

Return to and
 Prepared by: Robert L. Taylor, Esq.
 Curry, Taylor & Carls, P.A.
 1900 Summit Tower Blvd., Ste 800
 Orlando, FL 32810
 407/660-1040

Orange Co FL 5340685
 09/01/95 07:22:52am
 OR Bk 4938 Pg 3989
 Rec 15.00

CERTIFICATE OF AMENDMENT TO THE "DECLARATION OF COVENANTS AND RESTRICTIONS FOR PEMBROOKE"

THIS IS TO CERTIFY that attached as Exhibit "A" is a true and correct copy of the Fifth Amendment to the "Declaration of Covenants and Restrictions Pembroke" as recorded in Official Records Book 4001, Page 1789, of the Public Records of Orange County, Florida, and as previously amended at Official Records Book 4007, Page 791, of the Public Records of Orange County, Florida, Official Records Book 4051, Page 3120, of the Public Records of Orange County, Florida, Official Records Book 4376, Page 94, of the Public Records of Orange County, Florida, and Official Records Book 4520, Page 2863, of the Public Records of Orange County, Florida. This amendment was duly and properly adopted pursuant to the subject Declaration.

Executed at Orlando, Orange County, Florida, on this the 9th day of August, 1995.

Signed, sealed and delivered in the presence of:

Shirley Strickland
SHIRLEY STRICKLAND
 (Print Name)

Cathleen Collier
CATHLEEN COLLIER
 (Print Name)

STATE OF FLORIDA
 COUNTY OF ORANGE

PEMBROOKE HOMEOWNERS
 ASSOCIATION, INC.

By: Jeffrey D. Forrest
 (Print Name) President
 c/o Sentry Management, Inc.

Attest: Elaine Rodriguez
 (Print Name) Secretary
 2180 State Road 434 W., Ste 5000
 Longwood, FL 32779

THE FOREGOING INSTRUMENT was acknowledged before me this 31st day of JULY, 1995, by JEFFREY D. FORREST, and ELAINE RODRIGUEZ, as President and Secretary respectfully, of PEMBROOKE HOMEOWNERS ASSOCIATION, INC., a Florida corporation, on behalf of the Corporation. They are personally known to me or who has produced _____ as identification.

Sandra M. Shields
 (Signature)

SANDRA M. SHIELDS
 (Print Name, stamp, affix
 Notary seal)

Commission Expiration Date and
 Number CC 303917



SANDRA M. SHIELDS
 COMMISSION # CC 303917
 EXPIRES SEP 4, 1997
 Atlantic Bonding Co., Inc.
 651.750.0047

EXHIBIT "A"

I. Section 7, "Game and Play Structures", of Article VI, "Restrictive Covenants" of the Declaration of Covenants and Restrictions, as the same presently exists is deleted in its entirety and a new Section 7 is created to read as follows:

SECTION 7. Game and Play Structures. All basketball backboards and any other fixed game and play structure shall be located at the rear of the dwelling, or on the side portion of corner lots within the setback lines. Portable basketball backboards and other portable game and play structures are not prohibited by this provision, but shall be subject to rules and regulations promulgated by the Board of Directors of the Association, from time to time. Treehouses or platforms of a like kind or nature will not be constructed on any part of the lot located in front of the rear line of a Living Unit constructed thereon.

II. Section 8, "Fences", of Article VI, "Restrictive Covenants" of the Declaration of Covenants and Restrictions, as the same presently exists is deleted in its entirety and a new Section 8 is created to read as follows:

SECTION 8. Fences. After appropriate written approvals have been received from the ARB of the Homeowners Association, fences will be permitted, subject to the following restrictions:

a. Except as provided in subparagraph d below, fences shall not exceed six (6) feet in height and shall be made of a wood, metal or masonry material of a style and type approved by the ARB. Posts on stockade type fences must be installed to the inside of the Lot and hidden from public view. Wood fences are to be left their natural color or may be painted white. Approved metal fences must be painted white or a brown anodized color. Approved brick masonry fences may not be painted, all other approved masonry fences must be painted white. All fences must be properly maintained and, if painted, must be repainted periodically to maintain a good appearance. Notwithstanding the above, no chain link fences will be permitted.

b. Fences shall not be located in front and side yards. Rear yard fences are permitted but may not extend forward of

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Orange Co FL 5340685
Record Verified - Martha D. Haynie

the back wall of the main structure of the Living Unit. Notwithstanding the above, if a Living Unit, as originally constructed, has a side door, the rear yard fence may be extended forward into the side yard to the extent necessary to incorporate the side door into the fenced rear yard. In addition the Association may allow fences to extend into side yards if, after a full variance hearing, the Board determines that it would be a hardship on the owner of the lot to forbid same. The specific standards for the granting or denying of a variance will generally be based on the governmental standards used by Orange County, Florida and shall be adopted and revised by the Board from time to time as a rule. Fences will not be permitted within the Florida Gas Transmission. Fences will only be allowed in other established easements as shown on the Plat if they will not damage or interfere with the installation and maintenance of utilities or if they will not change the direction of flow of drainage channels in the easement, or if they will not obstruct or retard the flow of water through drainage channels in the easements.

c. Fences shall not extend above the masonry wall described in Article I, Section 1,c. All fences on individual Lots must transition to meet the height of the aforesaid wall.

d. Because Lots 5, 6, 7, 18, 19, 20, 32, 33, 34, 46, 47, 48, 49, 50, 51, and 52 back up to an apartment complex, the portions of the rear yard fences located on those lots which abut that apartment complex may extend up to eight (8) feet in height, if the said height is permitted by the applicable governmental agency. The side portions of any such rear yard fence must transition from the increased height to a height of no more than six (6) within the first eight (8) feet of the said side portions of the fence. It is the responsibility of the owners of the above referenced lots to determine if the appropriate governmental agency will permit an eight (8) foot fence.

In addition to the above described increased height limitations, all other fence restrictions contained herein will apply to the above referenced lots.

III. A new Section 23, entitled "Driveways", is hereby added to Article VI "Restrictive Covenants" of the Declaration of Covenants and Restrictions to read as follows:

SECTION 23. Driveways. Driveways are not to be painted or stained. Only natural concrete color and smooth concrete textures are permitted.

JUL-09-2013 15:48 Premier Community
Prepared by and Return to:
Robert L. Taylor, Esq.
Curry, Taylor & Carls, P.A.
1900 Summit Tower Blvd., Ste. 800
Orlando, FL 32810
(407) 660-1040

Orange Co FL 5587181
04/22/96 10:52:13am
DR Bk 5045 Pg 1465
Rec 10.50

Adopted, but not yet signed
and recorded.

**CERTIFICATE OF AMENDMENT TO THE "DECLARATION OF
COVENANTS AND RESTRICTIONS FOR PEMBROOKE"**

THIS IS TO CERTIFY that attached as Exhibit "A" is a true and correct copy of the Sixth Amendment to the "Declaration of Covenants and Restrictions Pembroke" as recorded in Official Records Book 4001, Page 1789, of the Public Records of Orange County, Florida, and as previously amended at Official Records Book 4007, Page 791, of the Public Records of Orange County, Florida, Official Records Book 4051, Page 3120, of the Public Records of Orange County, Florida, Official Records Book 4376, Page 94, of the Public Records of Orange County, Florida, and Official Records Book 4520, Page 2863, of the Public Records of Orange County, Florida and Official Records Book 4938, Page 3989, of the Public Records of Orange County, Florida. This amendment was duly and properly adopted pursuant to the subject Declaration.

Executed at 2180 W. State Road 434, Suite 5000, Seminole Orange County, Florida, on this the 15th day of March, 1996.

Signed, sealed and delivered
in the presence of:

PEMBROOKE HOMEOWNERS
ASSOCIATION, INC.
c/o Sentry Management, Inc.
2180 W. State Road 434
Suite 5000
Longwood, FL 32779-5044

[Signature]
DEROAH R. KAREL
(Print Name)

[Signature]
J. J. ARMBRIST
(Print Name)

STATE OF FLORIDA
COUNTY OF ORANGE

By:

[Signature]
Jeffrey D. Furrst
(Print Name) President

Attest:

[Signature]
Robert L. Russell II
(Print Name) Secretary
Vice President

THE FOREGOING INSTRUMENT was acknowledged before me this 15th day of March, 1996, by JEFFREY D. FURRST, and ROBERT L. RUSSELL, as President and Secretary respectively, of PEMBROOKE HOMEOWNERS ASSOCIATION, INC., a Florida corporation, on behalf of the Corporation. They are personally known to me or who has produced _____ as identification.

[Signature]
(Signature)

(Print Name, stamp, affix
Notary seal)
Commission Expiration Date and
Number _____

EXHIBIT "A"SIXTH AMENDMENT TO DECLARATION

Section 5, "Exterior Materials" of Article VI, "Restrictive Covenants" of the "Declaration of Covenants and Restrictions Pembroke", as the same presently exists is deleted in its entirety and a new Section 5 is created to read as follows:

SECTION 5. Exterior Materials. Only brick, stucco, painted wood siding and painted concrete siding shall be used for the exterior surfaces of Living Units.

No mixing of vertical and horizontal siding on the same side of any Living Unit will be permitted. Furthermore, no diagonal siding will be permitted.

OR Bk 5045 Pg 1466
Orange Co FL 5587181

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Recorded - Martha O. Haynie

Prepared by AND Return to:
Robert L. Taylor, Esquire
Curry, Taylor & Carls, P.A.
1900 Summit Tower Blvd., Ste. 800
Orlando, Florida 32810

Orange Co FL 1997-0211753
061297 03:31:51pm
OR Bk 5272 Pg 4488
Rec 19.50

**CERTIFICATE OF AMENDMENT TO THE "DECLARATION OF
COVENANTS AND RESTRICTIONS FOR PEMBROOKE"**

THIS IS TO CERTIFY that attached as Exhibit "A" is a true and correct copy of the Seventh Amendment to the "Declaration of Covenants and Restrictions Pembroke" as recorded in Official Records Book 4001, Page 1789, of the Public Records of Orange County, Florida, and as previously amended at Official Records Book 4007, Page 791; Official Records Book 4051, Page 3120; Official Records Book 4376, Page 94; Official Records Book 4520, Page 2863; Official Records Book 4938, Page 3989, and Official Records Book 5045, Page 1465, all of the Public Records of Orange County, Florida. This Amendment was duly and properly adopted pursuant to the subject Declaration.

