

PREPARED BY AND RETURN TO:

LYNN WALKER WRIGHT, ESQ.  
LYNN WALKER WRIGHT, P.A.  
P.O. Box 419  
Ocoee, Florida 34761

**FIRST AMENDMENT TO DECLARATION  
OF PROTECTIVE COVENANTS AND RESTRICTIONS  
FOR VISTA ROYALE**

KNOW, ALL MEN, BY THESE PRESENTS, that this First Amendment to the Declaration of Protective Covenants and Restrictions for Vista Royale (the "Amendment") is made and entered into as of the 16 day of November, 1996, by ABD Development, a Joint Venture formed under the laws of Florida composed of Applied Building Development of Orlando, Inc., a Florida Corporation and D.I.M., Inc., a Florida Corporation, (hereinafter referred to as the "Developer").

**W I T N E S S E T H:**

**WHEREAS**, the Declaration of Protective Covenants and Restrictions for Vista Royale (the "Declaration"), authorizes the Developer to amend said Declaration by the recordation of an amendatory instrument in the public records of Orange County, Florida and

**WHEREAS**, the Developer is the Owner of certain property located in Vista Royale and subject to the Declaration; and

**WHEREAS**, the Developer has not recorded a Certificate of Termination of Interest; and

**WHEREAS**, the Developer seeks by this Amendment to clarify and redefine certain language contained in Article VIII, Section 5 of the Declaration.

**NOW, THEREFORE** in consideration of the above-referenced recitals the Developer declares the following Amendment to become a permanent part of the Declaration as hereinafter set forth.

## **ARTICLE VIII**

### **ARCHITECTURAL REVIEW BOARD**

#### **Section 5. Architectural Review Board Planning Criteria.**

##### **(b) Layout.**

(3) Side yards shall be provided on each side of the Improvement of not less than five (5') feet from side Lot lines, except on a corner Lot, where setbacks from all streets or roads shall be a minimum of fifteen (15') feet on the side. For purposes of this Paragraph, the word "Improvement" shall not include paving, sewer, drain, disposal system, landscaping, exterior lighting, landscape device or object.

### **RATIFICATION OF DECLARATION**

Except as amended herein all other rights, interest, covenants and restrictions set forth in the Declaration as recorded in O.R. Book 4573, at Page 2044 through 2090 are hereby ratified and reincorporated herein.

In witness whereof the party hereto has executed this Amendment the day and  
year first written above. Recorded - Martha O. Haynie

Signed, sealed and delivered  
in the presence of:

ABD Development, a Joint Venture

BY: APPLIED BUILDING DEVELOPMENT OF  
ORLANDO, INC., a Florida corporation

Judith A. Halliday  
Witness: JUDITH A. HALLIDAY

DAVID KOHN  
8933 S. APOPKA-VINELAND RD.  
ORLANDO, FL 32836

Its: President

Lyle E. Bower  
Witness:

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18 day of November, 1996, by DAVID KOHN as the President of Applied Building Development of Orlando, Inc., as the managing joint venture partner of ABD DEVELOPMENT, a Florida joint venture, on behalf of the joint venture. He is personally known to me or has produced \_\_\_\_\_ as identification.



Judith A. Halliday  
Notary Public  
State of Florida  
My Commission Expires: 1-7-98

Orange Co FL 438167  
06/13/94 02:01:57pm  
OR Bk 4755 Pg 4381  
Rec 28.50

Prepared By and Return To:

Igal Knobler, P.A.  
Broad and Cassel  
Barnett Bank Center  
P.O. Box 4961  
Orlando, Florida 32802-4961

For Recording Purposes Only

**FIRST AMENDMENT TO  
DECLARATION OF PROTECTIVE COVENANTS  
AND RESTRICTIONS FOR VISTA ROYALE**

THIS FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR VISTA ROYALE ("First Amendment"), is made and entered into as of this 31 day of May, 1994, by ABD DEVELOPMENT, a joint venture formed under the laws of Florida, composed of APPLIED BUILDING DEVELOPMENT OF ORLANDO, INC., a Florida corporation, and D.I.M., INC., a Florida corporation (hereinafter referred to as the "Developer").

**RECITALS**

WHEREAS, the Developer has executed and recorded that certain Declaration of Protective Covenants and Restrictions for Vista Royale as made and executed by Developer on May 26, 1993 and recorded June 8, 1993 in Official Records Book 4573, Page 2044, as supplemented by that certain Supplement to Declaration of Protective Covenants and Restrictions for Vista Royale dated May 13, 1994, and recorded May 25, 1994, in Official Records Book 4746, Page 1891, Public Records of Orange County, Florida (the "Declaration"), which Declaration encumbers certain real property located in Orange County, Florida as more particularly described in the Declaration (the "Property"); and

WHEREAS, Article XIII, Section 6 of the Declaration provides that until the Developer no longer owns any portion of the Property or records a Certificate of Termination of Interest in VISTA ROYALE, the Developer may amend the Declaration by recordation of an amendatory instrument in the Public Records of Orange County, Florida; and

WHEREAS, the Developer desires to amend certain terms and conditions of Article VI, Section 3 of the Declaration regarding the Annual Assessment, as defined in the Declaration.

NOW, THEREFORE, the Developer hereby declares as follows:

RE:\13406\0003\UFMR\FM05.20A  
940527 - 9:20am

1. Annual Assessment. Article VI, Section 3, paragraph (b) of the Declaration is hereby deleted in its entirety and the following paragraph substituted in place thereof:

Until changed by the BOARD in accordance with the terms hereof, the Annual Assessment shall be Four Hundred and No/100 Dollars (\$400.00) per Lot, payable quarterly, in advance, on January 1, April 1, July 1 and October 1 of each year. This Annual Assessment shall be in addition to the above-mentioned Original Assessment. For Lots which are initially sold with a residence constructed thereon, the Annual Assessment shall be prorated for the year of initial purchase of such Lot from the date of closing of the sale and purchase of the Lot. For Lots which are sold without a residence constructed thereon, the Annual Assessment shall be prorated for the year in which a residence is constructed upon such Lot from the date of issuance of the Certificate of Occupancy for said residence. The Annual Assessment shall be paid directly to the ASSOCIATION to be held in accordance with the above provisions.

2. Construction. Capitalized terms in this First Amendment have the same meanings as defined in the Declaration.

3. Ratification. Except as herein modified and amended, the terms and conditions of the Declaration are hereby ratified and affirmed and shall remain in full force and effect.

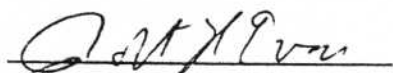
IN WITNESS WHEREOF, the Developer has executed this First Amendment as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

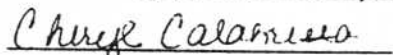
ABD DEVELOPMENT, a Florida joint venture

By: APPLIED BUILDING DEVELOPMENT  
OF ORLANDO, INC., a Florida  
corporation

By:   
David Kohn, President



Print Name: Robert H. Evans



Print Name: CHERYL CALABRETTA

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 31 day of May, 1994, by DAVID KOHN as President of Applied Building Development of Orlando, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me.

*Janith A. Halliday*  
(Signature of Notary Public)

Judith A. Holliday  
(Typed name of Notary)  
Notary Public, State of California  
Commission No. 00000000  
My commission expires 08/01/14

**JOINDER AND CONSENT OF MASTER ASSOCIATION**

In accordance with Article XIII, Section 6 of the Declaration, the METROWEST MASTER ASSOCIATION, INC., causes this First Amendment to Declaration to be executed in its name to acknowledge its joinder and consent to the amendment of the terms and conditions of the Declaration as set forth herein.

