of the Association and the Florida Statutes. The Notice of the Meeting stated the purpose, time, date and location of the Meeting.

The Association is a homeowners association created pursuant to the laws of the State of Florida. With the exception of the attached Amendment, all other terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS HEREOF, the Association has caused these presents to be executed in its name, this \_\_\_\_\_\_\_\_, 2022.

Sign)  Print)  resident, Deer Run Homeowners ssociation, Inc.  Sign)  Sign)  Print)  Crint)  Crint)  Crint)  Crint Sign)
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e me by means of physical presence or of November, 2022, by ident, and Lisselfc Symuth, nc., a Florida not for profit corporation, on ersonally known to me or has not profit corporation, on the profit corporation in the profit

## EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

The following amendments are made to Article II, Section 2, Article IV, Section 12, Article VI, Section 30, and newly added Article VI, Section 31, of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, recorded in Official Records Book 1230, Page 0020, et. seq., as preserved by that certain MARKETABLE RECORD TITLE ACT NOTICE, recorded in Official Records Book 7170, Page 0114, et. seq., all of the Public Records of Seminole County, Florida (additions are indicated by underlining, deletions are indicated by strikethrough, and omitted but unaltered provisions are indicated by ellipses):

## ARTICLE II PROPERTY RIGHTS

Parking Rights. Parking for each single family lot shall be limited to parking Section 2. on said lot, curb parking or as may be designed on the plat or in the condominium declaration thereof recorded in the Public Records of Seminole County, Florida. Parking for a multifamily rental lot shall be provided on-site by the Owner thereof. Parking of cars, SUVs, mini-vans, or pick-up trucks and Econoline type vans must be in the driveway on a Lot, or on the street, or on extended paved driveways widening the driveway as originally constructed on a Lot; no circular driveways, paved or otherwise, are permitted on a Lot. RVs, campers, Commercial Vehicles (as defined below), trailers of any type other than boat trailers as specified below, or any vehicle of any nature other than those types of vehicles listed above as permitted, shall not be permitted to be parked on a Lot in the driveway, extended driveway, on any grass or landscaped area, on the Green Belt areas, or anywhere on a Lot so in any manner such that such vehicles can be seen from any street or any portion of the golf course. The term "Commercial Vehicle" is defined to include vehicles which are used routinely in business by the owner of the vehicle. The term "Commercial Vehicle" also includes any vehicles which exceed twenty (20) feet in length, exceed eight (8) feet in height (with wheels and tires on) as measured from the ground on which the vehicle is placed to the top of any accessory attached to the vehicle, hold more than two (2) axles, or exceed a Gross Vehicle Weight Rating (GVWR) of 11,000 pounds. Boats must be on a trailer at any time when placed on a Lot, and are permitted to be parked on the Lot only in the following areas: on a concrete boat pad on the side of the house, in the garage, or in a fenced area along the side of the house. Boats and trailers are not permitted to be parked on any other area of the Lot except as described above, the Green Belt area or on the street at any time. Boats and boat trailers shall be licensed and registered according to state law. Boats parked on any Lot shall be no longer than 18 feet in length and trailers shall be no longer than 20 feet in length, and when a boat is placed on a boat trailer, the resulting height shall be no taller than the soffit of the house above the ground level.

Notwithstanding anything to the contrary contained herein, no vehicle of any nature (except for any vehicle performing work on behalf of the Association, the owner of the golf course property, or any governmental agency) shall be parked for any length of time in any Green Belt areas, including, but not limited to, any portion of the Green Belt as shown on the plat of Sterling

Park – Unit Four, as recorded in Plat Book 21, Pages 6-7 of the Public Records of Seminole County, Florida. Such areas include, but are not limited to, those areas between Lots 9 and 10, Block A; Lots 6 and 7, and Lots 18 and 19, Block B; Lots 4 and 5, and Lots 8 and 9, Block C; Lots 9 and 10, and Lots 23 and 24, Block D; Lots 1 and 2, Lots 1 and 28, Lots 6 and 7, and Lots 24 and 25, Block E; and Lots 1 and 2, Block F, as shown on said plat. Additionally, the Association, through action of a majority of the Board of Directors, shall have the authority to place barriers of any nature in any portion of the Green Belt, including, but not limited to, those areas identified above, in order to discourage and/or prevent access to such portions of the Green Belt by any vehicle(s).

Car repairs made to any vehicle where the repair-occurs outside of a garage must be completed the day such repair is started. No vehicle is permitted to be kept on ramps or jacks or otherwise left in an un-drivable state longer than the length of the day the repair is taking place. All repairs must be done in the driveway or garage of a Lot. No repairs can be done on the grass or other landscaped area of a Lot or on any Green Belt area. All vehicles parked in the driveway of the Lot must be drivable with appropriate license and registration and comply with all state and county laws and rules.

Any vehicle parked for any length of time (including for repair(s) of any nature) in violation of these or other covenants and restrictions contained herein or in any regulations adopted by the Association (including for parking or repairs on any Green Belt area[s]) may be towed by the Association in its sole, unfettered discretion, provided that said towing is in accordance with Florida law. Such towing shall be at the sole expense of the owner of such vehicle, and the Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, nor be guilty of any criminal act by reason of such towing, and neither its removal, nor failure of the owner of such vehicle to receive any actual notice of said violation, shall be grounds for relief of any kind.

