

EXHIBIT "A"
AMENDMENT TO THE
DECLARATION OF COVENANTS AND RESTRICTIONS FOR
WINSTON TRAILS

The Declaration of Covenants and Restrictions for Winston Trails is recorded in Official Record Book 7820, at Page 281, in the Public Records of Palm Beach County.

As indicated herein, words underlined are added and words ~~struck through~~ are deleted.

Item 1: Article VI, Section 9 of the Declaration of Covenants and Restrictions for Winston Trails ("Declaration") entitled "Subordination of the Lien" shall be amended as follows:

Section 9. Subordination of the Lien. The lien of the Assessment provided for in this Article shall be subordinate to real property tax liens and to the lien of any First Mortgage. In the event of a foreclosure of such First Mortgage, any First Mortgagee taking title to a Lot or property as a result of being the successful high bidder purchaser at a foreclosure sale, or any such First Mortgagee acquiring a deed in lieu of foreclosure, and all persons claiming, by through or under any such purchaser or such First Mortgagee, shall hold title subject to the liability and lien of any Assessment coming due after such foreclosure sale as well as and in addition to the "safe harbor" payment as set forth in Fla. Stat. §720.3085(2)(c), as amended. Furthermore, any third party purchaser at any such mortgage foreclosure sale, not including and aside from the First Mortgagee, shall take title to a Lot/property subject to all outstanding unpaid Assessments due the Foundation including without limitation those unpaid Assessments accruing prior to the mortgage foreclosure sale subject to any applicable statute of limitations as pertaining to the collection of such unpaid Assessments. The order of priority of liens hereunder shall be: real property tax liens, First Mortgage liens, liens for Foundation Assessments, and liens for Neighborhood Association assessments. Any unpaid Assessment which cannot be collected as a lien against any Lot by reason of the provisions of this Section shall be deemed to be a Common Expense divided among, payable by and a lien against all Lots as provided in Section 1 of this Article, including the Lot as to which the foreclosure of conveyance in lieu of foreclosure took place. Liens for Assessments under this Article shall be superior to liens for Assessments of the Neighborhood Associations which may be referred to in the declarations of restrictions or ~~declaration of condominiums~~ recorded with respect to certain Lots. In the event only a portion of the Assessments of the Foundation are collected, the amount collected shall be applied first to Assessments of the Foundation, then to those of the Neighborhood Association.

Item 2: Article VIII, Section 8 of the Declaration of Covenants and Restrictions for Winston Trails ("Declaration") entitled "Pets, Livestock and Poultry" shall be amended as follows:

Section 8. **Pets, Livestock and Poultry.** No animals, reptiles, wildlife, livestock or poultry of any kind shall be raised, bred or kept on any Lot or any common area/element of a Neighborhood Association except **no more than two (2) household pets** may be kept on a Residential Lot, provided they are not kept, bred or maintained for any commercial purpose (except as to permitted pet shops, kennels or stables being operated as Commercial Units), and provided that they do not become a nuisance or annoyance to any neighbor by reason of barking or otherwise. No household pets shall be permitted to leave excretions on any Common Areas, except areas designated by the Foundation, and Owners shall be responsible to clean-up any such improper excretions. For purposes hereof, "household pets" shall mean dogs, cats and other animals expressly permitted by the Foundation, if any. Nothing contained herein shall prohibit the keeping of fish or domestic (household type) birds, as long as the latter are kept indoors and do not become a source of annoyance to neighbors. Pets shall be subject to all applicable rules. Where any dog or other animal has been **deemed dangerous by any County Animal Control authority**, or is assigned any other similar or comparable designation or by any other local or applicable State agency or by a Court of competent jurisdiction, such animal can be considered a nuisance to the community pursuant to Article VIII, Sections 4 and 8 of the Declaration of Covenants and Restrictions for Winston Trails, and the Foundation may seek to require the Owner or tenant, as the case may be, remove the animal from the Property on a permanent basis. Any such animal deemed to be a nuisance pursuant to this Section can entitle the Association, if it so determines, to direct that the animal not be allowed to reside or occupy any home within Winston Trails nor shall it be allowed to visit any other person or come onto any portion of the Foundation property, any Neighborhood Association property or any Lot contained within Winston Trails at any time as may be determined by the Association from time to time.

Item 3: Article VIII of the Declaration of Covenants and Restrictions for Winston Trails ("Declaration") shall be amended by the creation of a new Section 33, entitled "Prohibition on Use of Parcel as Congregant Living Facility" as follows:

Section 33. **Prohibition on Use of Parcel as Congregant Living Facility.** **Use of a Parcel as a Congregant Living Facility, as defined below, is prohibited. The term "Congregant Living Facility" is defined as assisted living facilities, sober homes, drug treatment facilities, extended congregant care facilities, transitional living facilities, community residential homes, community transitional residences, rehabilitative home care services, boarding home, or home for the aged or any other residential structure, whether or not operated for profit, care, housing, food service, and one or more personal services for persons not related to the owner or administrator by blood or marriage which shall include "domestic partnerships" as well as "civil unions". In addition, this term shall include other residential uses, such as dormitories, group homes with a central dining facility, and similar bed-based uses.**

IN WITNESS WHEREOF, the Foundation has caused this Amendment to the Declaration of Covenants and Restrictions for Winston Trails to be duly executed and its corporate seal to be hereunto affixed this 28 day June, 2021.

Winston Trails Foundation, Inc., a Florida not for profit corporation

Signed, Sealed & Delivered
in the presence of:

Paula Kuyper
Konglu Chiss

By:

Jackie Witt

Print:

Jackie Witt

Title:

President

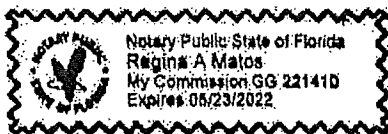
STATE OF FLORIDA)

) ss:

COUNTY OF PALM BEACH)

The foregoing Amendment to the Declaration of Covenants and Restrictions for Winston Trails was acknowledged before me this 28th day of June, 2021 by Jackie Witt as President [title] of Winston Trails Foundation, Inc.

My Commission Expires:



Regina A. Matos
NOTARY PUBLIC
State of Florida