METROWEST MASTER ASSOCIATION, INC.,  
a Florida corporation not for profit

By:

Print Name: J. LINDSEY BULLOCK, JR.

Title: VICE PRESIDENT

Vanda D. Mitchell

Print Name: Vanda D. Mitchell

Julie L. Fisher

Print Name: Julie L. Fisher

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June, 1994, by J. Lindsay Bullock, Jr. as Vice President of Metrowest Master Association, Inc., a Florida corporation, on behalf of the corporation. He ~~is~~ personally known to me ~~or has produced~~ \_\_\_\_\_ as identification.

Vanda D. Mitchell  
(Signature of Notary Public)

Vanda D. Mitchell  
(Typed name of Notary Public)  
Notary Public, State of Florida  
Commission No. CC 179470  
My commission expires:



VANDA D. MITCHELL  
MY COMMISSION # CC 179470 EXPIRES  
March 10, 1999  
BONDED THROUGH TRISTAR INSURANCE, INC.

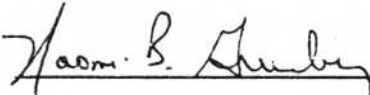
**JOINDER AND CONSENT OF MORTGAGEE**

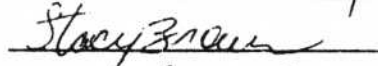
BANK HAPOALIM B.M., the holder of a certain First Mortgage and Security Agreement encumbering the Property, which instrument is dated March 17, 1993 and recorded April 1, 1993 in Official Records Book 4543, Page 2747, Public Records of Orange County, Florida, as amended by that certain Mortgage Modification and Spreader Agreement dated April 6, 1994 and recorded April 15, 1994 in Official Records Book 4727, Page 2803, Public Records of Orange County, Florida, hereby joins and consents in this First Amendment to Declaration and covenants and agrees that the aforesaid Mortgage shall be and remain subordinate to the Declaration as Amended by this First Amendment.

BANK HAPOALIM, B.M.

By: 

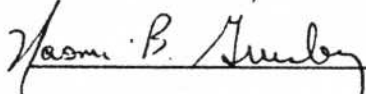
Print Name: MORDECHAI KREMER  
Title: FIRST VICE PRESIDENT

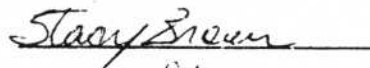
  
Print Name: NAOMI B. GREENBERG

  
Print Name: STACY BROWN

By: 

Print Name: MAXINE LEVY  
Title: ASSISTANT VICE PRESIDENT

  
Print Name: NAOMI B. GREENBERG

  
Print Name: STACY BROWN



Record Verified - Martha L. Haynie

STATE OF NEW YORK  
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of June, 1994, by Mordechai Kremer and Maxine Levy, as the First Vice President and Assistant Vice President, respectively, of Bank Hapoalim B.M., an Israeli banking corporation, on behalf of the corporation. They are personally known to me.

David York  
(Signature of notary public)

(Typed name of notary public)  
Notary Public, State of Florida  
Commission No. \_\_\_\_\_  
My commission expires: \_\_\_\_\_

David I. Kremer  
Secretary of State  
State of New York  
1995

Prepared By and Return To:

Igal Knobler  
Broad and Cassel  
Barnett Bank Center  
P.O. Box 4961  
Orlando, Florida 32802-4961

Orange Co. FL 4885664  
05/25/94 03:52:05pm  
OK BI 47416 Pg 1891  
Rec 15.00

For Recording Purpose Only

**SUPPLEMENT TO DECLARATION OF PROTECTIVE  
COVENANTS AND RESTRICTIONS FOR  
VISTA ROYALE**

THIS SUPPLEMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR VISTA ROYALE is made as of this 13<sup>th</sup> day of May, 1994, by ABD DEVELOPMENT, a joint venture formed under the laws of Florida, composed of APPLIED BUILDING DEVELOPMENT OF ORLANDO, INC., a Florida corporation, and D.I.M., INC., a Florida corporation, hereinafter referred to as the "Developer".

**PREAMBLE**

A. The Developer presently holds title to, or held title to, real property located in Orange County, Florida (the "Property"), which is encumbered by a certain Declaration of Protective Covenants and Restrictions for VISTA ROYALE (the "Declaration"). The Declaration is dated as of the 26th day of May, 1993, and was recorded June 8, 1993, in Official Records Book 4573, Page 2044, Public Records of Orange County, Florida.

B. Pursuant to Article II, Section 2 of the Declaration, the Developer may commit additional real property (the "Additional Property") to the Covenants (as defined in the Declaration) contained in the Declaration by making a recitation to that effect in a Supplement (as defined in the Declaration). The purpose of this Supplement is to commit Additional Property to the Covenants.

NOW, THEREFORE, the Developer hereby declares that the "Additional Property" described as VISTA ROYALE PHASE II, according to the plat thereof, recorded in Plat Book 32, Pages 122-123, inclusive, Public Records of Orange County, Florida, shall become and be considered hereafter "Property" as defined in the Declaration. The Additional Property shall be held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the terms, easements, covenants, conditions, restrictions, reservations, liens and charges as set forth in the Declaration, as if such terms, easements, etc., were fully set forth in this Supplement. The terms and conditions of the Declaration will be binding on all persons having or acquiring any

right, title or interest in the Additional Property and will inure to the benefit of each and every person, from time to time, owning or holding an interest in the Additional Property.

IN WITNESS WHEREOF, the Developer has executed this Supplement to the Declaration as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

ABD DEVELOPMENT, a joint venture

By: APPLIED BUILDING DEVELOPMENT OF  
ORLANDO, INC., Florida corporation

By: [Signature]  
David Kohn, President

(CORPORATE SEAL)

Cheryl Calabretta  
Signature of witness  
Cheryl Calabretta  
Print name of witness  
Beverly Hall  
Signature of witness  
Beverly Hall  
Print name of witness

OR Bk 4746 Pg 1892  
Orange Co FL 4885664

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 13 day of May, 1994,  
by David Kohn, President of APPLIED BUILDING DEVELOPMENT OF ORLANDO, INC.,  
as joint venture partner of ABD DEVELOPMENT, a Florida joint venture authorized to do  
business in the State of Florida, on behalf of the joint venture. He is personally known to me.

Judith A. Halliday  
Notary Public

Print name: Judith A. Halliday

My Commission Expires                     



**JOINDER AND CONSENT OF MORTGAGEE**

Bank Hapoalim B.M., the holder of a certain First Mortgage and Security Agreement encumbering the Property, which instrument is dated March 17, 1993, and is recorded in Official Records Book 4543, Page 2747, Public Records of Orange County, Florida, as modified by that certain Mortgage Modification and Spreader Agreement dated April 6, 1994 and recorded April 15, 1994 in Official Records Book 4727, Page 2803, Public Records of Orange County, Florida, by execution hereof consents to the placing of these covenants and restrictions on the Property and further covenants and agrees that the lien of the Mortgage shall be and stand subordinate to such covenants and restrictions as if said covenants and restrictions has been executed and recorded prior to the recording of the Mortgage.

Signed, sealed and delivered  
in the presence of:

BANK HAPOALIM B.M.

