

FAIRWAY COVE HOMEOWNERS ASSOCIATION, INC.
AMENDMENT TO THE DECLARATION OF
PROTECTIVE COVENANTS AND RESTRICTIONS

ARTICLE VIII

ARCHITECTURAL REVIEW BOARD

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Review Board as hereinafter defined.

Section 1. Composition. The DEVELOPER, upon the recording of this Declaration, shall form a committee known as the "Architectural Review Board", hereinafter referred to as the "ARB", which shall initially consist of three (3) persons. The ARB shall maintain this composition until the first meeting of the MEMBERS of the ASSOCIATION. At such meeting, the ARB shall be appointed by the BOARD and shall serve at the pleasure of the BOARD. Provided, however, that in its selection, the BOARD shall be obligated to appoint the DEVELOPER or his designated representative, to the ARB for so long as the DEVELOPER owns any Lots in the Property. The BOARD shall also be obligated to appoint ~~at least one (1) architect~~ to the ARB and ~~one (1) two (2)~~ MEMBERS of the ASSOCIATION. Neither the ASSOCIATION, the BOARD, nor the MEMBERS of the ASSOCIATION, shall have the authority to amend or alter the number of members of the ARB which is irrevocably herein set forth as three (3). No decision of the ARB shall be binding without at least a 2/3 affirmative approval by the members.

(Additions are indicated by underline; deletions by ~~strikeout~~.)

CERTIFICATE AMENDMENT OF DECLARATION
FAIRWAY COVE HOMEOWNERS' ASSOCIATION, INC.

THIS IS TO CERTIFY that the attached writing is a true copy of the Amendment to the Declaration of the Fairway Cove Homeowners' Association, Inc., a corporation not for profit under the laws of the State of Florida, as recorded in Official Record Book 3978 Page 0432 in the Public Records of Orange County, Florida, (hereinafter Association), which amendment was approved by the Board of Directors of the MetroWest Master Association pursuant to Article XII, Section 6, of the said Declaration.

WITNESSES:

METROWEST MASTER ASSOCIATION, INC.

Vanda D. Mitchell
VANDA MITCHELL

James B. Jackson, Jr.
JAMES B. JACKSON, JR., TREASURER
2100 S. HIAWASSEE ROAD
ORLANDO, FLORIDA 32835

Shelley K. Graham
SHELLEY K. GRAHAM

J. Lindsay Builder, Jr.
J. LINDSAY BUILDER, JR.
SECRETARY
2100 S. HIAWASSEE ROAD
ORLANDO, FLORIDA 32835

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY THAT on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgment, personally appeared James B. Jackson, Jr. and J. Lindsay Builder, Jr., well known to me to be Treasurer and Secretary, respectively, of the corporation named above and that they acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority fully vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

To me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of August, 1994.

Vanda D. Mitchell
NOTARY PUBLIC

This instrument prepared by:
Tina Lewis
Sentry Management, Inc.
2180 West State Road 434, Suite 5000
Longwood, Florida 32779

My commission expires:



VANDA D. MITCHELL
MY COMMISSION # CC 179476 EXPIRES
March 10, 1996
BONDED THRU TROY FAIR INSURANCE, INC.

CERTIFICATE AMENDMENT OF DECLARATION
FAIRWAY COVE HOMEOWNERS' ASSOCIATION, INC.

THIS IS TO CERTIFY that the attached writing is a true copy of the Amendment to the Declaration of the Fairway Cove Homeowners' Association, Inc., a corporation not for profit under the laws of the State of Florida, as recorded in Official Record Book 3978 Page 0432 in the Public Records of Orange County, Florida, (hereinafter Association), which amendment was duly adopted at the March 23, 1994 Board of Directors Meeting by the approval of two-thirds (2/3) of the Board of Directors pursuant to Article XII, Section 6, of the said Declaration.

WITNESSES:

Jayce Halky

Diane Polite

FAIRWAY COVE HOMEOWNERS'
ASSOCIATION, INC.

Elliott Winit

ELLIOTT WINIT, PRESIDENT
6626 CRENSHAW DRIVE
ORLANDO, FLORIDA 32835

Jerry Wise
JERRY WISE, SECRETARY
1131 ZACHARY WAY
ORLANDO, FLORIDA 32835

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY THAT on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgement, personally appeared Elliott Winit and Jerry Wise, well known to me to be President and Secretary, respectively, of the corporation named above and that they acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority fully vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

To me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of April, 1994.

Sharon [Signature]
NOTARY PUBLIC

My commission expires 06/30/97

This instrument prepared by:
Tina Lewis
Sentry Management, Inc.
2180 West State Road 434, Suite 5000
Longwood, Florida 32779

DR Bk 4784 Pg 2567
Orange Co FL 4975549

Record Verified - Martha D. Haynie