## ARTICLE IV COVENANT FOR MAINTENANCE ASSESSMENTS

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Section 12. Lot and Exterior Maintenance. In the event an owner of any Lot in the Properties shall fails to maintain their Lot, the premises, or and the improvements situated thereon, in a manner satisfactory to the Board of Directors, if any condition on any Lot is found by the Board of Directors to be in violation of any of this Declaration, the Association's Bylaws, its Articles of Incorporation, or any Rules, Regulations, or architectural criteria established by the Association (collectively, the "Governing Documents"), or if any Owner materially alters any portion of any Common Area in any way without the express written permission of the Association, the Association, after approval by two-thirds (2/3) a majority vote of the Board of Directors and thirty (30) fifteen (15) days written notice to the Owner, which notice to the Owner(s) shall be fulfilled by a single notice to any of the Owners of the Lot, mailed to the address of the Owner as listed in the Association's official records, which notice shall be deemed delivered five (5) calendar days after same has been deposited and/or placed in the U.S. Mail with proper postage. Upon expiration of said five (5)s calendar days, the Association shall have the right (but

not the obligation), through its agents and employees, to enter upon said parcel Lot or Common Area and to repair, clear, trim, maintain, and/or restore the Lot and the exterior of the building erected thereon, or to restore the any item or condition which violates the Governing Documents to the condition it was in before the violation of the Governing Documents occurred. The cost of such exterior repair, clearing, trimming, maintenance, or restoration, shall be added to and become part of the assessment to which such Lot is subject, which assessment installment shall be due and payable thirty (30) days from the date said assessment is made. Each such assessment shall be made by majority vote of the Board of Directors, and shall be deemed levied upon the issuance of written notice that the assessment was levied, by a single notice to any of the Owners of the Lot, mailed to the address of such Owner(s) as listed in the Association's official records. Each such assessment shall bear interest, late fees, administrative charges, attorney's fees, and costs, in the same manner and under the same conditions as any other assessment levied pursuant to this Declaration.

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## ARTICLE VI USE RESTRICTIONS

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- Section 30. Home Businesses. Lots shall be used for residential purposes only. No commercial, trade, or business use may be carried on a Lot or elsewhere on the Property. Nothing herein, however, shall preclude an Owner from conducting In-Home Business Activities, as defined hereinafter, provided that such Owner receives the prior written approval of the Board of Directors. Such approval may be withheld for any reason, including failure to pay assessments, in the Board of Directors' sole discretion. "In-Home Business Activities" as used herein shall mean and include only business activities conducted solely within a dwelling located on a Lot and which do not cause, create or entail any of the following:
- (a) noticeably increased vehicular traffic or parking on a Lot which exceeds twenty-four (24) hours in any five (5) day period;
- (b) sales activity, business signage, advertising sales or services to be supplied or sold on or within the Property which might result in any increase in traffic or visitation to the Lot and/or is visible from outside of any residence located on the Lot, or solicitation within the Property;
- (c) any form of advertising or signage on or within the Property, including without limitation on or inside any vehicle, if such advertising or signage is visible from outside the dwelling on the Lot;
- (d) using the Lot's property address as the physical address or registered agent's address for a business entity that generates customer or client foot traffic and/or customer or client vehicular traffic at the Property address. This shall not preclude work from home, or legal business (ie consulting) activities that are conducted online or by telephonic means;

- (e) clients, customers, or patrons visiting or entering the Lot;
- (f) delivery of supplies or other business-related items to the Lot; and/or

(dg) any other manifestation of such business activity which may be construed a nuisance, in the sole, unfettered discretion of the Board of Directors. which may be perceived from outside the dwelling on the Lot.

- Section 31. Leasing. Nothing in this Declaration will make the Association a landlord or impose the obligations of a landlord under this Declaration or Florida law upon the Association, toward any tenant(s) in the Properties, absent a written lease agreement between the Association and each such tenant. Any Owner of a Lot shall be entitled to rent or lease such Lot, subject to the following provisions, which shall in all respects take precedence over any and all other terms and provisions in the lease or rental agreement:
  - (a) No Owner may rent or lease a Lot unless the date of the lease or rental term will begin on or after the date which is at least 3 calendar years after that Owner became the Owner of the Lot:
  - (b) No rental or lease agreement pertaining to any Lot may be for a term of less than 6 months from the date the lease term begins;
  - (c) The Owner gives notice of the tenancy to the Association, as further provided in this Section, and is otherwise in compliance with the terms of the Governing Documents (i.e., any covenant violation or past-due monetary obligation to the Association is grounds for rejecting a proposed rental or lease agreement). In furtherance of this Paragraph, but without limitation, no lease or rental agreement shall be automatically renewed or extended beyond its initial lease term without the prior written approval of the Association. Any Owner desiring to renew or extend a valid lease or rental agreement beyond its initial lease term must submit a request for renewal or extension to the Board at least thirty (30) days prior to the expiration of the initial lease term;
  - (d) No portion of a Lot, other than the entire Lot, shall be rented or leased. As such, and without limitation, no room, "in-law"-style dwelling area, carriage house, or other structure which exists as a on a Lot, or individual room(s) within a dwelling on a Lot, shall be rented or leased separate and apart from any remaining portion of the Lot subject to a rental or lease agreement;
  - (e) All persons 18 years or older, residing or proposed to reside in the Lot, are included in the lease or rental agreement as subject to the terms of the lease or rental agreement and, for purposes of this Section, are considered to be tenant(s) and/or lessee(s);
  - (f) No Time Shares are permitted;