By: [Signature]  
Mordechai Kremer, First Vice President

By: [Signature]  
Maxine Levy, Assistant Vice President

[Signature]  
Signature of witness

NAOMI B. GREENBERG

Print name of witness

[Signature]  
Signature of witness

Stacy Brown

Print name of witness

STATE OF NEW YORK  
COUNTY OF NEW YORK

OR BK 4746 Pg 1893  
Orange Co FL 4885664

Record Verified - Martha O. Haynie

The foregoing instrument was acknowledged before me this 17 day of May, 1994, by Mordechai Kremer and Maxine Levy, as the First Vice President and Assistant Vice President, respectively, of BANK HAPOALIM B.M., an Israeli banking corporation, on behalf of the corporation. They are personally known to me.

[Signature]  
Notary Public

Print name: \_\_\_\_\_

My Commission Expires: Commission Expires 12/29/95

Prepared By and Return To:

Igal Knobler  
Broad and Cassel  
Barnett Bank Center  
P.O. Box 4961  
Orlando, Florida 32802-4961

Orange Co Fl. 4885664  
05/25/94 03:52:05pm  
OR BL 4746 Pg 1891  
Rec 15.00

For Recording Purposes Only

**SUPPLEMENT TO DECLARATION OF PROTECTIVE  
COVENANTS AND RESTRICTIONS FOR  
VISTA ROYALE**

THIS SUPPLEMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR VISTA ROYALE is made as of this 15<sup>th</sup> day of May, 1994, by ABD DEVELOPMENT, a joint venture formed under the laws of Florida, composed of APPLIED BUILDING DEVELOPMENT OF ORLANDO, INC., a Florida corporation, and D.I.M., INC., a Florida corporation, hereinafter referred to as the "Developer".

**PREAMBLE**

A. The Developer presently holds title to, or held title to, real property located in Orange County, Florida (the "Property"), which is encumbered by a certain Declaration of Protective Covenants and Restrictions for VISTA ROYALE (the "Declaration"). The Declaration is dated as of the 26th day of May, 1993, and was recorded June 8, 1993, in Official Records Book 4573, Page 2044, Public Records of Orange County, Florida.

B. Pursuant to Article II, Section 2 of the Declaration, the Developer may commit additional real property (the "Additional Property") to the Covenants (as defined in the Declaration) contained in the Declaration by making a recitation to that effect in a Supplement (as defined in the Declaration). The purpose of this Supplement is to commit Additional Property to the Covenants.

NOW, THEREFORE, the Developer hereby declares that the "Additional Property" described as VISTA ROYALE PHASE II, according to the plat thereof, recorded in Plat Book 32, Pages 122-123, inclusive, Public Records of Orange County, Florida, shall become and be considered hereafter "Property" as defined in the Declaration. The Additional Property shall be held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the terms, easements, covenants, conditions, restrictions, reservations, liens and charges as set forth in the Declaration, as if such terms, easements, etc., were fully set forth in this Supplement. The terms and conditions of the Declaration will be binding on all persons having or acquiring any

right, title or interest in the Additional Property and will inure to the benefit of each and every person, from time to time, owning or holding an interest in the Additional Property.

IN WITNESS WHEREOF, the Developer has executed this Supplement to the Declaration as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

ABD DEVELOPMENT, a joint venture

By: APPLIED BUILDING DEVELOPMENT OF  
ORLANDO, INC., a Florida corporation

By: [Signature]  
David Kohn, President

Cheryl Calabretta  
Signature of witness  
Cheryl Calabretta  
Print name of witness  
Beverly Hall  
Signature of witness  
Beverly Hall  
Print name of witness

(CORPORATE SEAL)

OR BK 4746 Pg 1892  
Orange Co FL 4885664

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 13 day of May, 1994, by David Kohn, President of APPLIED BUILDING DEVELOPMENT OF ORLANDO, INC., as joint venture partner of ABD DEVELOPMENT, a Florida joint venture authorized to do business in the State of Florida, on behalf of the joint venture. He is personally known to me.

Judith A. Shulman  
Notary Public

Print name: JUDITH A. SHULMAN

My Commission Expires May 2, 1995



**JOINDER AND CONSENT OF MORTGAGEE**

Bank Hapoalim B.M., the holder of a certain First Mortgage and Security Agreement encumbering the Property, which instrument is dated March 17, 1993, and is recorded in Official Records Book 4543, Page 2747, Public Records of Orange County, Florida, as modified by that certain Mortgage Modification and Spreader Agreement dated April 6, 1994 and recorded April 15, 1994 in Official Records Book 4727, Page 2803, Public Records of Orange County, Florida, by execution hereof consents to the placing of these covenants and restrictions on the Property and further covenants and agrees that the lien of the Mortgage shall be and stand subordinate to such covenants and restrictions as if said covenants and restrictions has been executed and recorded prior to the recording of the Mortgage.

Signed, sealed and delivered  
in the presence of:

Naomi B. Greenberg  
Signature of witness  
NAOMI B. GREENBERG  
Print name of witness  
Sally Brown  
Signature of witness  
SALLY BROWN  
Print name of witness

BANK HAPOALIM B.M.

By: [Signature]  
Mordechai Kremer, First Vice President

By: [Signature]  
Maxine Levy, Assistant Vice President

STATE OF NEW YORK  
COUNTY OF NEW YORK

OR BK 4746 Pg 1893  
Orange Co FL 4885664

Record Verified - Martha D. Haynie

The foregoing instrument was acknowledged before me this 17 day of May, 1994, by Mordechai Kremer and Maxine Levy, as the First Vice President and Assistant Vice President, respectively, of BANK HAPOALIM B.M., an Israeli banking corporation, on behalf of the corporation. They are personally known to me.

[Signature]  
Notary Public  
Print name:  
My Commission Expires: Commission Expires 12/29/94



Orange Co FL 409167  
06/15/94 02:01:57pm  
OR Bk 4755 Pg 4381  
Rec 28.50

Prepared By and Return To:

Igal Knobler, P.A.  
Broad and Cassel  
Barnett Bank Center  
P.O. Box 4961  
Orlando, Florida 32802-4961

For Recording Purposes Only

**FIRST AMENDMENT TO  
DECLARATION OF PROTECTIVE COVENANTS  
AND RESTRICTIONS FOR VISTA ROYALE**

THIS FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR VISTA ROYALE ("First Amendment"), is made and entered into as of this 31 day of May, 1994, by ABD DEVELOPMENT, a joint venture formed under the laws of Florida, composed of APPLIED BUILDING DEVELOPMENT OF ORLANDO, INC., a Florida corporation, and D.I.M., INC., a Florida corporation (hereinafter referred to as the "Developer").

**RECITALS**

WHEREAS, the Developer has executed and recorded that certain Declaration of Protective Covenants and Restrictions for Vista Royale as made and executed by Developer on May 26, 1993 and recorded June 8, 1993 in Official Records Book 4573, Page 2044, as supplemented by that certain Supplement to Declaration of Protective Covenants and Restrictions for Vista Royale dated May 13, 1994, and recorded May 25, 1994, in Official Records Book 4746, Page 1891, Public Records of Orange County, Florida (the "Declaration"), which Declaration encumbers certain real property located in Orange County, Florida as more particularly described in the Declaration (the "Property"); and

WHEREAS, Article XIII, Section 6 of the Declaration provides that until the Developer no longer owns any portion of the Property or records a Certificate of Termination of Interest in VISTA ROYALE, the Developer may amend the Declaration by recordation of an amendatory instrument in the Public Records of Orange County, Florida; and

WHEREAS, the Developer desires to amend certain terms and conditions of Article VI, Section 3 of the Declaration regarding the Annual Assessment, as defined in the Declaration.