Executed at ORLANDO, ORANGE County, Florida, on this the 24 day of APRIL, 1997.

Signed, sealed and delivered
in the presence of:

PEMBROOKE HOMEOWNERS
ASSOCIATION, INC.
c/o Sentry Management, Inc.
2180 West State Road 434
Suite 5000
Longwood, FL 32779-5044

Vera L. Armes
Print Name: VERA L. ARMES

By: Stephen G. Denomme
Print Name: STEPHEN G. DENOMME
As: President

Tricia Lewis
Print Name: TRICIA LEWIS

Attest: Connie Canning
Print Name: CONNIE CANNING
As: Secretary

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT was acknowledged before me this 24th day of April, 1997, by Stephen G. Denomme, and Connie Canning, as President and Secretary respectively, of PEMBROOKE HOMEOWNERS ASSOCIATION, INC., a Florida corporation, on behalf of the Corporation. They are personally known to me or who has produced as identification.

(Notary Seal)



Diana M. Rutledge
NOTARY PUBLIC-STATE OF FLORIDA
Print Name: DIANA M. RUTLEDGE
Commission No.: CC 468422
Commission Expires: 7/11/99

EXHIBIT "A"

SEVENTH AMENDMENTOR Bk 5272 Pg 4489
Orange Co FL 1997-0211753REVISION OF ARTICLE VI, SECTION 16SATELLITE DISHES AT PEMBROOKE

WHEREAS, the Federal Government adopted the Telecommunications Act of 1996 (the "Act"), and

WHEREAS, in Section 207 of the Act, the Federal Communications Commission (FCC) was directed to promulgate a rule that would allow specific exterior antennas to be erected on private property, and

WHEREAS, on August 5, 1996 the FCC did adopt such a rule, which rule is designated as Section 1.4000 (Section 1.4000), and

WHEREAS, Section 1.4000 provides that certain exterior antennas must be allowed, but further provides that Community Associations may adopt certain reasonable restrictions regulating the same, and

WHEREAS, as part of its rule making process the FCC released, on August 6, 1996, its REPORT AND ORDER, MEMORANDUM OPINION AND ORDER, and FURTHER NOTICE OF PROPOSED RULEMAKING, in which it discussed Section 1.4000 and put forth general standards to be followed in the adoption and enforcement of Community Association restrictions, which Report became final on October 14, 1996, and

WHEREAS, the Declaration of Covenants and Restrictions for Pembroke, (hereinafter "Declaration") which is recorded at Official Records Book 4001, Page 1789, Public Records of Orange County, Florida, as amended, presently provides at Article VI, Section 16 thereof, as follows:

Section 16: Satellite Dishes. Satellite Dishes shall not be permitted on any Lot or Living Unit at the Property.

WHEREAS, in order for the Declaration to be in conformance with the Act and Section 1.4000, it is necessary to amend the subject Section 16,

NOW THEREFORE, the Association hereby amends Article VI, Section 16 of the Declaration to read as follows:

Section 16: Satellite Dishes.

1. PROPERTY THAT IS EFFECTED BY THIS RESTRICTION:

This restriction shall apply to all property that is under the jurisdiction of the PEMBROOKE HOMEOWNERS ASSOCIATION, INC.

2. PROHIBITED ANTENNAS:

Except for the Permitted Antennas provided for below, all satellite dish antennas are prohibited. This prohibition shall specifically include those satellite dish antennas that are masked to resemble other items, such as rocks and patio furniture

OR Bk 5272 Pg 4490
Orange Co FL 1997-0211753

3. PERMITTED ANTENNAS:

Pursuant to the directives of the Act and Section 1.4000, only the following satellite dish antennas (hereinafter referred to as "Permitted Antenna") may now be erected in Pembroke. They must be erected in conformance with the restrictions outlined below:

DBS antennas that are one meter (39") or less in diameter that are designed to receive direct broadcast satellite service, including direct-to-home satellite service (hereinafter "DBS Antennas")

4. WHO MAY ERECT A PERMITTED ANTENNA:

No Permitted Antenna may be erected by anyone who does not have a direct or indirect ownership interest in and exclusive use or control of the property upon which the antenna is to be erected.

5. NOTICE OF ANTENNAS INSTALLATION:

From and after October 14, 1996 no prior approval for the erection or installation of any Permitted Antennas will be required from the Architectural Review Board of the Association.