- (g) Prior to, and as a condition of, occupancy of the Lot by tenant(s) or lessee(s), the Association is furnished with a copy of the lease or rental agreement, at least thirty (30) days in advance of any lease or rental commencing. Any lease or rental, and/or any lease or rental agreement, that is not supplied to the Association in advance as required by this Paragraph is voidable, in the sole discretion of the Board of Directors.
- (h) All leases or rental agreements must provide and contain (and if they do not, shall be deemed to provide and contain) the terms and provisions set forth in (1) through (6) immediately below, which shall in all respects take precedence over any and all other terms and provisions in the lease or rental agreement:
  - The lessee(s) and/or tenant(s) covenant(s) and agree(s) to conform and comply with any and all covenants, conditions, restrictions, easements, terms and conditions contained in the Governing Documents, as amended from time to time, together with any responsibilities set forth by State Law, including Florida Statutes Ch. 720 as amended from time to time, whether or not same are incorporated by reference as part of any lease or rental agreement, and the covenants, conditions, restrictions, easements, terms and conditions contained within the Governing Documents and State Law shall also be deemed to be assented to by any guest(s), licensee(s), or invitee(s) of any lessee(s), tenant(s), and/or Owner(s). A violation of the Governing Documents and/or State Law is, and shall be considered to be, a material breach of the lease or rental agreement;
  - (2) Each Owner covenants to enforce the terms of the lease or rental agreement and the terms of the Governing Documents and State Law with respect to the use and occupancy by the lessee(s) or tenant(s) of the Lot;
  - (3) Each Owner covenants to enforce the terms of the lease or rental agreement and the terms of the Governing Documents and State Law with respect to the use by the lessee(s) or tenant(s) of the Common Areas, the Lot, or any other property of any nature owned, operated, or maintained by the Association;
  - (4) Lessee(s), tenant(s) and Owner(s) covenant and agree not to sublease or assign this lease or any other lease of the Lot, without the prior written approval of the Association:
  - (5) <u>Lessee(s), tenant(s) and Owner(s)</u>, for themselves and for all of their guest(s), licensee(s), and/or invitee(s), shall covenant and agree not

- to cause any damage, of any nature, to any Common Area or any other property of any nature owned, operated, or maintained by the Association; and
- (6) The Association shall have the right to recover and be entitled to damages, terminate any lease or rental agreement, evict (or require the Owner(s) to evict) any tenant(s) or lessee(s), and obtain injunctive relief for any violation of the Governing Documents and State Law by the tenant(s) and/or lessee(s) of such Owner(s). If the Association opts to proceed with evicting any tenant or lessee, predicated on any violation or infraction of the Governing Documents, as determined in the sole unfettered discretion of the Board of Directors, such tenant or lessee shall permanently vacate the Lot within thirty (30) days of delivery of written notice by the Association as provided for hereafter to the Owner(s), tenant(s) and/or lessee(s). Such notice to the Owner(s) shall be provided to the address of the Owner as listed in the Association's official records, and such notice to the tenant(s) and/or lessee(s) shall be provided to the Lot. Such notice to the Owner(s) shall be fulfilled by a single notice to any of the Owners of the Lot, and such notice to the tenant(s) and/or lessee(s) shall be fulfilled by a single notice to any of the tenant(s) and/or lessee(s) of the Lot, All notices provided for by this item (vi) shall be deemed delivered five (5) days after same have been deposited and/or placed in the U.S. Mail with proper postage;
- (i) The Owner(s) of a Lot proposing to lease or rent such Lot hereby delegate and assign to the Association the non-exclusive power, right, and authority to evict their lessee(s) and/or tenant(s), on behalf of the Owner(s). If the lease or rental, or lease or rental agreement related thereto, is made without first submitting the proposed lease or rental agreement to the Association as required in this Section 31, or if lessee(s) and/or tenant(s) or Owner(s) violate any provisions of the Governing Documents or law, as determined in the sole unfettered discretion of the Board, then the Association and the Owner(s) shall each have the right to:
  - (1) cancel and terminate the lease and any lease agreement or rental agreement applicable thereto;
  - (2) recover damages (and specifically, as to the Association, to recover damages from the Owner(s) or tenant(s));
  - (3) evict (or the Association may require Owner to evict) the tenant(s) and/or lessee(s), and
  - (4) the Association may obtain injunctive relief against the Owner(s),

## lessee(s) and tenant(s).

Should the Association opt to proceed with evicting tenant(s) and/or lessee(s), predicated on any violation or infraction of the Governing Documents or State Law, as determined in the sole unfettered discretion of the Board, such tenant and/or lessee shall permanently vacate the Lot within thirty (30) days of delivery of written notice by the Association as provided for hereafter. Such notice to the Owner(s) shall be provided to the address of the Owner as listed in the Association's official records, and such notice to the tenant(s) and/or lessee(s) shall be provided to the address of such Lot. Such notice to the Owner(s) shall be fulfilled by a single notice to any of the Owners of the Lot, and such notice to the tenant(s) and/or lessee(s) shall be fulfilled by a single notice to any of the tenant(s) and/or lessee(s) of the Lot. All notices provided for by this item #(12) shall be deemed delivered five (5) days after same have been deposited and/or placed in the U.S. Mail with proper postage.