NOW, THEREFORE, the Developer hereby declares as follows:



1. Annual Assessment. Article VI, Section 3, paragraph (b) of the Declaration is hereby deleted in its entirety and the following paragraph substituted in place thereof:

Until changed by the BOARD in accordance with the terms hereof, the Annual Assessment shall be Four Hundred and No/100 Dollars (\$400.00) per Lot, payable quarterly, in advance, on January 1, April 1, July 1 and October 1 of each year. This Annual Assessment shall be in addition to the above-mentioned Original Assessment. For Lots which are initially sold with a residence constructed thereon, the Annual Assessment shall be prorated for the year of initial purchase of such Lot from the date of closing of the sale and purchase of the Lot. For Lots which are sold without a residence constructed thereon, the Annual Assessment shall be prorated for the year in which a residence is constructed upon such Lot from the date of issuance of the Certificate of Occupancy for said residence. The Annual Assessment shall be paid directly to the ASSOCIATION to be held in accordance with the above provisions.

2. Construction. Capitalized terms in this First Amendment have the same meanings as defined in the Declaration.

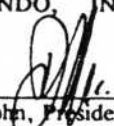
3. Ratification. Except as herein modified and amended, the terms and conditions of the Declaration are hereby ratified and affirmed and shall remain in full force and effect.

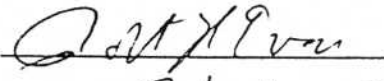
IN WITNESS WHEREOF, the Developer has executed this First Amendment as of the day and year first above written.

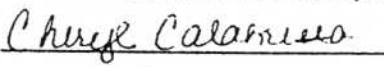
Signed, sealed and delivered  
in the presence of:

ABD DEVELOPMENT, a Florida joint venture

By: APPLIED BUILDING DEVELOPMENT  
OF ORLANDO, INC., a Florida  
corporation

By:   
David Kohn, President

  
Print Name: Robert H. Evans

  
Print Name: CHERYL CALABRETTA

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 31 day of May, 1994, by DAVID KOHN as President of Applied Building Development of Orlando, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me.

*Janith A. Halliday*  
(Signature of Notary Public)

Judith A. Holliday  
(Typed name of Notary Public, State of \_\_\_\_\_)  
Commission No. \_\_\_\_\_  
My commission expires \_\_\_\_\_



**JOINDER AND CONSENT OF MASTER ASSOCIATION**

In accordance with Article XIII, Section 6 of the Declaration, the METROWEST MASTER ASSOCIATION, INC., causes this First Amendment to Declaration to be executed in its name to acknowledge its joinder and consent to the amendment of the terms and conditions of the Declaration as set forth herein.

METROWEST MASTER ASSOCIATION, INC.,  
a Florida corporation not for profit

By:

Print Name: J. LINDSAY BULLDOGE, Jr.

Title: VICE PRESIDENT

Vanda D. Mitchell

Print Name: Vanda D. Mitchell

Julie L. Fisher

Print Name: Julie L. Fisher

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June, 1994, by J. Lindsay Bulldoge, Jr. as Vice President of Metrowest Master Association, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me ~~or has produced~~ as identification.

Vanda D. Mitchell  
(Signature of Notary Public)

Vanda D. Mitchell  
(Typed name of Notary Public)  
Notary Public, State of Florida  
Commission No. CC 179470  
My commission expires:



VANDA D. MITCHELL  
MY COMMISSION # CC 179470 EXPIRES  
March 10, 1998  
BONDED THRU TROY PAUL BARNARD, INC.

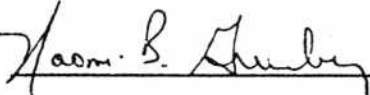
**JOINDER AND CONSENT OF MORTGAGEE**

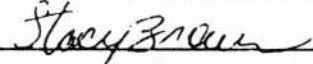
BANK HAPOLIM B.M., the holder of a certain First Mortgage and Security Agreement encumbering the Property, which instrument is dated March 17, 1993 and recorded April 1, 1993 in Official Records Book 4543, Page 2747, Public Records of Orange County, Florida, as amended by that certain Mortgage Modification and Spreader Agreement dated April 6, 1994 and recorded April 15, 1994 in Official Records Book 4727, Page 2803, Public Records of Orange County, Florida, hereby joins and consents in this First Amendment to Declaration and covenants and agrees that the aforesaid Mortgage shall be and remain subordinate to the Declaration as Amended by this First Amendment.

BANK HAPOLIM, B.M.

By: 

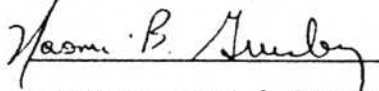
Print Name: MORDECHAI KREMER  
Title: FIRST VICE PRESIDENT

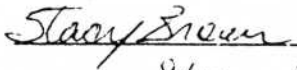
  
Print Name: NAOMI B. GREENBERG

  
Print Name: STACY BROWN

By: 

Print Name: MAXINE LEVY  
Title: ASSISTANT VICE PRESIDENT

  
Print Name: NAOMI B. GREENBERG

  
Print Name: STACY BROWN

This instrument prepared by and  
should be returned to:

Orange Co FL 2001-0008715  
01/08/2001 11:38:25am  
OR Bk 6166 Pg 1876  
Rec 19.50

Colleen A. Braden, Esquire  
TAYLOR & CARLS, P.A.  
1900 Summit Tower Boulevard  
Suite 820  
Orlando, Florida 32810  
(407) 660-1040

**CERTIFICATE OF THIRD AMENDMENT TO THE  
DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS  
FOR VISTA ROYALE**

THIS IS TO CERTIFY that attached as Exhibit "A" is a true and correct copy of the **Third Amendment** to the "Declaration of Protective Covenants and Restrictions for Vista Royale" which was duly and properly adopted pursuant to the provisions of Article XIII, Section 6 of the Declaration, by at least a two-thirds vote of the Board of Directors on May 25, 1998 and ratified by at least a two-thirds vote of the Board of Directors on OCTOBER 12, 2000. The original "Declaration of Protective Covenants and Restrictions for Vista Royale" is recorded in Official Records Book 4573, Page 2044, of the Public Records of Orange County, Florida, and has been supplemented at Official Records Book 4746, Page 1891, and previously amended at Official Records Book 4755, Page 4381 and Official Records Book 5156, Page 4560; all of the Public Records of Orange County, Florida.

Executed at Orlando, Orange County, Florida, on this the  
30<sup>th</sup> day of October, 2000.

Signed, sealed and delivered  
in the presence of:

Sandra M. Johnson  
Signature of Witness  
SANDRA M. JOHNSON  
Print Name

H. Todd Fleming  
Signature of Witness  
H. TODD FLEMING  
Print Name

**VISTA ROYALE HOMEOWNERS'  
ASSOCIATION, INC.**

By: [Signature]  
Print Name: ROBERT C. HAVEN  
President  
Address: 7658 TORING COURT  
ORLANDO, FL 32835

Attest: [Signature]  
Print Name: COURTNEY M FLEMING  
Secretary  
Address: 1821 VERDE WAY  
ORLANDO FL 32835

(CORPORATE SEAL)



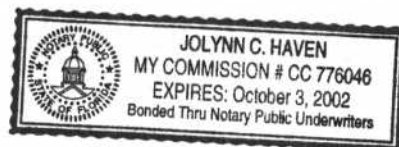
STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING INSTRUMENT was acknowledged before me this 30<sup>th</sup> day of October, 2000, by COURTNEY FLEMING and ROBERT HAVEN who ☒ are personally known to me to be the President and Secretary, respectively, of VISTA ROYALE HOMEOWNERS' ASSOCIATION, INC., or ☐ have produced \_\_\_\_\_

\_\_\_\_\_  
(type of identification) as identification. They acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 30<sup>th</sup> day of October, 2000.