However, the Association retains the right to require that a written notification form be submitted to it prior to the installation of a proposed antenna, in order that it may insure that the proposed antenna will be installed in conformance with these architectural standards. If such form is required, the Association will devise an expedited procedure for handling notifications so that the process does not unreasonably delay any such installations.

6. RESTRICTIONS FOR PERMITTED ANTENNAS:

Subject to the variance provisions outlined below the following restrictions shall apply to a Permitted Antenna:

- A. The DBS antenna can not exceed one meter (39") in diameter;
- B. No part of the DBS antenna structure can higher than eight (8') feet, in order to screen the same from view.
- C. No part of the DBS antenna structure can be seen by a person six (6') feet tall, while standing on any street or sidewalk adjacent to the Lot upon which the Permitted Antenna is to be erected;

- D. The DBS antenna must be painted a color that is coordinated with the antenna's background. (e.g. if the antenna is to be attached to a structure, it must be painted the same color as the structure, if the antenna is to be placed in the yard, then it must be painted a color which will make it blend in with the background landscaping).

7. VARIANCES FROM THE RESTRICTIONS FOR PERMITTED ANTENNAS:

Any person who is qualified to erect a Permitted Antenna may request that the above stated restrictions be altered, lessened or waived if they can demonstrate to the Association that erecting a Permitted Antenna in conformance with the restrictions impairs reception of an acceptable quality signal as defined by Section 1.4000 and the REPORT AND ORDER, MEMORANDUM OPINION AND ORDER, and FURTHER NOTICE OF PROPOSED RULEMAKING dated August 5, 1996. The Association may require reasonable proof of such claim.

8. ENFORCEMENT OF THIS RESTRICTION

OR Bk 5272 Pg 4491
Orange Co FL 1997-0211753

- A. The Association may enforce subsection 2 of this restriction in any fashion permitted by law, including the imposition of fines. Recorded - Martha D. Haynie
- B. The Association may enforce the remaining subsections of this restriction in any fashion permitted by Section 207 and Section 1.4000, including the filing of an action in the County or Circuit Courts in and for Orange County. However, no fines or other penalties will accrue against any antenna user while a proceeding is pending to determine the validity of any restriction.

9. LOCAL GOVERNMENT REQUIREMENTS

Nothing herein limits the obligation of any Lot Owner to comply fully with all local zoning and building codes before erecting any antenna permitted hereby.

pembroke.sal
2/21/97

Prepared by AND Return to:
 ROBERT L. TAYLOR, ESQUIRE
 Taylor & Carls, P.A.
 1900 Summit Tower Blvd., Ste. 800
 Orlando, Florida 32810



Orange Co FL 1998-0196444
 052098 03:25:09pm
 OR Bk 5486 Pg 2564
 Rec 15.00

**CERTIFICATE OF AMENDMENT TO THE "DECLARATION
 OF COVENANTS AND RESTRICTIONS FOR PEMBROOKE"**

THIS IS TO CERTIFY that attached as Exhibit "A" is a true and correct copy of the Eighth Amendment to the "Declaration of Covenants and Restrictions Pembroke" as recorded in Official Records Book 4001, Page 1789, of the Public Records of Orange County, Florida, and as previously amended at Official Records Book 4007, Page 791; Official Records Book 4051, Page 3120; Official Records Book 4376, Page 94; Official Records Book 4520, Page 2863; Official Records Book 4938, Page 3989; Official Records Book 5045, Page 1465; and Official Records Book 5272, Page 4488, all of the Public Records of Orange County, Florida. This Amendment was duly and properly adopted pursuant to the subject Declaration.

Executed at ORANGE County, Florida, on this the 11th day of FEBRUARY, 1998.

Signed, sealed and delivered
 in the presence of:

PEMBROOKE HOMEOWNERS
 ASSOCIATION, INC.
 c/o Sentry Management, Inc.
 2180 West State Road 434
 Suite 5000
 Longwood, FL 32779-5044

HUNTER GARRETT
 Print Name: _____

Hunter Garrett
 Print Name: _____
 As: President

Robert L. Russell
 Print Name: _____

Robert L. Russell
 Attest: _____
 Print Name: _____
 As: Secretary

STATE OF FLORIDA
 COUNTY OF ORANGE

THE FOREGOING INSTRUMENT was acknowledged before me this 11 day of Feb, 1998, by Hunter Garrett, and Robert L. Russell, as President and Secretary respectively, of PEMBROOKE HOMEOWNERS ASSOCIATION, INC., a Florida corporation, on behalf of the Corporation. They are personally known to me or who has produced _____ as identification.

(Notary Seal)



JENNIFER HODGES
 My Comm Exp. 7/31/2001
 Bonded By Service Ins
 No. CC668290
 () Personally Known () Other ID.