Further, the Association shall be entitled to recover its reasonable attorneys' fees and costs incurred in any such enforcement, as well as any action commenced with respect to same, whether or not a lawsuit or petition for arbitration or mediation be filed (including without limitation, attorneys' and paralegals' fees and costs upon appeal, and in bankruptcy) from the Owner(s), lessee(s) and/or tenant(s), jointly and severally. If such costs and attorneys' fees are not paid by the lessee(s), tenant(s) and/or Owner(s) within fifteen (15) days of demand therefor, such costs and attorneys' fees shall bear interest at the interest rate set forth in this Declaration for unpaid, past due, or delinquent assessments. The obligation of the lessee(s), tenant(s) and/or Owner(s) to pay or reimburse the Association such costs and attorneys' fees will, if not paid within fifteen (15) days of demand therefor, give rise to a cause of action against the lessee(s), tenant(s), and Owner(s), pursuant to this Declaration, as amended, and the Association shall have the right to assess the Owner(s) for such costs and attorneys' fees as provided for in this Declaration, as amended;

- (j) Except as otherwise provided for in the Governing Documents and by law, and subject to the right of the Board to adopt and amend rules, regulations, and policies (including rules, regulations and policies governing the lease or rental of a Lot, as well as access and use of Common Area or Common Property), a lessee and/or tenant of a Lot has all of the use rights in the Common Area or Common Property otherwise readily available for use generally by any Owner, and the Owner of the leased or rented Lot shall not have such rights, except as a guest. This shall not, however, interfere with access rights of an Owner to the Lot as landlord pursuant to applicable law;
- (k) The Association shall not be obligated to perform or discharge any obligation or duty to be performed or discharged by Owner(s) under any lease or rental agreement, and Owner(s) hereby agree to indemnify Association for, and to save it harmless from, any and all liability arising from any lease(s) or rental(s) of their Lot(s), as well as from any occupancy and use of their Lot(s). This Section shall not place responsibility for the control, care, management, or repair of said Lot upon the Association, or make the

Association responsible or liable for any negligence in the management, operation, upkeep, repair, or control of the Lot. Similarly, the Association shall not be responsible or liable for any loss, injury or death to any lessees, as well as to their tenants, guests, subtenants, occupants, property managers, licensees, agents, and/or employees, to the maximum extent permitted by law;

- (l) The Owner(s) assign(s) all leases, rents, issues and profits of any nature collected by Owner(s) in relation to said lease or rental, or lease or rental agreement, pursuant to the terms and conditions provided below:
  - All Owners hereby absolutely assign and transfer to Association all the leases, rents, issues and profits of any nature from the Lot which may be obtained by Owner when the Lot is not occupied by Owner (collectively "Rents"). Although this assignment is effective immediately, so long as Owner pays all Association charges in a manner such that said charges are not delinquent (hereinafter, non-payment of any annual or special assessment or any other charge of Association such that the assessments or charges are considered delinquent may be referred to as a "Default"), Association gives to and confers upon Owner the privilege, under a revocable license, to collect as they become due, but not prior to accrual, the Rents and to demand, receive and enforce payment, give receipts, releases and satisfactions, and sue in the name of Owner for all such Rents.
  - <u>(2)</u> Upon any occurrence of Default, the license granted to Owner herein shall be automatically revoked without further notice to or demand upon Owner, and Association shall have the right, in its discretion, without notice, by or without agent or by or without a receiver appointed by a court, and without regard to the adequacy of any security for the annual or special assessments or any other charges of Association, (a) to notify tenants, subtenants, occupants and any property manager to pay Rents to Association or its designee, and upon receipt of such notice such persons are authorized and directed to make payment as specified in the notice and disregard any contrary direction or instruction by Owner, and (b) in the name of Association, to sue for or otherwise collect Rents, including those past due, and apply Rents, less costs and expenses of operation and collection efforts, including late assessments or charges, interest, costs of collection and attorneys' and paralegals' fees, to the annual or special assessments or any other charges of Association in such order and manner as Association may determine or as otherwise provided for herein or by law. However, the tenants, subtenants, occupants and any property manager need not make such payments to Association in excess of, or prior to the due dates for, monthly Rents unpaid at the time of the Board's request.
  - (3) After collecting any such Rents, and upon the deduction of any late assessments, interest, costs of collection, and attorneys' and paralegals'

fees, Association may (but shall not be required to) remit any balance to Owner. All such payments made by tenants, subtenants, occupants, and any property manager to Association shall reduce, by the same amount, tenants, subtenants, occupants and any property manager's obligation to make monthly rental payments to Owner, despite any agreement between tenants, subtenants, occupants and any property manager and Owner to the contrary. Association's exercise of any one or more of the foregoing rights shall not cure or waive any Default or notice of Default hereunder. The above provision shall not be construed to release Owner from any obligation, including the obligation for assessments or charges, for which he or she would otherwise be responsible. Should any tenants, subtenants, occupants or any property manager refuse to provide said Rents to Association (or any agent or receiver thereof) within thirty (30) days of the date of demand, Owner hereby authorizes Association to pursue any and all collection efforts (including suit) against any tenants, subtenants, occupants or any property manager, and/or against Owner, for non-payment of said Rents. The payment of any and all costs or fees (including attorneys and paralegals fees) accumulated by Association in pursuit of any action for non-payment of Rents, or annual or special assessments or any other charges, shall be the responsibility of Owner.

