PREPARED BY AND RETURN TO:

DAVID M. LAYMAN. ESQ.
GRHENBERG TRAURIG HOFFMAN
LIPOFF ROSEN & QUENTEL, P.A.
777 South Flagler Drive
Suite 310-East
West Palm Beach, FL 33401

WILL CALL #43

# FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR WINSTON TRAILS

JAMES J. O'BRIEN, as successor Trustee under RESTRICTIONS FOR WINSTON TRAILS is made this. SIIIT AMENDMENT 70 DECLARATION Land Trust Agreement dated March 8. to viet party QF COVENANTS ZZ .1989

#### Recituls

- for Winston Trails, dated July 28, 1993 and recorded July 30, 1993, in Official Record Book 7820, Page certain Supplemental Declaration dated as of June 27, 1996, and recorded September 5, 1996, in Official Record Book 9425, Page 1419, in the Public Records of Palm Beach County. Terms defined in the 281, of the Public Records of Palm Beach County, Florida (the "Declaration"), as amended Declaration shall have the same meaning herein as therein. Record Book 9425. Page 1419, in the Public Records of Palm Beach County. Declarant is the "Declarant" under that certain Declaration of Covenants and Restrictions
- members). Article III, Section 2 of the Declaration provides that each Neighborhood Association shall written consent of two-thirds (2/3) of each class of the Members (through their respective voling date of this Amendment. or Residential Land with the exception of the Declarant. No Class C Voting Members exist as of the shall be the Declarant, and each Class C Voting Member shall represent the owners of a Commercial Lot Residential Lots subject to the jurisdiction of the neighborhood association, the Class B Voting Member designate one Class Article XIV provides that the Declaration may be amended by the affirmative vote or A Voting Member who shall be entitled to east as many votes as there are and. Voling Members represent two-thirds (2/3) of Class

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their written consent to this Amendment. Members and the sole Class B Voting member have executed this Amendment, representing

#### Terms of Amendment

NOW; THEREFORE, the Declaration is hereby amended as follows:

Arricle IV, Section 11 is hereby added to the Declaration as follows:

require the appropriate homeowners' association to maintain all approval by Palm Beach County of the Winston Trails P.U.D Hypoluxo landscaping material during periods of draught. fertilizing, Winston Tralls. Therefore, the landscaping. Road irrigation. installed and Median Maintenance including. by Declarant in the adjacent Lantana Road and alternate E Foundation not where watering limited The conditions Shall such 으 б maintain all roads abut medians xeriscape pruning. 으

replaced with the following: Article VIII. Section S of the Declaration is hereby deleted in its entirety and

mobile home or recreational Declarant, its affiliates, Declarant's lors within the properties Heaters residence, by the DRB. spa heater Trails may install one propute Builders during construction. requirements installation is approved by the DRB, it is screened as required Section 5 No structure either temporarily and related and the DRB and shall Temporary of a temporary character, or propane ሄ at any may impose. vehicle, shall be permitted on any subject to such conditions 9 gas-fired swimming pool and/or Each residence permanently, except by the Structures: Pool gas tank, provided time or used at tune as Permittees. within Winston or Participating that the trailer.

Article VIII, Section 15 is hereby deleted in its entirety and replaced with the

following.

Section 15. Exterior Antennae, etc. of the Declaration. No exterior antennae, satellite dishes or similar equipment shall be permitted on any Residential Lot or Improvement thereon, except that (a) antennae, satellite dishes or similar equipment may be installed on multi-family residential (including condominium) buildings and commercial buildings if approved

all applicable rules of the Federal Communications Commission such reasonable conditions and requirements as the DRB may impose in accordance with (39 inches) in diameter, and provided that the installation of which shall be subject to from direct broadcast satellites, provided that such dish shall not be more than one meter multipoint broadcast signals, and/or a satellite dish for the purposes of receiving signals to receive signals from television broadcast stations, an antenna to receive multichannel Residential Lot upon which is located one single-family residence may install an antenna by the DRB (subject to such conditions and requirements as it may impose); and (b) each