NOTARY PUBLIC-STATE OF FLORIDA
 Print Name: Jennifer Hodges
 Commission No.: CC 428390
 Commission Expires: 7/31/2001

OR Bk 5486 Pg 2565
Orange Co FL 1998-0196444

EXHIBIT "A"

EIGHTH AMENDMENT TO DECLARATION

Section 15, "Vehicles and Repairs" of Article VI, "Restrictive Covenants" of the Declaration of Covenants and Restrictions Pembroke, as the same presently exists is deleted in its entirety and a new section 15 is created to read as follows:

Section 15. Parking and Repair of Vehicles.

a. PARKING: No "Prohibited Vehicle" shall be parked or stored upon any Lot in such a manner as to be visible from any point on adjacent property or the streets (whether public or private) within Pembroke.

b. REPAIR: No motor vehicle of any kind shall be dismantled, abandoned, rebuilt, repaired, or repainted upon any Lot in such a manner as to be visible from any point on adjacent property or the streets (whether public or private) within Pembroke.

c. PROHIBITED VEHICLES: For the purposes of this section a "Prohibited Vehicle" is:

1. any motor vehicle which bears or contains commercial information or commercial advertising on the exterior surface, or which information or advertising is placed on the interior of the vehicle in such a manner as to be seen and read from the exterior of the vehicle;
2. recreational vehicle-type units as defined by Section 320.01(1)(b) Florida Statutes (1995), including but not limited to travel trailers, camping trailers, truck campers, motor homes and park trailers;
3. any and all terrain vehicles, dune buggies or golf carts;
4. a trailer of any type;
5. a derelict vehicle, including a vehicle with no current license plate or a vehicle incapable of self propulsion;
6. a boat;

7. any motor vehicle of greater than 3/4 ton capacity; or
8. mobile homes as defined by Section 320.01(2)(a) Florida Statutes (1995).

d. EXCEPTIONS:

1. Nothing in this section shall be construed to prohibit bona fide loading and unloading of goods from a vehicle during daylight hours.
2. Section 15 b. shall not apply to those activities normally associated with and incident to the day-to-day maintenance, washing, waxing, and polishing of vehicles.
3. For purposes of this section, a "Prohibited Vehicle" (even if generally described herein) shall not be deemed to be a vehicle present while performing services for or on behalf of a Pembroke resident.
4. Section 15 c. 1. shall not be construed to prohibit the following kinds of commercial information or advertising:
 - (a) a "For Sale" sign for the vehicle itself;
 - (b) commercial information which identifies the make and model of the vehicle or the name and location of the vehicle dealer;
 - (c) governmental markings (e.g. police or highway patrol vehicles).

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OR Bk 5486 Pg 2566
Orange Co FL 1998-0196444

Recorded - Martha O. Haynie

EXHIBIT "A"
NINTH AMENDMENT
STANDARDS FOR EXTERIOR ANTENNAS
AT
PEMBROOKE

WHEREAS, the Federal Government adopted the Telecommunications Act of 1996 (the "Act"), and

WHEREAS, in Section 207 of the Act, the Federal Communications Commission (FCC) was directed to promulgate a rule that would allow specific exterior antennas to be erected on private property. and

WHEREAS, the FCC has adopted a rule, which rule is designated as Section 1.4000 (Section 1.4000) and is attached hereto as Exhibit "A", and

WHEREAS, Section 1.4000 provides that certain exterior antennas must be allowed, but further provides that Community Associations may adopt certain reasonable restrictions regulating the same, and

WHEREAS, as part of its rule making process the FCC has released three (3) Reports, Opinions and Orders (Order) in which it discusses Section 1.4000 and pronounces general standards to be followed in the adoption and enforcement of Community Association restrictions, and

WHEREAS, the Declaration of Covenants and Restrictions for Pembroke (hereinafter "Declaration") which is recorded at Official Records Book 4001, Page 1789, Public Records of Orange County, Florida, as amended at Official Records Book 5272, Page 4488, contains Article VI, Section 16, relating to Satellite Dishes, and

WHEREAS, the Board has now determined that Section 16 should be amended to address all antennas, including those antennas that are permitted by Section 1.4000, and

WHEREAS, the Board of Director of the Association has the power to adopt a new Section 16 relating to exterior antennas and has determined that it is in the best interest of its members to do so.

NOW THEREFORE, the Association hereby adopts the following architectural standards for the installation of exterior antennas at Pembroke:

1. **PROPERTY THAT IS EFFECTED BY THIS RESTRICTION:**

This restriction shall apply to all property that is under the jurisdiction of the PEMBROOKE HOMEOWNERS ASSOCIATION, INC.

2. **PROHIBITED ANTENNAS:**

Except as provided below, all exterior antennas are prohibited.

3. **PERMITTED ANTENNAS:**

Pursuant to the directives of attached Section 1.4000, the following exterior antennas (hereinafter referred to as "Permitted Antenna") may now be installed, maintained and used in Pembroke, as long as the same are installed, maintained and used in conformance with the restrictions outlined below:

A. **Small Satellite Dish Antenna (DBS ANTENNAS):**

"Dish" Antennas that are designed to receive direct broadcast satellite service, including direct-to-home satellite service, that are one meter (39") or less in diameter, (hereinafter "DBS Antennas") Examples of this type of antenna are the eighteen (18) inch dish antennas that are aimed at a stationary satellite and receive signals directly from that satellite.