- **(4)** As provided in this Section, Owner hereby agrees to provide any and all leases or rental or occupancy agreements to the Association for approval by the Association. Owner hereby additionally authorizes Association to enter and take possession of the Lot and to manage and operate the same, to let or re-let said premises or any part thereof, to cancel and to modify leases, to evict tenants, subtenants, or occupants, bring or defend any suits in connection with the possession of said premises as Association, in its discretion, may deem proper, and/or to seek a receivership regarding said premises or rents payable in connection therewith, in the Board's sole discretion. The payment of any and all costs or fees accumulated by Association in pursuit of any such actions, or any actions stemming from the authorities granted to Association by this assignment, shall be the responsibility of Owner, and in the absence of the payment of such costs and fees by Owner, Association shall additionally have the authority to collect Rents as otherwise provided by this assignment to provide such payment.
- Owner hereby authorizes Association to give notice in writing of this assignment at any time to any tenants, subtenants, occupants or property managers under any said leases or rental or occupancy agreements; and
- (m) The invalidation of any provision or provisions of the covenants and restrictions set forth in this Section 31 (or any portion thereof) by judgment or court order shall not affect or modify any of the other provisions or portions of said covenants and

restrictions, which other provisions (or portions thereof) shall remain in full force and effect.

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OF

DEER RUN HOMEOWNERS ASSOCIATION, INC.
(A corporation not for profit )

#### ARTICLE I

The name of the Corporation shall be DEER RUM HOMEOWNERS ASSOCIATION, INC.

#### ARTICLE II

The purpose for which the Corporation is organized is to establish, maintain and operate the common areas and recreational facilities not for profit but solely for the mutual advantages of the members; to present a unified effort to the members in protecting the value of the property of the members in <a href="DEER RUN HOMEOWNERS">DEER RUN HOMEOWNERS</a> ASSOCIATION, INC.

Seminole County, Florida; and to engage in such other activities as may be to the mutual benefit of the owners of the property in <a href="DEER RUN">DEER RUN</a>

#### ARTICLE III

The members of the Corporation shall be limited to owners of

date which In Article I, Section 1, provides for this Association.
ARTICLE IV.

This Corporation shall have perpetual existence.

ARTICLE V.

The names and addresses of the subscribers hereto are as

Leo R. Shey

1400 St. Charles Place Pembroke Lakes, Florida 33026

James L. Bomar

603 Colby Court Altamonte Springs, Florida 32701 A SUBJECT OF STANDING /

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#### ARTICLE VI

The affairs of the Corporation shall be managed by a Board of Directors of not less than three (3) nor more than seven (7). The Board of Directors shall be elected by the members of the Corporation and shall be elected annually. The Board of Directors shall elect or appoint a President, Vice President, Secretary, Treasurer and Assistant Secretary. The duties of the officers shall be prescribed by the By-Laws of the Corporation.

#### ARTICLE VII

The names of the officers who are to serve until the first election under the Articles of Incorporation shall be:

Leo R. Shey

President

John R. Green

Vice President/Assistant Secretary

James L. Bomar

Secretary/Treasurer

#### ARTICLE VIII

The names of the person constituting the first Board of Directors and who will serve until the first election are:

Leo R. Shey

John R. Green

James L. Bomar

### ARTICLE IX

The By-Laws of the Corporation shall be amended, altered or rescinded by the Board of Directors.

#### ARTICLE X

Amendments to the Articles of Incorporation may be proposed by any member of the Board of Directors and adopted by a majority vote thereof.

IN MITNESS WHEREOF, the undersigned have subscribed their names respectively to the Articles of Incorporation of DEER RUN HOMEOWNERS ASSOCIATION, INC. , a corporation not for profit, on this 7th day of June . 1979.