- any, is expressly waived and released by the Foundation, the Neighborhood Associations, the Owners of the Declarant contained in this Amendment either expressed or implied. All such personal liability, if and by all persons claiming by, through or under any of the foregoing. enforceable against the Declarant on account of any representation, covenant, undertaking or personal representations, covenants, undertakings and agreements by the Declarant or for the purpose or undertakings and agreements made in this Amendment by Declarant are not made and binding with the intention of binding or the Declarant personally but are made and intended for the purpose of Agreement dated March 8, 1989. No personal liability is assumed by nor shall at any time be the trust property. but solely Notwithstanding anything herein to the contrary, the representations, in the exercise of the powers conferred upon him as Trustee Sid I Amendment is executed and delivered , O'Brien not er Land Trust intended covenants. asserted or
- Except as set forth herein, the Declaration is not amended in any respect

Witnesses:

Fint Name: Work F ADAMS

Print Names Lycuis & Graffill

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100% Vote for Class B Voting Member

James J. O'Brien, as successor Trustee under Land Trust Agreement dated March 8, 1989

9881 3 776

Print Name:

Designated 123 votes

Voting

Member

representing

TRAILSHOMEOWNERS ASSOCIATION, INC.

votes Designated Voting Member representing 50

S WARD

Print Name: Than

Print Name:

FAIRWAY VILLAGE AT WINSTON TRAILS HOMEOWNERS ASSOCIATION, INC.

Designated 94 votes Voting Member representing

CATALINA ON THE GREEN VILLAGE HOMEOWNERS' ASSOCIATION, INC.

Voting Member of the Foundation representing 126 votes

TO LUBERT

, President and

Print Name:

B

BARTONCREEK VILLAGENEIGHBORHOOD
ASSOCIATION, INC.

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WEDGEWOOD VILLAGE OWNERS' ASSOCIATION, INC.

PROPERTY

Print Name:

(Particular)

59 votes Designated Voting Member representing

LAS COLINAS VILLAGE NEIGHBORHOOD ASSOCIATION, INC.

Print Name: Branze

(Campanell

Designated 107 votes Voting Member representing

TURNBURY VILI VILLAGE HOMEOWNERS

Designated Voting Member representing

95 votes

प्रकार्य का ग्रंथ

BAY MEADOW VILLAGE HOMEOWNERS ASSOCIATION, INC.

Designated 146 votes Voting Member representing Pres

	COUNTY OF  The foregoing instrument was 1996, by Joshua A. Muss	Print Name: Druce R. Gemple 11  Klaids. Os (1871-18)  Print Name: Heids- 16 (1871-19)	Print Name: Space R. Comptell  Print Name: Space R. Comptell  Print Name: Special-Schubsco
Notary Public, State of  [Park Type or Sump Communication Author)  [Personally Known OR  [Produced Identification - Type of Identification Produced.	was acknowledged before me this day of Muss, as Trustee under Land Trust Agreement dated	ASSOCIATION, INC.  By:	LA GORCE VILLAGE NEIGHBORHOOD ASSOCIATION, INC.  By Designated Voting Member representing 90 votes

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STATE OF HOVID ILL.  COUNTY OF July Deach Deach County of July County as successor Trustec under Land Trust Agreement date by James J. O'Brien, as successor Trustec under Land Trust Agreement date of the successor and the second trust agreement date of the successor trustec under Land Trust Agreement date of the successor trust date of th	Print Name:  Print Name:
STATE OF HOVER ILL.  COUNTY OF Rulen Clark  The foregoing instrument was acknowledged before me this day of While, as successor Trustec under Land Trust Agreement dated March 8, 1989.  by James J. O'Brien, as successor Trustec under Land Trust Agreement dated March 8, 1989.  Softany Public, State of County Public, State of County Public, State of County Public, Personally Known OR  C. Produced Identification - Type of Identification  Produced:	ASSOCIATION, INC.  By:  Designated Voting Memberrepresenting 90 votes  LAKE SHORE VILLAGE NEIGHBORHOOD ASSOCIATION, INC.  By:  Designated Voting Member representing 90 votes

o.

