

**CERTIFICATE OF FILING OF RULES AND REGULATIONS OF
WINSTON TRAILS FOUNDATION, INC.**

THIS **CERTIFICATE OF FILING OF RULES AND REGULATIONS** is executed this 14 day of JULY, 2023 by **Winston Trails Foundation, Inc.**, a Florida corporation non-for-profit (“hereinafter referred to as the “Association”).

RECITALS

A. The Association has been established for the operation of Winston Trails, in accordance with the Declaration of Covenants and Restrictions for Winston Trails (hereinafter the “Declaration”) is recorded in Official Record Book 7820, Page 281, et. seq. in the Public Records of Palm Beach County, Florida, as subsequently amended (hereinafter the “the Declaration”).

B. The Board of Directors has the power to make reasonable rules and regulations governing the use of the common areas and all facilities situated thereon and to amend them from time to time.

C. Pursuant to Section 720, Florida Statutes, all members were properly notified of a duly noticed meeting of the Board of Directors for the purpose of adopting Rules and Regulations.

D. A quorum of Directors was present at the duly noticed meeting on JULY 13, 2023 and a majority of Directors present voted to adopt the Rules and Regulations attached hereto as Exhibit “A”.

E. The attached Rules and Regulations in their adopted form have been or will be delivered to the Members of the Association.

NOW THEREFORE, the Association does hereby state as follows:

1. The above Recitals are true and correct and are incorporated herein by reference.
2. The Rules and Regulations adopted by the Board of Directors attached hereto as Exhibit “A” involving “ROOF MATERIAL” shall supplement any such prior Rules and Regulations as may have been passed by the Board of Directors from time to time.

[SIGNATURES, WITNESSES AND NOTARY ON FOLLOWING PAGE]

Winston Trails Roof Style and Material Guidelines

(Revised June 2023)

These Rules and Regulations are intended to supplement and replace any existing rules and regulations promulgated by Winston Trails Foundation, Inc. The purpose of these Rules and Regulations is to establish the criteria for the approval of the usage of roof material and style of roof tiles when replacing a roof on a home within Winston Trails Foundation, Inc.

All homes in Winston Trails Foundation, Inc. must use either barrel or flat profile tiles when replacing the existing roof on the home. The approved roofing tile materials are concrete, metal, or any composite type of material that will not be detrimental to the appearance of Winston Trails as a whole, and that the appearance will be in harmony with the surrounding structures and is otherwise desirable. The color of the proposed roof material must be on the currently approved roof tile color listing as promulgated by Winston Trails Foundation, Inc. at the time of the application for roof replacement. The proposed replacement roof material is subject to evaluation within the reasonable discretion of Winston Trails Foundation, Inc. and all roofing materials must be deemed appropriate and/or satisfactory pursuant to either the Miami-Dade Compliance Code or the Florida Building Code.

Each Neighborhood Association shall have the power to enforce their own respective use restrictions, provided that in the event of conflict, the more stringent restrictions shall control and provided further that if the Neighborhood Association fails to enforce its respective restrictions, the Foundation shall have the absolute right to do so and to allocate the cost thereof to the applicable Association.

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

Signed, Sealed & Delivered
in the presence of:

Shelly [Signature]
[Signature]

By: *Jackie Witt*
Print: Jackie Witt
Title: President

STATE OF FLORIDA
COUNTY OF PALM BEACH

)
)ss:
)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Jackie Witt on behalf of Winston Trails Foundation, Inc. to me known to be the persons described in or who have produced Personal as identification and by way of physical presence [] or online notarization [] who executed the foregoing instrument and acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of July, 2023.

Notary Public

Sign: *[Signature]*

Print: Rachel Rappaport

My Commission Expires:

