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Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1615 - 1618; (4pgs)

**CERTIFICATE OF AMENDMENTS TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS FOR
WINSTON TRAILS**

THESE AMENDMENTS to the DECLARATION OF COVENANTS AND RESTRICTIONS ("DECLARATION") FOR WINSTON TRAILS are made this 16th day of January, 2019 by the Board of Directors of the WINSTON TRAILS FOUNDATION, INC. (the "ASSOCIATION") and its Voting Members pursuant to the terms of the DECLARATION which has been duly recorded in the Public Records of Palm Beach County, Florida on July 30, 1993 at Official Record Book 7820, Page 281, *et seq.*, and as same has been amended from time to time; and,

WHEREAS, pursuant to Article III, Section 8 of the ASSOCIATION'S By-Laws and Section 617.0701(4), Florida Statutes, the following amendments were adopted by the ASSOCIATION'S Board of Directors and by not less than that percentage of the Voting Members required by the ASSOCIATION'S DECLARATION, granting their consent to take action without a meeting of the Members, and voting on the Proposed Amendments to the DECLARATION as are set forth herein; and,

WHEREAS, the Amendments set forth herein do not impair or prejudice the rights and priorities of lienors or mortgagees; and,

NOW, THEREFORE, the undersigned hereby certifies that the amendments attached hereto as Exhibit "A" are a true and correct copy of the amendments as amended by the ASSOCIATION.

Except as amended herein, all other terms and conditions of the DECLARATION and Governing Documents, including Rules and Regulations, shall remain unchanged and in full force and effect according to their terms.

These Amendments have been adopted by the ASSOCIATION'S Board of Directors and Voting Members, as authorized by its DECLARATION.

IN WITNESS WHEREOF, the ASSOCIATION'S Board of Directors has caused these AMENDMENTS TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR WINSTON TRAILS ("DECLARATION"), to be executed by a duly authorized officer this 16 day of January, 2019.

WINSTON TRAILS FOUNDATION, INC.

By: [Signature]
Title: President

Witness Signature

Printed Name

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was executed before me this 16 day of January, 2019 by Jackie Witt,
as President of WINSTON TRAILS
FOUNDATION, INC., who, upon being duly sworn, acknowledged to me that (s)he
signed the foregoing document and was personally known to me or produced a driver's
license as proof of identity.

WITNESS my hand and official seal at the County and State aforesaid this 16
day of January, 2019.

[Signature]
NOTARY PUBLICMy commission expires: 4/26/19

This instrument was prepared by and return to:
Michael E. Chapnick, Esquire
Sachs Sax Caplan, P.L.
6111 Broken Sound Parkway NW
Suite 200
Boca Raton, FL 33487
(561) 994-4499



CRYSTAR RICH-DORCH
MY COMMISSION # FF 186269
EXPIRES: April 26, 2019
Bonded Thru Budget Notary Services

DECLARATION OF COVENANTS AND RESTRICTIONS
Recorded at Official Record Book 7820, Page 281, in the
Public Records of Palm Beach County, Florida

Exhibit "A"
Declaration of Covenants and Restrictions for Winston Trails
Proposed Amendment Language

(Additions indicated by underlining; deletions indicated by ~~strike~~throughs)

- I. Proposed amendment to Article V of the Declaration of Covenants and Restrictions for Winston Trails (the "Declaration").

ARTICLE V
LANDSCAPING AND PEDESTRIAN AREAS

Section 1. Maintenance. Except as provided in Article VIII, Section 33 of this Declaration. ~~And~~ without limiting the generality of other applicable provisions hereof, the Landscaping and Pedestrian Areas of the Foundation shall be maintained by the Foundation, commencing with the date the Initial Declaration is recorded, in a continuous and satisfactory manner without cost to the general taxpayers of the County, and without direct, individual expense to the Owners of the Lots upon which the Landscaping and Pedestrian Areas are situated or abut, except for their share of the Common Expenses. Such maintenance shall extend to any street lighting fixtures and the payment for electricity consumed in their illumination. All work pursuant to this Section and all expenses hereunder shall be paid for by the Foundation through Assessments imposed in accordance herewith or by allocation of such expenses to the applicable Neighborhood Association or its members, as provided herein. No Owner may waive his right to use or otherwise escape liability for Assessments for such maintenance under this Section.

Section 2. Limitations on Use. The Landscaping and Pedestrian Areas shall be used for identification purposes, for landscaping, for a planting screen buffer and for installation and maintenance of underground utilities and lines, and shall not be used by Owners of the respective Lots for Parking or for any other purposes. However, driveway access or vehicular access shall be permitted to any Lots or common areas of a Neighborhood Association across any Landscaping and Pedestrian Areas, as shall such other access as may be permitted by the Declarant in a Supplemental Declaration.

- II. Proposed amendment adding Article VIII, Section 33 to the Declaration of Covenants and Restrictions for Winston Trails (the "Declaration").

Section 33. Swales. Notwithstanding any other provision in this Declaration which may be to the contrary, each and every Owner of a Lot or Unit shall maintain the grass,

trees, shrubs, and any and all other landscaping material ("Landscaping") and irrigation between the sidewalk and the street abutting the front and sides (for corner Lots or Units) of their respective Lot or Unit, and shall do so subject to the terms of this Declaration, and so that such Landscaping and irrigation are kept and maintained in a neat, clean, and functioning manner, consistent with the character of the Association.

This is not a certified copy