# COUNTY OF PALM BEACH

The foregoing instrumber 1996, by Kohy Village Neighborhood Robert Stone St., as De ledged before me this 1944, as Designated Voting Member 19th day of ember of Barton

Notary Public, State ٥. Florida

Dentita Lynn Clements

(Part Type or Stamp Christians Name of Notice)

& Personally Known OR

Identification Produced Produced Identification Type 잋

#### STATE OF FLORIDA

# COUNTY OF PALM BEACH

The foregoing instrument letternber .1996, by Randa Alie on the Green Village Homeowners , as Designated V
Association, Inc. Voting Member of Catalina day of

Notary Public, of Harida

PILL Type or Stamp Commissioned Name of Noting Public.

Identification Produced: X Personally Known OR

Produced Identification Type

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# COUNTY OF PALM BEACH

December, 1996, by Robert Stone St. as Designated Voting Member of Fairway Village at Winston Trails Homeowners' Association, Inc. Ä, foregoing Association, Inc.

Notary Public, State of Florido



Donna Lynn Clements

Personally Known OR
Produced Identification Type
Identification Produced:

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#### STATE OF FLORIDA

# COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before one this 1944 day of December, 1996, by Robert Store Sr. as Designated Voting Member of Village on the Greens at Winston Trails Homeowners' Association, Inc.

Notary Public, State of Florida

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Identification Produced:

# COUNTY OF PALM BEACH

The foregoing instrument was acknowledged December. 1996, by Stepe Butcher as Wedgewood Village Property Owners' Association, Inc. before me s Designated unis 2014 day Voting Member 

Notary Public, State of Florida Char Ø

Donna L SULPH PROPERTY OF THE PROPERTY Clements

Name of Nonry Fuhler)

 ✓ Personally Known OR
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 Identification Produced: Турс

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STATE OF FLORIDA

COUNTY OF PALM BEACH

Colinas Village Neighborhood A The foregoing was acknowledged before , as Designated me this Voting Member of Las

Notary Public, State Service Line of Horida £

Donno Lypn Clerredis.

[Pleat Type to Stump Commissioned Name of Neury Public)

☐ Produced Identification Produced: ☑ Personally Known OR
☐ Produced Identification

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# COUNTY OF PALM BEACH

The foregoing instrument was acknowledged Exember. 1996, by Robert Shore St., as Turnbury Village Homeowners Association, Inc. before me Designated this 19 Member day ್ಲ ಲ್ಲ

Notary Public, State 0 Florida

Donna Print, Type or Stant Contamistron Clements

Name of Nour Public

Identification Produced: M Personally Known OR

Produced Identification Type ç

STATE OF FLORIDA

# COUNTY OF PALM BEACH

The foregoing instrument was acknow December, 1996, by Kolph Hirrizz.

Meadow Village Homeowners Association, Inc. acknowledged before , as Designated me this <u>ANA</u> day of da

Notary Public, State Florido \<u>}</u>

Donno Lynn Clements

E Personally Known OR

Produced Identification

Identification Produced: Type

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## COUNTY OF PALM BEACH

DOROTHY H. WILKEN, CLERK PB COUNTY. 9881 7

The foregoing 1996, by instrument was acknowledged ), E Designated before 즱 Voting Sith Member day ೭್ಗ 2

Notary Public. Siate Florida

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 Plance Lynn Clements
(Fina Tyre of Samp Communeced Name of Nousy Fahr)

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Type

STATE OF FLORIDA

COUNTY OF PALM BEACH

Nillage Neighborhood Association by foregoing instrument acknowledged as Designated before me this 20th day Voting Member of L of Lake

Notary Public, State of Florida 3

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M Personally Known OR

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