B. **Small "Wireless Cable" Antennas (MMDS/WIRELESS CABLE ANTENNAS):**

Antennas that are designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, and that are one meter (39") or less in diameter or diagonal measurement (hereinafter "MMDS/wireless cable" antennas). An example of this type of antenna are the small antennas that are marketed by Bellsouth as "Digital TV" antennas which are aimed at the SunTrust Building located in downtown Orlando and receive signals from a transmitter located on the top of that building.

C. **Standard "Old Fashioned" Exterior TV Antennas (TVBS ANTENNAS):**

Antennas that are designed to receive television broadcast signals no matter their size (hereinafter "TVBS antennas").

D. **Masts:**

Masts that support any of the antennas described in A, B, and C above.

4. **PERMITTED LOCATIONS FOR PERMITTED ANTENNAS:**

Subject to the specific location restrictions provided below, Permitted Antennas may only be installed on property within the exclusive use or control of the antenna user, where the user has a direct or indirect ownership or leasehold interest in that property.

5. **PROHIBITED LOCATIONS FOR PERMITTED ANTENNAS:**

Permitted Antennas may not be installed, maintained or used on any Common Areas of Pembroke nor on any other property that does not meet the use, control and ownership/leasehold standards set forth above.

6. **SPECIFIC RESTRICTIONS FOR PERMITTED ANTENNAS:**

Subject to the variance provisions outlined below to insure that the following restrictions do not unreasonably delay or prevent the installation, maintenance or use of the same, unreasonably increase the cost of installation, maintenance or use of the same or preclude reception of an acceptable quality signal, all as defined by the FCC, the following specific restrictions shall apply to the Permitted Antennas:

A. DBS antennas that do not exceed one meter (39") in diameter:

It is acknowledged by the Association that DBS antennas must have direct "line of sight" contact with the transmitting satellite to receive an acceptable quality signal. Therefore, it is undisputed that such antennas must be located to permit such contact. Notwithstanding this fact, the following standards must be met, if possible:

1. The DBS antenna must be placed in a location or be screened so that it cannot be seen from neighboring Lots and by a person six (6) feet tall, while standing on any street or sidewalk adjacent to the Lot upon which the Permitted Antenna is to be erected;
2. If standard 1 cannot be completely achieved, then it shall be achieved to the maximum extent possible, which shall include, but not be limited to, location of screening devices, placing the antenna at the least conspicuous location and painting the DBS antenna a color that is coordinated with the antenna's background (e.g. if the antenna is to be attached to a structure, it must be painted the same color as the structure, if the antenna is to be placed in the yard, then it must be painted a color which will make it blend in with the background landscaping).

3. If a mast is required in order for the DBS antenna to achieve line of sight contact with the satellite, it must be no taller than is necessary to receive an acceptable quality signal and must meet the same standards outlined above.
4. Roof top tripods are not permitted.

B. MMDS/wireless cable antennas that are one meter (39") or less in diameter or diagonal measurement :

It is acknowledged by the Association that MMDS/wireless cable antennas must have direct "line of sight" contact with the transmitting source to receive an acceptable quality signal. Therefore, it is undisputed that such antennas must be located and placed at a height that will permit such contact. Notwithstanding this fact, the following standards must be met:

1. The antenna must be placed in a tree.
2. If 1 is not possible and if structurally possible, the antenna must be attached to the chimney of the home.
3. If numbers 1 & 2 are not possible, the antenna must be attached directly to the house at a peaked area, on the rear or side of the house.
4. If a mast is required in order for the MMDS/Wireless cable antenna to achieve line of sight contact with the transmitting source, it must be no taller than is necessary to receive an acceptable quality signal and must meet the same standards outlined above.
5. Roof top tripods are not permitted.

C. TVBS antennas:

Because TVBS antennas do not need direct "line of sight" contact with the transmitting source, they will be treated differently than the DBS and MMDS antennas. Therefore, the following standards must be met:

1. The TVBS antenna must be located on the rear of the house.
2. If a mast must be used, it may not be taller than is necessary to obtain an "optimal quality signal" as the same is defined by the FCC.
3. Roof top tripods are not permitted.

7. **SAFETY REQUIREMENTS:**

No Permitted Antenna may be installed if the same shall violate any governmental safety requirements.

8. **VARIANCES FROM THE RESTRICTIONS FOR PERMITTED ANTENNAS:**

Any person who is qualified to erect a Permitted Antenna may disregard the above stated restrictions to the extent necessary:

- A. to insure that they can receive an acceptable quality signal as defined by Section 1.4000 and FCC's Reports, Opinions and Orders.
- B. to avoid unreasonable delay in or prevention of the installation, maintenance or use of the antenna as defined by Section 1.4000 and FCC's Reports, Opinions and Orders.
- C. to avoid unreasonably increases in the cost of installation, maintenance or use of the antenna as defined by Section 1.4000 and FCC's Reports, Opinions and Orders.