Jolynn C. Haven  
Notary Public-State of Florida  
Print Name: Jolynn C. Haven  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_





**JOINDER AND CONSENT OF MASTER ASSOCIATION**

In accordance with Article XIII, Section 6 of the Declaration of Protective Covenants and Restrictions for Vista Royale, **METROWEST MASTER ASSOCIATION, INC.**, causes this Third Amendment to Declaration of Protective Covenants and Restrictions for Vista Royale to be executed in its name to acknowledge its approval of and agreement to the terms, conditions, covenants and restrictions set forth therein.

Signed, sealed and delivered  
in the presence of:

**METROWEST MASTER ASSOCIATION, INC.**  
a Florida not-for-profit corporation

Lynn Hoffman  
Print Name: Lynn Hoffman

Krusty Hrabovsky  
Print Name: Krusty Hrabovsky

By: [Signature]  
Print Name: T. Andrew Pugh  
Title: Sec. Treasurer  
Address: 2100 S. Hawwassee Rd.  
Orlando, Florida 32835

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2000, by T. Andrew Pugh who ☒ is personally known to me to be the Secretary / Treasurer of **METROWEST MASTER ASSOCIATION, INC.**, or ☐ has produced \_\_\_\_\_ (type of identification) as identification. He/She acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 18<sup>th</sup> day of December, 2000.

(NOTARY SEAL)

Melanie A. Walton  
NOTARY PUBLIC - STATE OF FLORIDA  
Print Name: Melanie A. Walton  
Commission No.: CC904812  
Commission Expires: 5/19/04



EXHIBIT "A"

THIRD AMENDMENT TO DECLARATION OF PROTECTIVE  
COVENANTS AND RESTRICTIONS FOR  
VISTA ROYALE

ARTICLE VI, "COVENANT FOR MAINTENANCE ASSESSMENTS" of the Declaration is amended to read as follows:

Section 1. Creation of the Lien and Personal Obligation of Assessments.

Each OWNER of a Lot by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, hereby covenants and agrees to pay to the ASSOCIATION: (1) the ~~Original~~ Initial Assessment; (2) Annual Assessments for Common Expenses; and (3) Special Assessments for Capital Improvements, such Assessments to be fixed, established, and collected from time to time as hereinafter provided. The ~~Original~~ Initial, Annual and Special Assessments, together with such interest thereon and costs of collection thereof as are hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such Assessment is made. Each such Assessment, together with such interest thereon and cost of collection thereof as are hereinafter provided, shall also be the personal obligation of the person who was the OWNER of such Lot at the time when the Assessment fell due.

\* \* \*

Section 3. ~~Original~~ Initial and Annual Assessments.

(a) ~~Original~~ Initial Assessment. The ~~Original~~ Initial Assessment shall be ~~Three Hundred and No/100 Dollars (\$350.00)~~ Six Hundred and No/100 (\$600.00) per Lot to be paid at the time of closing on the purchase of the Lot by the OWNER. The ASSOCIATION may use any part or all of the ~~Original~~ Initial Assessment for the purposes set forth in Article VI, Section 2.

---

CODING: Additions to text indicated by bold underline; deletions by ~~strikeout~~.



This instrument prepared by and  
should be returned to:

Robert L. Taylor, Esquire  
TAYLOR & CARLS, P.A.  
850 Concourse Parkway South  
Suite 105  
Maitland, Florida 32751  
(407) 660-1040



INSTR 20030185493

OR BK 06852 PG 2592

MARTHA O. HAYNIE, COMPTROLLER  
ORANGE COUNTY, FL

04/03/2003 12:54:17 PM

REC FEE 19.50

**CERTIFICATE OF FOURTH AMENDMENT TO THE  
DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS  
FOR VISTA ROYALE**

**THIS IS TO CERTIFY** that attached as Exhibit "A" is a true and correct copy of the **Fourth Amendment** to the "Declaration of Protective Covenants and Restrictions for Vista Royale" which was duly and properly adopted pursuant to the provisions of Article XIII, Section 6 of the Declaration, by at least a two-thirds vote of the Board of Directors on April 16, 2002 and ratified by at least a two-thirds vote of the Board of Directors on April 16, 2002. The original "Declaration of Protective Covenants and Restrictions for Vista Royale" is recorded in Official Records Book 4573, Page 2044, of the Public Records of Orange County, Florida, and has been supplemented at Official Records Book 4746, Page 1891, and previously amended at Official Records Book 4755, Page 4381, Official Records Book 5156, Page 4560, and Official Records Book 6166, Page 1876; all of the Public Records of Orange County, Florida.

Executed at \_\_\_\_\_, Orange County, Florida, on this the  
16th day of April, 2002.

Signed, sealed and delivered  
in the presence of:

Christina Lewis  
Signature of Witness  
Christina Lewis  
Print Name

Christina Lewis  
Signature of Witness  
Christina Lewis  
Print Name

**VISTA ROYALE HOMEOWNERS'  
ASSOCIATION, INC.**

By: [Signature]  
Print Name: ROBERT C. HAVEN  
President  
Address: 7658 TORINO CT.  
ORLANDO, FL 32835

Attest: [Signature]  
Print Name: Sandy Johnston  
Secretary  
Address: 7643 Milano Drive  
Orlando FL 32835


(CORPORATE SEAL)


STATE OF FLORIDA  
COUNTY OF Seminole

THE FOREGOING INSTRUMENT was acknowledged before me this 16<sup>th</sup> day of April, 2002, by Robert Haven and Sandy Johnston who ☒ are personally known to me to be the President and Secretary, respectively, of **VISTA ROYALE HOMEOWNERS' ASSOCIATION, INC.**, or ☐ have produced \_\_\_\_\_

\_\_\_\_\_ (type of identification) as identification. They acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 16 day of April, 2002.

 Kathryn Thompson  
My Commission CC989750  
Expires December 25, 2004

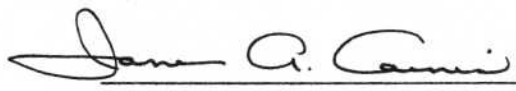
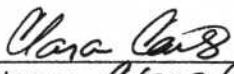
  
Notary Public-State of Florida  
Print Name: Kathryn Thompson  
Commission No.: CC989750  
My Commission Expires: 12-25-04

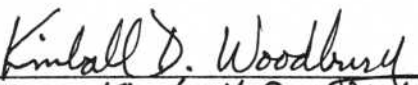
**JOINDER AND CONSENT OF MASTER ASSOCIATION**

In accordance with Article XIII, Section 6 of the Declaration of Protective Covenants and Restrictions for Vista Royale, **METROWEST MASTER ASSOCIATION, INC.**, causes this Fourth Amendment to Declaration of Protective Covenants and Restrictions for Vista Royale to be executed in its name to acknowledge its approval of and agreement to the terms, conditions, covenants and restrictions set forth therein.