o R. Shen Rubscriber

John N. Green Subscriber

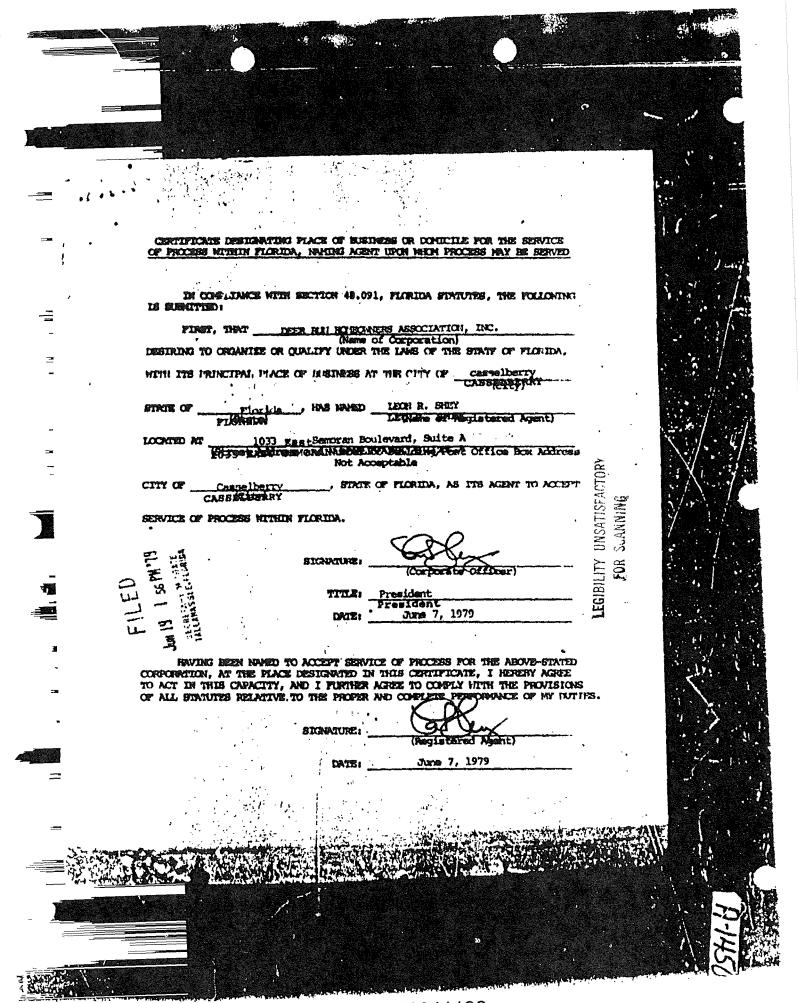
James L. Bomar, Subscriber

LEGIBILITY UNSATISFACTŮ EOR SCANNÍNG

STATE OF FLORIDA COUNTY OF DADE BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County Set forth above, personally appeared LEO R. SHEY, known to me and known by me to be the eprson who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed those Articles of Incorporation. IN WITHESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid, this 4th day of , 1979. My commission application state of Roeda at Lace WA COMMISSION EXAMES THE II HAND BONDED THEIR OFMERAL INSURANCE UNDERWRITERS STATE OF FLORIDA COUNTY OF Seminale BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared JOHN R. GREEN, known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowladged before me that he executed those Articles of Incorporation. IN WITHESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid, this Z day of \_, 1979. My commission expires: MOTALY FOLCE, CHATE OF FLORIDA AT LARGE MY COMMISSION CARLES D. MOY. 28, 1980. BOMPED THEOREM VOICEURS SPOCKLESSERS, MICH. STATE OF PLORIDA COUNTY OF Series BEFORE MR, a Motary Public authorized to take acknowledgments in the State and County set forth above, personally appeared JAMES L. BOMAR, known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed those Articles of Incorporation. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the state and county aforesaid, this 6 day of My commission expires: ROTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES MOV. 28, 1740 BURROWS THROUGH MURIODIC FLUCKLIST STY, INC.

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AMENDED BY-LAWS

OF

DEER RUN HOMEOWNERS ASSOCIATION, INC.

#### ARTICLE I

### NAME AND LOCATION

The name of the corporation is DEER RUN HOMEOWNERS
ASSOCIATION, INC., hereinafter referred to as the "Association".
The principal office of the corporation shall be located at 1033
East Semoran Doubovard; Cassuberry, Tiorida 32707; but meetings of members and directors may be held at such places within the State of Florida, Counties of Orange or Seminole, as may be designated by the Board of Directors.

#### ARTICLE II

#### MEETING OF HEHBERS

Section 1. Annual Meeting. There shall be an annual meeting of the members of the corporation at such place as may be designated, on the third Tuesday in March of each year, if not a legal holiday under the laws of the State of Florida, and if a legal holiday; then on the next succeeding business day, at 4:00 a.m., for the transaction of such business as may come before the meeting.

Section 2. Special Heetings. Special meetings of the members shall be held whenever called by the Board of Directors or by the members who are entitled to vote one-fourth (1/4) of all the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting, stating the time, place, and in general terms the purpose or
purposes therefor, shall be sent by mail to the last known address
of all members at least ten (10) days prior to the meeting.

Section 4. Proxy. Each member may cast its vote, either in person or by proxy, for each lot owned in fee simple by that particular member, solely or jointly, or by a corporation owning a lot or lots. Any proxy granted is revokable and vill automatically cease should the member granting said proxy convey his lot.

Section 5. Quorum. At any meeting of him to the votes of each class of members.

### ARTICLE III

### OFFICERS.

Section 1. Executive Officers. The executive officers of the corporation shall be the President, a Vice President, a Secretary and an Assistant Secretary and a Treasurer. The executive officers shall be elected annually by the Board of Directors. They shall take office immediately after election.

Section 2. The President. Subject to the direction of the Board of Directors, the President shall be the chief executive officer of the corporation, and shall perform such other duties as from time to time may be assigned to him by the Board. They shall take office immediately after election.

Section 3. The Vice President. The Vice President shall have such power and perform such duties as may be assigned to him by the Board of Directors or the President. In case of the absence or disability of the President, the duties of that officer shall be performed by the Vice President.

Section 4. The Secretary. The Secretary shall keep the minutes of all proceedings of the Board of Directors and of all committees and the minutes of the members' meetings in books provided for that purpose; he shall have custody of the corporate seal and such books and papers as the Board may direct, and he shall in general perform all the duties incident to the office of Secretary, subject to the control of the Board of Directors and the President; and he shall also perform such other duties as may be assigned to him by the President or by the Board.

Section 5. The Treasurer. The Treasurer shall have the custody of all the receipts, disbursements, funds, and the securities of the corporation and shall perform all duties incident to the office of the Treasurer, subject to the control of the Board of Directors and the President. He shall perform such other duties as may from time to time be assigned to him by the Board or the President. If required by the Board, he shall give a bond for the faithful discharge of his duties in such sum as the Board

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may require. He shall cause an annual audit of the books of the Association to be made by a public accountant at the completion of each fiscal years and accountant at the completion

Section 6. Subordinate Officers. The President, with the approval of the Board of Directors, may appoint such other officers and agents as the Board may deem necessary, who shall hold office at the pleasure of the Board, and who shall have such authority and perform such duties as from time to time may be prescribed by the President or by the Board.

Section 7. Term. The officers of this association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 8. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 9. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 10. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

#### ARTICLE IV.

#### BOARD OF DIRECTORS

Section 1. Number of Members. The business and affairs of this corporation shall be managed by a Board of Directors which shall consist of not less than three (3) nor more than seven (7) members. The first Board of Directors need not be members of the

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Section: 2. Regular Meetings. The Board shall meet not less than once each month for the transaction of business at such place as may be designated from time to time.