Any person utilizing this variance provision must allow access by the Association to the antenna and other portions of their property at reasonable times so that the Association may make its own determination whether such variances are necessary. If such variance is not necessary, the antenna must be brought into compliance with these restrictions to the extent possible.

9. **NOTICE OF INSTALLATION:**

In order to insure that no installation of a Permitted Antenna will violate the above restrictions, thereby avoiding possible enforcement actions, all persons who wish to install maintain, use or move an Permitted Antenna (installation) must contact the Association prior to the installation of the same. Forms for such notice shall be available from the Association. The Association will devise an expedited procedure for handling notifications so that the process does not unreasonably delay any such installations or alterations.

10. **ENFORCEMENT OF THIS RESTRICTION:**

- A. The Association may enforce section 2 of this restriction in any fashion permitted by law, including the imposition of fines.
- B. The Association may enforce the remaining sections of this restriction in any fashion permitted by Section 207 and Section 1.4000, including the filing of an action in the County or Circuit Courts in and for Orange County, as applicable. However, no fines, fees or other penalties will accrue against any antenna user except as permitted by Section 207 and Section 1.4000.

EXHIBIT "A"**TENTH AMENDMENT****STANDARDS FOR EXTERIOR ANTENNAS****AT****PEMBROOKE**OR Bk 6056 Pg 1269
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WHEREAS, the Federal Government adopted the Telecommunications Act of 1996 (the "Act"), and

WHEREAS, in Section 207 of the Act, the Federal Communications Commission (FCC) was directed to promulgate a rule that would allow specific exterior antennas to be erected on private property. and

WHEREAS, the FCC has adopted a rule, which rule is designated as Section 1.4000 (Section 1.4000) and is attached hereto as Exhibit "A", and

WHEREAS, Section 1.4000 provides that certain exterior antennas must be allowed, but further provides that Community Associations may adopt certain reasonable restrictions regulating the same, and

WHEREAS, as part of its rule making process the FCC has released three (3) Reports, Opinions and Orders (Order) in which it discusses Section 1.4000 and pronounces general standards to be followed in the adoption and enforcement of Community Association restrictions, and

WHEREAS, the Declaration of Covenants and Restrictions for Pembroke (hereinafter "Declaration") which is recorded at Official Records Book 4001, Page 1789, Public Records of Orange County, Florida, as amended at Official Records Book 5272, Page 4488, contains Article VI, Section 16, relating to Satellite Dishes, and

WHEREAS, the Board has now determined that Section 16 should be amended to address all antennas, including those antennas that are permitted by Section 1.4000, and

WHEREAS, the Board of Director of the Association has the power to adopt a new Section 16 relating to exterior antennas and has determined that it is in the best interest of its members to do so.

NOW THEREFORE, the Association hereby amends Article VI, Section 16 of the Declaration to provide the following architectural standards for the installation of exterior antennas at Pembroke:

SECTION 16. Exterior Antennas**1. PROPERTY THAT IS EFFECTED BY THIS RESTRICTION:**

This restriction shall apply to all property that is under the jurisdiction of the PEMBROOKE HOMEOWNERS ASSOCIATION, INC.

2. PROHIBITED ANTENNAS:

7-10-0004-50 12707
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Except as provided below, all exterior antennas are prohibited.

3. PERMITTED ANTENNAS:

Pursuant to the directives of attached Section 1.4000, the following exterior antennas (hereinafter referred to as "Permitted Antenna") may now be installed, maintained and used in Pembroke, as long as the same are installed, maintained and used in conformance with the restrictions outlined below:

A. Small Satellite Dish Antenna (DBS ANTENNAS):

"Dish" Antennas that are designed to receive direct broadcast satellite service, including direct-to-home satellite service, that are one meter (39") or less in diameter, (hereinafter "DBS Antennas") Examples of this type of antenna are the eighteen (18) inch dish antennas that are aimed at a stationary satellite and receive signals directly from that satellite.

B. Small "Wireless Cable" Antennas (MMDS/WIRELESS CABLE ANTENNAS):

Antennas that are designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, and that are one meter (39") or less in diameter or diagonal measurement (hereinafter "MMDS/wireless cable" antennas). An example of this type of antenna are the small antennas that are marketed by Bellsouth as "Digital TV" antennas which are aimed at the SunTrust Building located in downtown Orlando and receive signals from a transmitter located on the top of that building.

C. Standard "Old Fashioned" Exterior TV Antennas (TVBS ANTENNAS):

Antennas that are designed to receive television broadcast signals no matter their size (hereinafter "TVBS antennas").

D. **Masts:**

Masts that support any of the antennas described in A, B, and C above.

4. **PERMITTED LOCATIONS FOR PERMITTED ANTENNAS:**

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Subject to the specific location restrictions provided below, Permitted Antennas may only be installed on property within the exclusive use or control of the antenna user, where the user has a direct or indirect ownership or leasehold interest in that property.