Signed, sealed and delivered  
in the presence of:

**METROWEST MASTER ASSOCIATION, INC.**  
a Florida not-for-profit corporation

  
Print Name: JANE A. CAINES  
  
Print Name: Clara Cairns

By:   
Print Name: Kimball D. Woodbury  
Title: President  
Address: \_\_\_\_\_

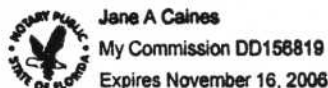
(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of March, 2003, by Kimball D. Woodbury who is personally known to me to be the \_\_\_\_\_ of **METROWEST MASTER ASSOCIATION, INC.**, or ☐ has produced \_\_\_\_\_ (type of identification) as identification. He/She acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 5<sup>th</sup> day of March, 2003.

(NOTARY SEAL)




  
NOTARY PUBLIC - STATE OF FLORIDA  
Print Name: JANE A. CAINES  
Commission No.: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

EXHIBIT "A"

FOURTH AMENDMENT TO DECLARATION OF PROTECTIVE  
COVENANTS AND RESTRICTIONS FOR  
VISTA ROYALE

ARTICLE XII, "RESTRICTIVE COVENANTS" of the Declaration is amended to read as follows:

Section 3. Antennas, Aerials, Discs and Flagpoles. No outside antennas, antenna poles, antenna masts, satellite television reception devices, electronic devices, antenna towers or citizen band (CB) or amateur band (ham) antennas shall be permitted except as approved in writing by the ASSOCIATION or as protected by federal or state law. The ASSOCIATION will approve an outside antenna, antenna pole, antenna mast, satellite television reception device, electronic device, antenna tower or citizens' band (CB) or amateur band (HAM) antenna only if it is so located that it cannot be seen from any Street and is shielded from view from any adjoining Lot. A flagpole for display of the American flag ~~or any other flag~~ shall be permitted only if first approved in writing by the ASSOCIATION, both as to its design, height, and location ~~and type of flag~~. No flagpole shall be used as an antenna. Any flag other than the American flag shall not be displayed anywhere on the Property.

---

CODING: Additions to text indicated by bold underline; deletions by ~~strikeout~~.

This instrument prepared by and  
should be returned to:

Robert L. Taylor, Esquire  
TAYLOR & CARLS, P.A.  
850 Concourse Parkway South  
Suite 105  
Maitland, Florida 32751  
(407) 660-1040



INSTR 20030185494

OR BK 06852 PG 2596

MARTHA O. HAYNIE, COMPTROLLER  
ORANGE COUNTY, FL

04/03/2003 12:54:17 PM


REC FEE 19.50

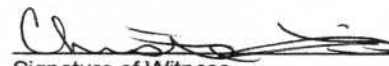
**CERTIFICATE OF FIFTH AMENDMENT TO THE  
DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS  
FOR VISTA ROYALE**

THIS IS TO CERTIFY that attached as Exhibit "A" is a true and correct copy of the Fifth Amendment to the "Declaration of Protective Covenants and Restrictions for Vista Royale" which was duly and properly adopted pursuant to the provisions of Article XIII, Section 6 of the Declaration, by at least a two-thirds vote of the Board of Directors on April 16, 2002 and ratified by at least a two-thirds vote of the Board of Directors on April 16, 2002. The original "Declaration of Protective Covenants and Restrictions for Vista Royale" is recorded in Official Records Book 4573, Page 2044, of the Public Records of Orange County, Florida, and has been supplemented at Official Records Book 4746, Page 1891, and previously amended at Official Records Book 4755, Page 4381, Official Records Book 5156, Page 4560, and Official Records Book 6166, Page 1876; all of the Public Records of Orange County, Florida.

Executed at \_\_\_\_\_, Orange County, Florida, on this the  
16th day of April, 2002.

Signed, sealed and delivered  
in the presence of:

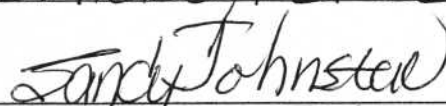
  
\_\_\_\_\_  
Signature of Witness  
Christina Lewis  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature of Witness  
Christina Lewis  
\_\_\_\_\_  
Print Name

VISTA ROYALE HOMEOWNERS'  
ASSOCIATION, INC.

By:   
\_\_\_\_\_  
Print Name: ROBERT C. HAVEN

Address: 7653 Tearing Court  
ORLANDO, FL 32835

Attest:   
\_\_\_\_\_  
Print Name: Sandy Johnston

Address: 7643 MILANO DRIVE  
ORLANDO, FL 32835

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF Seminole

THE FOREGOING INSTRUMENT was acknowledged before me this 16 day of April, 2002, by Robert Haven and Sandy Johnston who ☒ are personally known to me to be the President and Secretary, respectively, of **VISTA ROYALE HOMEOWNERS' ASSOCIATION, INC.**, or ☐ have produced \_\_\_\_\_ (type of identification) as identification. They acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 16 day of April, 2002.



Kathryn Thompson  
My Commission CC989750  
Expires December 25, 2004

KC Thompson

Notary Public-State of Florida  
Print Name: Kathryn Thompson  
Commission No.: CC989750  
My Commission Expires: 12-25-02



**JOINDER AND CONSENT OF MASTER ASSOCIATION**

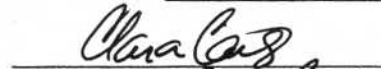
In accordance with Article XIII, Section 6 of the Declaration of Protective Covenants and Restrictions for Vista Royale, **METROWEST MASTER ASSOCIATION, INC.**, causes this Fifth Amendment to Declaration of Protective Covenants and Restrictions for Vista Royale to be executed in its name to acknowledge its approval of and agreement to the terms, conditions, covenants and restrictions set forth therein.


Signed, sealed and delivered  
in the presence of:

**METROWEST MASTER ASSOCIATION, INC.**  
a Florida not-for-profit corporation



Print Name: JANE A. CAINES

  
Print Name: Clara Caines

By:   
Print Name: Kimball D. Woodbury  
Title: President  
Address: \_\_\_\_\_

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

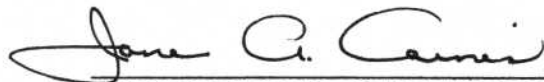
The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of March, 2002<sup>3</sup> by Kimball D. Woodbury who ☒ is personally known to me to be the \_\_\_\_\_ of **METROWEST MASTER ASSOCIATION, INC.**, or ☐ has produced \_\_\_\_\_ (type of identification) as identification. He/She acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 5<sup>th</sup> day of March, 2002<sup>3</sup>

(NOTARY SEAL)



Jane A Caines  
My Commission DD156819  
Expires November 16, 2006



NOTARY PUBLIC - STATE OF FLORIDA

Print Name: JANE A. CAINES

Commission No.: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

EXHIBIT "A"

FIFTH AMENDMENT TO DECLARATION OF PROTECTIVE  
COVENANTS AND RESTRICTIONS FOR  
VISTA ROYALE

ARTICLE XII, "RESTRICTIVE COVENANTS" of the Declaration is amended to read as follows:

Section 15. Maintenance of the Property. In order to maintain the standards of VISTA ROYALE, no weeds, underbrush or other unsightly growth shall be permitted to grow or remain upon any portion of the Property, and no refuse or unsightly objects shall be allowed to be placed or permitted to remain anywhere thereon. All Improvements, including, but not limited to, all structures, lawns, landscaping, and sprinkler systems, shall be maintained in ~~their original condition as approved by the ARB.~~ All lawns, landscaping and sprinkler systems shall be kept in a good, clean, neat and attractive condition according to the standards adopted from time to time by the Board of Directors. If an OWNER has failed to maintain a Lot as aforesaid to the satisfaction of the DEVELOPER, the ASSOCIATION, the ARB, or the Master Association, the DEVELOPER, the ASSOCIATION, and/or the Master Association shall give such OWNER written notice of the defects (which written notice does not have to be given in the case of emergency, in which event, the DEVELOPER, the ASSOCIATION and/or the Master Association may without any prior notice directly remedy the problem). Upon the OWNER's failure to make such improvements or corrections as may be necessary within fifteen (15) days of mailing of written notice, the DEVELOPER, the ASSOCIATION and/or the Master Association may enter upon such property and make such improvements or correction as may be necessary, the cost of which may be paid initially by the ASSOCIATION or the Master Association. If the OWNER fails to reimburse the ASSOCIATION or the Master Association (as the case may be) for any payment advanced, plus administrative and legal costs and fees, plus interest on all such amounts at the highest interest rate allowed by the laws of Florida, within fifteen (15) days after requested to do so by the ASSOCIATION or the Master Association, the ASSOCIATION or Master Association shall levy a Special Assessment against the Lot as provided in Article VI. Such entry by the DEVELOPER or the ASSOCIATION or the Master Association or its agents shall not be a trespass.

---

CODING: Additions to text indicated by bold underline; deletions by ~~strikeout~~.





This instrument prepared by and should be returned to:

INSTR 20080128173  
OR BK 09614 PG 3475 PGS=4  
MARTHA O. HAYNIE, COMPTROLLER  
ORANGE COUNTY, FL  
03/03/2008 03:11:05 PM  
REC FEE 35.50



Elizabeth A. Lanham-Patrie, Esquire  
TAYLOR & CARLS, P.A.  
850 Concourse Parkway South  
Suite 105  
Maitland, Florida 32751  
(407) 660-1040

**Cross Reference:**

Official Records Book 4573, Page 2044;  
Official Records Book 4746, Page 1891,  
Official Records Book 4755, Page 4381,  
Official Records Book 5156, Page 4560,  
Official Records Book 6166, Page 1876,  
Official Records Book 6852, Page 2592,  
and  
Official Records Book 6852, Page 2596  
all of the Public Records of  
Orange County, Florida

**CERTIFICATE OF SIXTH AMENDMENT TO THE  
DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS  
FOR VISTA ROYALE**

**THIS IS TO CERTIFY** that the following language revising Article VI, Section 3 to the "Declaration of Protective Covenants and Restrictions for Vista Royale" was duly and properly adopted pursuant to the provisions of Article XIII, Section 6 of the Declaration, by at least a two-thirds vote of the Board of Directors on May 16, 2007. The original "Declaration of Protective Covenants and Restrictions for Vista Royale" is recorded in Official Records Book 4573, Page 2044, of the Public Records of Orange County, Florida, and has been supplemented at Official Records Book 4746, Page 1891, and previously amended at Official Records Book 4755, Page 4381, Official Records Book 5156, Page 4560, Official Records Book 6166, Page 1876, Official Records Book 6852, Page 2592, and Official Records Book 6852, Page 2596; all of the Public Records of Orange County, Florida.

ARTICLE VI, "COVENANT FOR MAINTENANCE ASSESSMENTS" of the Declaration is amended to read as follows:

Section 3. Initial and Annual Assessments.

(a) Initial Assessment. The Initial Assessment shall be ~~Six Hundred and No/100 (\$600.00)~~ **Nine Hundred and No/100 (\$900.00)** per Lot to be paid at the time of closing on the purchase of the Lot by the OWNER. The ASSOCIATION may use any part or all of the Initial Assessment for the purposes set forth in Article VI, Section 2.

Executed at Orlando (city), Orange County, Florida, on this the 16<sup>th</sup> day of May, 2007.

Signed, sealed and delivered  
in the presence of:

**VISTA ROYALE HOMEOWNERS'  
ASSOCIATION, INC.**

[Signature]  
Signature of Witness  
Dawn M. Koffarnus  
Print Name

By: [Signature]  
Print Name: Carole Levene  
President  
Address: 7649 Mt. Carmel Dr  
Orlando, FL 32835

[Signature]  
Signature of Witness  
Dawn M. Koffarnus  
Print Name

Attest: [Signature]  
Print Name: ADA CUTTS  
Secretary  
Address: 7684 MILANO DRIVE  
ORLANDO FL 32835

(CORPORATE SEAL)

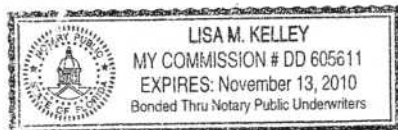
STATE OF FLORIDA  
COUNTY OF Seminole

THE FOREGOING INSTRUMENT was acknowledged before me this 16 day  
of May, 2007, by Carole Levene  
and Ada Cutts who ☒ are personally known to  
me to be the President and Secretary, respectively, of **VISTA ROYALE HOMEOWNERS'  
ASSOCIATION, INC.**, or ☐ have produced \_\_\_\_\_

\_\_\_\_\_ (type of identification) as  
identification. They acknowledged executing this document in the presence of two subscribing  
witnesses freely and voluntarily under authority duly vested in them by said corporation and that  
the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 16  
day of May, 2007.

[Signature]  
Notary Public-State of Florida  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_






## JOINDER AND CONSENT OF MASTER ASSOCIATION

In accordance with Article XIII, Section 6 of the Declaration of Protective Covenants and Restrictions for Vista Royale, **METROWEST MASTER ASSOCIATION, INC.**, causes this Sixth Amendment to Declaration of Protective Covenants and Restrictions for Vista Royale to be executed in its name to acknowledge its approval of and agreement to the terms, conditions, covenants and restrictions set forth therein.

Signed, sealed and delivered  
in the presence of:

**METROWEST MASTER ASSOCIATION, INC.**  
a Florida not-for-profit corporation

  
Print Name: Amber Cunningham  
  
Print Name: Don A. Kosterson

By:   
Print Name: Ken Simback  
Title: PRESIDENT  
Address: 1701 PARK CENTER DR.  
ORLANDO, FL 32835

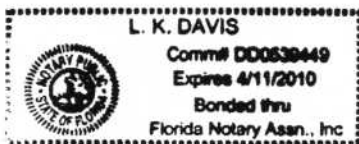
(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of NOVEMBER, 2008, by KEN SIMBACK who ☒ is personally known to me to be the PRESIDENT of **METROWEST MASTER ASSOCIATION, INC.**, or ☐ has produced \_\_\_\_\_ (type of identification) as identification. He/She acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 28<sup>th</sup> day of NOVEMBER, 2008

(NOTARY SEAL)




  
NOTARY PUBLIC - STATE OF FLORIDA  
Print Name: L. K. Davis  
Commission No.: 1100539449  
Commission Expires: 4-11-2010

EXHIBIT "A"

SIXTH AMENDMENT TO DECLARATION OF PROTECTIVE  
COVENANTS AND RESTRICTIONS FOR  
VISTA ROYALE

ARTICLE VI; "COVENANT FOR MAINTENANCE ASSESSMENTS" of the Declaration is amended to read as follows:

...

Section 3. Initial and Annual Assessments.

(a) Initial Assessment. The Initial Assessment shall be ~~Six Hundred and No/100 (\$600.00)~~ **Nine Hundred and No/100 (\$900.00)** per Lot to be paid at the time of closing on the purchase of the Lot by the OWNER. The ASSOCIATION may use any part or all of the Initial Assessment for the purposes set forth in Article VI, Section 2.

...