Section 3. Special Meetings. Special Meetings of the Board of Directors may be called by the President or by three (3) members of the Board for any time and place, provided reasonable notice of such meeting shall be given to each member of the Board before the time appointed for such meetings.

Section 4. Quorum. The Directors shall act only as a Board, and the individual Directors shall have no power as such. A majority of the Directors for the time being in office shall constitute a quorum for the transaction of business. The act of a majority of Directors present at a meeting at which there is a quorum shall be the act of the Board of Directors, except as may be otherwise provided by law.

Section 5. Chairman. At all meetings of the Board of Directors, the President, or, in his absence, the Vice President, or in the absence of both, a Chairman chosen by the Directors present, shall preside.

Section 6. Terms of Members of the Board. The first Board of Directors named in the Articles of Incorporation of the corporation shall serve for one (1) year. Thereafter, they shall be elected by the members of the Association for an annual term.

Section 7. Annual Report. The Board of Directors, after the close of the fiscal year, shall submit to the members a report as to the condition of the Association and its property and shall submit also an account of the financial transactions of the past year.

Section 8. Vacancies in Board. Whenever a vacancy in the membership of the Board shall occur, the remaining members of the Board shall have the power, by a majority vote, to select a member of the Association to serve the unexpired term of the vacancy.

Section 9. Compensation. No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred



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in the performance of his duties.

Section 10. Action Taken Without a Meeting. The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Driectors. Any action so approved shall have the same effect as though taken at a meeting of the Directors.

### Section 11. Powers and Duties of the Board of Directors.

- A. Powers. The Board of Directors shall have power to:
- (i) Adopt and publish rules and regulations governing the use of the common area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof.
- (ii) Suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (6) days for infraction of published rules and regulations.
- (iii) Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration.
- (iv) Declars the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and
- (v) Employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.
- B. <u>Duties</u>. It shall be the duty of the Board of Directors to:
- (i) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by

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one-fourth (1/4) of the Class A members who are entitled

(ii) Supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

- (iii) As more fully provided in the Declaration, to:

  (a) Fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period:
- (b) Send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and
- for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.
- (iv) Issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;
- (v) Procure and maintain adequate liability and hazard insurance on property owned by the Association;
- (vi) Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
  - (vii) Cause the Common Area to be maintained.

## ARTICLE V

#### MEMBERSHIPS

Section 1. Qualifications. Only lot owners in STERLING PARK - UNIT FOUR, or additions brought within the jurisdiction of the Association shall be members of this corporation. When two (2) or more persons are the joint owners of real property in STERLING PARK - UNIT FOUR, or additions brought within the jurisdiction of the Association, one (1) and only one (1) shall become a member.

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Only members shall be entitled to vote. Each lot shall be entitled to one (1) vote.

Whenever a member shall cease to own real property in STERLING PARK - UNIT FOUR or additions brought within the jurisdiction of the Association, such member shall automatically be dropped from the membership of the corporation.

Section 2. Members. A member shall have no vested right, interest, or privilege of, in, or to the assets, functions, affairs or franchises of the corporation, or any right, interest, or privilege which may be transgerable or inheritable, or which shall continue after his membership ceases, or while he is not in good standing.

Section 3. Manner of Admission. Every person buying a lot in STERLING PARK - UNIT FOUR, or additions brought within the jurisdiction of the Association, shall become a member of the Association upon the acquisition of his lot.

Section 4. <u>Hemberships Not Transferable</u>. No membership may be sold, assigned, or transferred, voluntarily or by Will or by operation of law.

Section 5. Termination of Numbership. Each membership shall cease when the member sells, assigns, transfers, or otherwise disposes of his lot in STERLING PARK - UNIT FOUR, or additions brought within the jurisdiction of the Association

Section 6. Annual Maintenance Assessment. Every member shall be required to pay an annual assessment, the amount of which shall be determined by the Board of Directors and may be changed from year to year by the Board of Directors or by the members. Annual assessments for new members shall be pro-rated from the date ownership is acquired to the last day of the year.

#### ARTICLE VI

#### LOSS OF PROPERTY

Section 1. Liability. The Board of Directors shall not be liable or responsible for the destruction of, loss of, or damage to the property of any member or the guest of any member, or visitor, or other person.

#### MAINTENANCE CHARGES

Section 1. Fees. The Board of Directors shall have the right and power to subject the property to an annual and special maintenance charge, which along with the initiation fee and annual dues, shall constitute the annual assessment provided for in Section 1, Article IV, of the Declaration of Covenants, Conditions and Restrictions. It shall be the duty of the Board of Directors to enforce and implement the provisons of the Declaration of Covenants, Conditions and Restrictions.

Section 2. Use of Funds. The funds raised by dues and assessments may be used for the following purposes:

For lighting, improving, and maintaining the streets and dedicated right-of-way areas maintained for the general use of the owners and occupants of land included in such subdivision.

For operating and maintaining any storm-water drains now or hereafter constructed in such subdivision that are not or will not be under the direct uspervision of the State or County.

For collecting and disposing of garbage, ashes, and rubbish. For employing policemen and watchmen; and

For doing any other thing necessary or desirable, in the opinion of the Board of Directors, to keep the property neat and in good order and eliminate fire hazards) or which in the opinion of the Board of Directors may be of general benefit to the owners or occupants of the land included in STERLING PARK - UNIT FOUR, or additions brough within the jurisdiction of the Association.

Section 3. Certificate and Liens. Upon request, the corporation shall furnish to any owner or mortgages or person iterested a certificate showing the unpaid maintenance charges against any lot or lots.