5. **PROHIBITED LOCATIONS FOR PERMITTED ANTENNAS:**

Permitted Antennas may not be installed, maintained or used on any Common Areas of Pembroke nor on any other property that does not meet the use, control and ownership/leasehold standards set forth above.

6. **SPECIFIC RESTRICTIONS FOR PERMITTED ANTENNAS:**

Subject to the variance provisions outlined below to insure that the following restrictions do not unreasonably delay or prevent the installation, maintenance or use of the same, unreasonably increase the cost of installation, maintenance or use of the same or preclude reception of an acceptable quality signal, all as defined by the FCC, the following specific restrictions shall apply to the Permitted Antennas:

A. **DBS antennas that do not exceed one meter (39") in diameter:**

It is acknowledged by the Association that DBS antennas must have direct "line of sight" contact with the transmitting satellite to receive an acceptable quality signal. Therefore, it is undisputed that such antennas must be located to permit such contact. Notwithstanding this fact, the following standards must be met, if possible:

1. The DBS antenna must be placed in a location or be screened so that it cannot be seen from neighboring Lots and by a person six (6) feet tall, while standing on any street or sidewalk adjacent to the Lot upon which the Permitted Antenna is to be erected;
2. If standard 1 cannot be completely achieved, then it shall be achieved to the maximum extent possible, which shall include, but not be limited to, location of screening devices, placing the antenna at the least conspicuous location and painting the DBS antenna a color that is coordinated with the antenna's background (e.g. if the antenna is to be attached to a structure, it must be painted the same color as the structure, if the antenna is to be placed in the yard, then it must be painted a color which will make it blend in with the background landscaping).

3. If a mast is required in order for the DBS antenna to achieve line of sight contact with the satellite, it must be no taller than is necessary to receive an acceptable quality signal and must meet the same standards outlined above.

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4. Roof top tripods are not permitted.

B. MMDS/wireless cable antennas that are one meter (39") or less in diameter or diagonal measurement :

It is acknowledged by the Association that MMDS/wireless cable antennas must have direct "line of sight" contact with the transmitting source to receive an acceptable quality signal. Therefore, it is undisputed that such antennas must be located and placed at a height that will permit such contact. Notwithstanding this fact, the following standards must be met:

1. The antenna must be placed in a tree.
2. If 1 is not possible and if structurally possible, the antenna must be attached to the chimney of the home.
3. If numbers 1 & 2 are not possible, the antenna must be attached directly to the house at a peaked area, on the rear or side of the house.
4. If a mast is required in order for the MMDS/Wireless cable antenna to achieve line of sight contact with the transmitting source, it must be no taller than is necessary to receive an acceptable quality signal and must meet the same standards outlined above.
5. Roof top tripods are not permitted.

C. TVBS antennas:

Because TVBS antennas do not need direct "line of sight" contact with the transmitting source, they will be treated differently than the DBS and MMDS antennas. Therefore, the following standards must be met:

1. The TVBS antenna must be located on the rear of the house.
2. If a mast must be used, it may not be taller than is necessary to obtain an "optimal quality signal" as the same is defined by the FCC.
3. Roof top tripods are not permitted.

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7. **SAFETY REQUIREMENTS:**

No Permitted Antenna may be installed if the same shall violate any governmental safety requirements.

8. **VARIANCES FROM THE RESTRICTIONS FOR PERMITTED ANTENNAS:**

Any person who is qualified to erect a Permitted Antenna may disregard the above stated restrictions to the extent necessary:

- A. to insure that they can receive an acceptable quality signal as defined by Section 1.4000 and FCC's Reports, Opinions and Orders.
- B. to avoid unreasonable delay in or prevention of the installation, maintenance or use of the antenna as defined by Section 1.4000 and FCC's Reports, Opinions and Orders.
- C. to avoid unreasonably increases in the cost of installation, maintenance or use of the antenna as defined by Section 1.4000 and FCC's Reports, Opinions and Orders.

Any person utilizing this variance provision must allow access by the Association to the antenna and other portions of their property at reasonable times so that the Association may make its own determination whether such variances are necessary. If such variance is not necessary, the antenna must be brought into compliance with these restrictions to the extent possible.

9. **NOTICE OF INSTALLATION:**

In order to insure that no installation of a Permitted Antenna will violate the above restrictions, thereby avoiding possible enforcement actions, all persons who wish to install maintain, use or move an Permitted Antenna (installation) must contact the Association prior to the installation of the same. Forms for such notice shall be available from the Association. The Association will devise an expedited procedure for handling notifications so that the process does not unreasonably delay any such installations or alterations.

10. **ENFORCEMENT OF THIS RESTRICTION:**

- A. The Association may enforce section 2 of this restriction in any fashion permitted by law, including the imposition of fines.
- B. The Association may enforce the remaining sections of this restriction in any fashion permitted by Section 207 and Section 1.4000, including the filing of an action in the County or Circuit Courts in and for Orange County, as applicable. However, no fines, fees or other penalties will accrue against any antenna user except as permitted by Section 207 and Section 1.4000.

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