

THIS INSTRUMENT PREPARED BY:
MARLENE KIRTLAND KIRIAN
South Milhausen, P.A.
1000 Legion Place, Suite 1200
Orlando, FL 32801
(407) 539-1638

CERTIFICATE OF AMENDMENT
to
RULES AND REGULATIONS
of
PALERMO VISTA HOMEOWNERS ASSOCIATION, INC.

WHEREAS, the original Declaration of Covenants, Conditions, and Restrictions and By-laws for PALERMO VISTA HOMEOWNERS ASSOCIATION INC. was recorded October 17, 2014, in Official Records 08351, Page 1037, et. seq. (the "Declaration"), as subsequently amended; and whereas a Special Membership meeting was conducted on September 7, 2022, and the requisite number of Members and Board Members voted in favor of said amendment as reflected in the meeting minutes of the Association.

Additions indicated by underlining

Deletions indicated by strike-through (—)

Unaffected, omitted, language indicated by ellipsis (...)

1. ARCHITECTURAL GUIDELINES AND CRITERIA

A. The appearance of the exterior doors of the Dwellings may not be altered. Numbers, lighting, doorbells, door knockers, signs, advertisements, notices, or other lettering shall not be installed, exhibited, displayed, inscribed, painted or affixed, in, or upon the outside of exterior doors or any other part of a Dwelling visible from its exterior, or on other property in the Community, by any Lot Owner or Occupant. No screen or storm doors may be added on the outside of the existing exterior doors, nor can the hardware of the doors be altered or changed without the consent of the Board or the ARC. The hardware includes the lockset. Owners may install a bronze ring doorbell only; no other brands will be accepted so that the appearance and color is uniform.

D. The Dwelling comes with exterior light fixtures and no different or additional exterior lighting is permitted without the consent of the Association. This includes but is not limited to entry door light fixtures and seasonal holiday decorations that include lights as well as decorative or functional string lighting that may normally be hung from balconies with the exception of white patio string lights which are permitted. Torch lighting is also not permitted. Additional holiday decorations are not permitted without the consent of the Association. Holiday decorations may be installed no earlier than Thanksgiving and must be removed no later than January 15th of each year.

G. The front facing balconies that is the balconies that overlook the main central corridor of the common areas running along and parallel to main formal pedestrian entrance to the Dwellings, are small formal balconies owners may not place furniture on the balconies since it poses a liability. Decorative flowerpots may be placed on the balconies as long as they are maintained, an owner may also display one flag in accordance with Florida statute 720.304 (2)(a).

I. The amenities do not include cable television. To the extent a Lot owner wishes to obtain satellite television service, or to install an aerial or satellite dish ("antenna") to receive over-the-air television signals, installation of an over-the-air television reception device is permitted on a Lot if the size of the receiver or device is less than eighteen (18) inches in diameter and the antenna is located inside that attic of the Dwelling, where you are able to obtain a signal in accordance with Federal Regulations or on the roof and is installed by a Florida licensed and qualified installer and proved that the roof membrane is not pierced in any manner, so as to void the roof warranty. In the event of damage to the roof as a result of the satellite dish the owner will be responsible for the cost of the repairs. In no event may any contractor pierce either a wall that is open to the elements or a roof. Under no circumstances is any antenna not used to receive over-the-air television signals permitted in the Community.

M. The Association via the Board of Directors will be responsible for the landscaping and any planting. Owners may not plant or remove trees, palms, bushes or any other planting in order to maintain uniformity. Dead trees must be replaced in accordance with city regulations and permits when necessary. All planters used by members must be maintained and may not include dead flowers or other plantings.

2. NEIGHBORHOOD RULES AND REGULATIONS

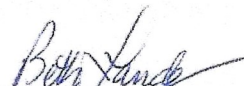
C. Pets may be walked around the perimeter or in the dog park on a leash. Dogs may not be walked in the center courtyard except for ingress and egress from your unit. All fecal matter must be disposed of properly. The Association reserves the right to require that all dogs be registered with the Association....

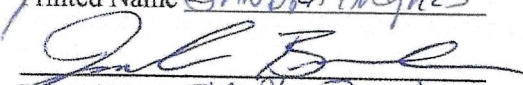
G. The Common Areas shall be used for their intended purposes. The Association shall maintain, repair and replace all original site landscaping, including those in all plant beds in the Common Areas, along the main promenade and in the front balcony planters, regardless of whether they are located on the Lots or on the Common Areas.

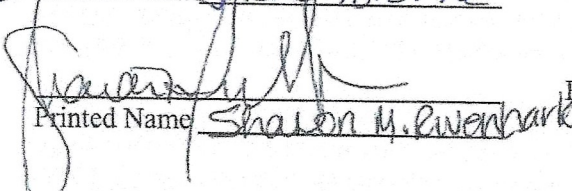
Signed, sealed and delivered in the
Presence of:


PALERMO VISTA HOMEOWNERS
ASSOCIATION, INC.,
a Florida corporation not-for-profit


Printed Name Sandra H. Hughes

By: 
Name: Beth Landa
Title: HOA Secretary


Printed Name Jacky Browne


Printed Name Sharon M. Riverbank

By: 
Name: BLAKE ZEISER
Title: HOA PRESIDENT

Printed Name _____

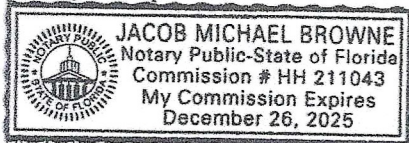
STATE OF FLORIDA)

COUNTY of Seminole) ss

The foregoing instrument was acknowledged before me this 3 day of October, 2022, by Beth Landa, as Secretary of PALERMO VISTA HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of the corporation. He [☒] is personally known to me or [] has produced _____ as identification.

WITNESS my hand and official Seal in the State and County last aforesaid, this 3 day of October, 2022.

Notary Stamp/Seal

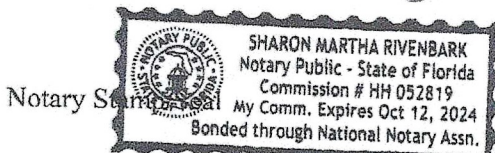


STATE OF FLORIDA)

COUNTY of Seminole) ss

The foregoing instrument was acknowledged before me this 17 day of February, 2023, by Blake Zeisker as President of PALERMO VISTA HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of the corporation. He [☒] is personally known to me or [] has produced _____ as identification.

WITNESS my hand and official Seal in the State and County last aforesaid, this _____ day of Feb. 17, 2023.



Notary Stamp/Seal

Notary Public, State of Florida at Large
Printed Name: Sharon M Rivenbark
Commission Number: HH 052819
Commission Expiration: Oct. 12, 2024