The corporation may, in its discretion, subordinate in writing, for limited periods of time, the liens of the corporation against any lot or lots for the benefit or better security of a mortgages.

ARTICLE VIII

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Section 1. Notice. Whenever, according to these By-Laws, or the Declaration of Covenants, Conditions and Restrictions, a notice shall be required to be given to any member, it shall not be construed to mean personal notice, but such notice may be given in writing by depositing the same in a post office in Seminole County, Florida, in a postpaid, sealed wrapper, addressed to such member at his address as the same appears on the books of the corporation, and at the time when such notice is mailed shall be deemed the time of the giving of such notice.

Section 2. Waiver of Notice. Any notice required to be given by these By-Laws may be waived by the person entitled thereto.

### ARTICLE IX

#### FISCAL YEAR

Section 1. Fiscal Year. The fiscal year of the corporation shall end on the 31st day of December of each year.

#### ARTICLE X

#### DEFINITIONS

Section 1. "Association" shall mean and refer to DEER RUN HOMEOWNERS ASSOCIATION, INC., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the properties with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether one (1) or more persons or entities, of the fee simple title to any lot which is a part of the properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to STERLING PARK, LTD., its successors and assigns if such successors or

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assigns should acquire more than aktingus of development.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the properties recorded in the Office of the Clerk of the Court, Seminole County, Florida at O. R. Book 1230, pages 20 through 29, on June 22, 1979.

Gection 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

#### ARTICLE XI

#### COMMITTEES

Section 1. Committees. The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

#### ARTICLE XII

#### BOOKS AND RECORDS

Section 1. Books and Records. The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

#### ARTICLE XIII

## CORPORATE SEAL

Section 1. Corporate Seal. The Association shall have a seal in circular form having within its circumference the words: Deer Run Homeowners Association, Inc., Incorporated 1979, a corporation not for profit, Florida.

## ARTICLE XIV

#### AMENDHENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a

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quorum of mambers present in person or by proxy, except that the

federal Housing Administration or the Vererans Administration

shall have the right to voto amendments while there is Class B

membership.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

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MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY
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CLERK'S # 2011063646
RECORDED 06/15/2011 02:10:06 PM
RECORDING FEES 27.00
RECORDED BY T Smith

THIS DOCUMENT PREPARED BY
AND RETURN TO:
Brian S. Hess
CLAYTON & MCCULLOH
1065 Maitland Center Commons Boulevard
Maitland, Florida 32751

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# <u>CERTIFICATE OF AMENDMENT TO</u> AMENDED BY-LAWS OF DEER RUN HOMEOWNERS ASSOCIATION, INC.

### KNOW ALL MEN BY THESE PRESENTS:

Said Amendment was approved at the Meetings in accordance with the requirements of Article X of the Articles by a majority vote of the Board of Directors, and in accordance with Article XIV, Section 1 of the Bylaws by a vote of a majority of a quorum of members present in person or by proxy. Proper notice was given for the Meetings pursuant to the By-Laws of the Association and the Florida Statutes. The Notices of the Meetings stated the purpose, time, date and location of the Meetings.

The Association is a homeowners association created pursuant to the laws of the State of Florida. With the exception of the attached Amendment, all other terms and conditions of the By-Laws shall remain in full force and effect.

IN WITNESS WHEREOF	, the Association has	caused these presents t	to be executed in its
name, this day of	PRIL	_, 20_//	

Signed, sealed and delivered in the presence of:		DEER RUN HOMEOWNERS ASSOCIATION	
Maria Reculoid (Sign - Witness 1)	BY:	(Sign) my seinen	
Maria R. Vacalor (Print - Witness 1)	1 ich	Linisa m. merriman (Print)	
(Sign - Witness 2)	<u></u>	President, Deer Run Homeowners Association, Inc.	
John 5 (Aulovice) (Print - Witness 2)	<u>:H</u>		
Maria Refactional (Sign - Witness 1)	ATTEST:	Sign) Gign	
(Print - Witness 1)	ich	(Print)	
(Sign - Witness 2)	<u> </u>	Secretary, Deer Run Homeowners Association, Inc.	
(Print - Witness 2)	lo vich		
STATE OF FLORIDA COUNTY OF	- 1 <i>a</i> L		
	man as Preside HOMEOWNERS A orporation. They are p	day of <u>May</u> , 20 ent, and <u>Ruth Deffin</u> SSOCIATION, INC., a Florida not for personally known to me [ ] or have pro	profit
identification.	NOTARY PUBLIC		
	Harther (sign)	1. Restrepa	
,	Martya C (print) (Notary Seal)		
	State of Florida at Lar My Commission Exp	F O My O Destrong	

# AMENDMENT TO AMENDED BY-LAWS OF DEER RUN HOMEOWNERS ASSOCIATION, INC.

The following amendment is made to Article II, Section 5, of the AMENDED BY-LAWS OF DEER RUN HOMEOWNERS ASSOCIATION, INC., recorded in Official Records Book 1251, Page 0604, et. seq., of the Public Records of Seminole County, Florida (additions are indicated by underlining, deletions are indicated by strikethrough, and omitted but unaltered provisions are indicated by ellipses):

# ARTICLE II MEETING OF MEMBERS

Section 5. Quorum. At any meeting of the members a quorum shall consist of members holding one-third (1/3) of the votes of each class of members the presence of members or of proxies entitled to cast fifteen percent (15%) of the votes of each class of members shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirements, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting.

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