INSTR 20080128174  
OR BK 09614 PG 3479 PGS=4  
MARTHA O. HAYNIE, COMPTROLLER  
ORANGE COUNTY, FL  
03/03/2008 03:11:05 PM  
REC FEE 35.50

This instrument prepared by and )  
should be returned to: )



Elizabeth A. Lanham-Patrie, Esquire )  
TAYLOR & CARLS, P.A. )  
850 Concourse Parkway South )  
Suite 105 )  
Maitland, Florida 32751 )  
(407) 660-1040 )

**Cross Reference:** )  
Official Records Book 4573, Page 2044; )  
Official Records Book 4746, Page 1891; )  
Official Records Book 4755, Page 4381; )  
Official Records Book 5156, Page 4560; )  
Official Records Book 6166, Page 1876; )  
Official Records Book 6852, Page 2592; )  
Official Records Book 6852, Page 2596; )  
and )  
Official Records Book \_\_\_\_\_, Page \_\_\_\_\_ )  
all of the Public Records of )  
Orange County, Florida )

**CERTIFICATE OF SEVENTH AMENDMENT TO THE  
DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS  
FOR VISTA ROYALE**

**THIS IS TO CERTIFY** that the following language revising Article V, Section 3 and Article XII, Section 16 to the "Declaration of Protective Covenants and Restrictions for Vista Royale" was duly and properly adopted pursuant to the provisions of Article XIII, Section 6 of the Declaration, by at least a two-thirds vote of the Board of Directors on May 16, 2007. The original "Declaration of Protective Covenants and Restrictions for Vista Royale" is recorded in Official Records Book 4573, Page 2044, of the Public Records of Orange County, Florida, and has been supplemented at Official Records Book 4746, Page 1891, and previously amended at Official Records Book 4755, Page 4381; Official Records Book 5156, Page 4560; Official Records Book 6166, Page 1876; Official Records Book 6852, Page 2592; Official Records Book 6852, Page 2596; and Official Records Book \_\_\_\_\_, Page \_\_\_\_\_ all of the Public Records of Orange County, Florida.

I. **ARTICLE V, "PROPERTY RIGHTS IN THE COMMON PROPERTY"** of the Declaration is amended to read as follows:

...

Section 3. Extent of MEMBERS' Easements. The rights and easements of enjoyment created hereby shall be subject to the following:

...

**(g) the right of the Association, by and through the Board of Directors, to promulgate and enforce restrictions and Rules and Regulations respecting the use of the Common Area or any portions thereof, including the streets.**

II. ARTICLE XII, "RESTRICTIVE COVENANTS" of the Declaration is amended to read as follows:

The Property shall be subject to the following Restrictions, reservations and conditions, which shall be binding upon the DEVELOPER and upon each and every OWNER who shall acquire hereafter a Lot or any portion of the Property, and shall be binding upon their respective heirs, personal representatives, successors and assigns.

...

**Section 16. Vehicles and Recreational Equipment.** No truck or commercial vehicle, or mobile home, motor home, house trailer or camper, boat, boat trailer or other recreational vehicle or equipment, horse trailers or vans, or the like, including disabled vehicles, shall be permitted to be parked or to be stored at any place on any portion of the Property unless they are parked within a garage, or unless the DEVELOPER has specifically designated certain spaces for some or all of the above. This prohibition on parking shall not apply to temporary parking of trucks and commercial vehicles used for pick-up, delivery and repair and maintenance of a Lot, nor to any vehicles of the DEVELOPER. No on-street parking shall be permitted **for vehicles of any type, from 7:00 p.m. to 6:00 a.m., each and every day.** ~~unless for special events approved in writing by the DEVELOPER or the ASSOCIATION.~~

Any such vehicle or recreational equipment parked in violation of these or other regulations contained herein or in the Rules and Regulations adopted by the ASSOCIATION and/or the Master Association may be towed by the ASSOCIATION and/or the Master Association at the sole expense of the owner of such vehicle or recreational equipment if it ~~remains in violation for a period of twenty-four (24) consecutive hours or for forty-eight (48) nonconsecutive hours in any seven (7) day period.~~ Neither the ASSOCIATION nor the Master Association shall be liable to the owner of such vehicle or recreational equipment for trespass, conversion or otherwise, nor guilty of any criminal act by reason of such towing and neither its removal or failure of the owner of such vehicle or recreational equipment to receive any notice of said violation shall be grounds for relief of any kind. **The Association's Board of Directors is authorized to adopt, modify, or nullify parking rules from time to time.**

Executed at Orlando (city), Orange County, Florida, on this the 16th day of May, 2007.



Signed, sealed and delivered  
in the presence of:

[Signature]

Signature of Witness

ADA CUTTS

Print Name

[Signature]

Signature of Witness

DAVIDSON  
Print Name

[Signature]

Signature of Witness

ADA CUTTS

Print Name

**VISTA ROYALE HOMEOWNERS'  
ASSOCIATION, INC.**

By: [Signature]

Print Name:

Carole Levene

President

Address:

7649 Mt. Carmel Dr.  
Orlando, FL 32835

Attest:

[Signature]

Print Name:

EARL F. EULINGBOURG

Secretary

Address:

1849 Verde Ln  
Orlando FL 32835

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF Seminole

THE FOREGOING INSTRUMENT was acknowledged before me this 16 day  
of May, 2007, by Carole Levene  
and Earl Eulingbourg who ☒ are personally known to  
me to be the President and Secretary, respectively, of **VISTA ROYALE HOMEOWNERS'**  
**ASSOCIATION, INC.**, or ☐ have produced \_\_\_\_\_

\_\_\_\_\_  
(type of identification) as  
identification. They acknowledged executing this document in the presence of two subscribing  
witnesses freely and voluntarily under authority duly vested in them by said corporation and that  
the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 16  
day of May, 2007.

[Signature]  
Notary Public-State of Florida

Print Name:

Commission No.:

My Commission Expires:



## JOINDER AND CONSENT OF MASTER ASSOCIATION

In accordance with Article XIII, Section 6 of the Declaration of Protective Covenants and Restrictions for Vista Royale, **METROWEST MASTER ASSOCIATION, INC.**, causes this Seventh Amendment to Declaration of Protective Covenants and Restrictions for Vista Royale to be executed in its name to acknowledge its approval of and agreement to the terms, conditions, covenants and restrictions set forth therein.

Signed, sealed and delivered  
in the presence of:

Print Name: Dorinda A. Kesterson

Print Name: Amber Cunningham

**METROWEST MASTER ASSOCIATION, INC.**  
a Florida not-for-profit corporation

By: [Signature]  
Print Name: Ken Simback  
Title: PRESIDENT  
Address: 1701 PARK Avenue Dr.  
Orlando FL 32835

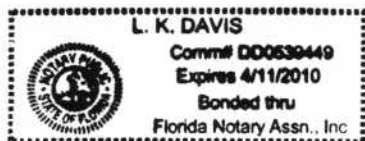
(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of NOVEMBER, 2007, by KEN SIMBACK who is personally known to me to be the PRESIDENT of **METROWEST MASTER ASSOCIATION, INC.**, or ☐ has produced \_\_\_\_\_ (type of identification) as identification. He/She acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 28<sup>th</sup> day of NOVEMBER, 2007.

(NOTARY SEAL)



[Signature]  
NOTARY PUBLIC - STATE OF FLORIDA  
Print Name: L. K. DAVIS  
Commission No.: 000639449  
Commission Expires: 4.11.2010

Vrh001 cer5