



This instrument prepared by and )  
should be returned to: )  
)  
Colleen A. Braden, Esquire )  
TAYLOR & CARLS, P.A. )  
1900 Summit Tower Boulevard )  
Suite 820 )  
Orlando, Florida 32810 )  
(407) 660-1040 )

**AMENDMENT  
TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS  
FOR FAIRWAY COVE**

**THIS AMENDMENT** is made and entered into this 21st day of June, 2001, by the Board of Directors of FAIRWAY COVE HOMEOWNERS' ASSOCIATION, INC., hereinafter referred to as the "ASSOCIATION".

**WITNESSETH**

**WHEREAS**, the DEVELOPER executed the DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR FAIRWAY COVE, and caused the same to be recorded on May 3, 1988, in Official Records Book 3978, Page 0432 of the Public Records of Orange County, Florida (hereinafter referred to as "Declaration"); and

**WHEREAS**, pursuant to Article XIII, Section 6 of the Declaration, the Board of Directors of the ASSOCIATION has the right, upon the approval of at least two-thirds of the members of said Board, to amend the Declaration by recording an amendatory instrument in the Public Records of Orange County, Florida, executed by the President and Secretary of the ASSOCIATION; and

**WHEREAS**, the Board of Directors of the ASSOCIATION has determined that the following amendments to the Declaration are necessary and beneficial to the preservation and management of FAIRWAY COVE and the operation of the ASSOCIATION and has unanimously approved the same at a meeting of the Board on June 21st, 2001.

**NOW, THEREFORE**, in consideration of the premises, the Board of Directors of the ASSOCIATION hereby declares the following:

NOTE: ADDITIONS TO TEXT ARE INDICATED BY **UNDERLINE**; DELETIONS BY ~~STRIKEOUT~~



1. The foregoing recitals are true and correct and are incorporated herein by reference.

2. Article XI, Section 12 of the Declaration is amended to read as follows:


Section 12. Signs. No signs, including "for sale" or "for rent", freestanding or otherwise installed, shall be erected or displayed to the public view on any Lot **except as provided in this section.** ~~Notwithstanding the foregoing, the DEVELOPER specifically reserves the right for itself, its successors, nominees and assigns and the ASSOCIATION to place and maintain signs in connection with construction, marketing, sales and rental of Lots and identifying or informational signs anywhere on the Property. After the sale of the Improvement by the builder who constructed it, no "for sale" or "for rent" signs of any kind shall be displayed to the public view on any Lot for whatever purpose, including the resale of the Lot by the then OWNER.~~ **One standard "for sale" or "for rent" sign may be displayed on a Lot, provided the sign meets the following specifications: (a) sign must be 18" x 24" in size; (b) white background with black lettering; (c) lettering on one side only; (d) placed on Lot parallel to the street within six (6) feet of house, preferably in a shrubbery bed, but in no event, may the sign be placed in the middle of the yard. The ASSOCIATION would prefer that Lot OWNERS purchase the signs from the ASSOCIATION'S authorized sign distributor, as determined, from time to time, by the Board of Directors of the ASSOCIATION. However, the signs may be obtained from any other source as long as it is of the same professional quality and appearance as the signs supplied by the ASSOCIATION'S authorized sign distributor.**


3. Except as amended by this instrument, the Declaration shall remain in full force and effect as originally executed and subsequently amended.

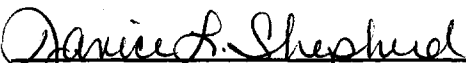
IN WITNESS WHEREOF, the President and Secretary of the ASSOCIATION have caused this instrument to be executed as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**FAIRWAY COVE  
HOMEOWNERS' ASSOCIATION, INC.,  
a Florida not for profit corporation**

  
Printed Name: Christina Lewis

By:   
Printed Name: Agostina D'Uva

  
Printed Name: Janice L. Shepherd

Title: President  
Address: 6710 Fairway Cove Dr  
Orlando, FL 32835

NOTE: ADDITIONS TO TEXT ARE INDICATED BY **BOLD UNDERLINE**; DELETIONS BY **STRIKEOUT**



(CORPORATE SEAL)

ATTEST:

Christina Lewis  
Printed Name: Christina Lewis

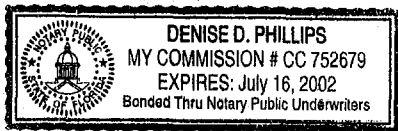
Janice L. Shepherd  
Printed Name: Janice L. Shepherd

By: Jerry L. Wise  
Printed Name: Jerry L. Wise  
Title: Secretary  
Address: 1131 Zedden Way  
Orlando, FL 32835

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR FAIRWAY COVE was acknowledged before me this 16th day of July, 2001, by AGOSTINA D'UVA and JERRY L WISE, as President and Secretary, respectively of FAIRWAY COVE HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. They  are personally known to me or  have produced \_\_\_\_\_ as identification.

(Notarial Seal)



Denise D. Phillips  
NOTARY PUBLIC - STATE OF \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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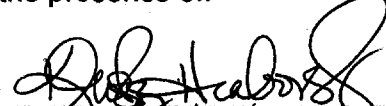
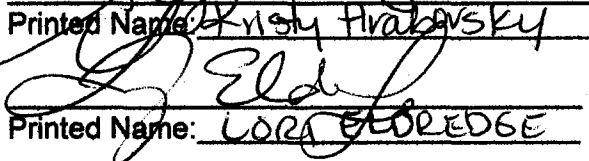


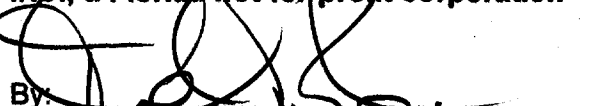
**JOINDER AND CONSENT OF MASTER ASSOCIATION**

The METROWEST MASTER ASSOCIATION, INC., causes the foregoing AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR FAIRWAY COVE to be executed in its name to acknowledge its approval of and agreement to the terms, conditions, covenants and restrictions set forth therein.

Signed, sealed and delivered in the presence of:

**METROWEST MASTER ASSOCIATION, INC., a Florida not-for-profit corporation**

  
Printed Name: Kristy Hrabovsky  
  
Printed Name: LORA FOREEDGE

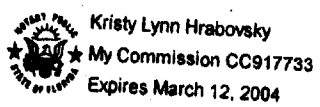
By:   
Printed Name: T. Andrew Pugh  
Title: Director - V.P.  
Address: 2100 S. Howard Ave. Rd.  
Orlando, FL 32835

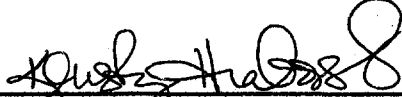
(CORPORATE SEAL)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of July, 2001, by T. Andrew Pugh, as Director - V.P. of METROWEST MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He/She  is personally known to me or  has produced \_\_\_\_\_ as identification.

(Notarial Seal)



  
NOTARY PUBLIC - STATE OF FLORIDA  
Print Name: Kristy Hrabovsky  
Commission No.: CC917733  
My Commission Expires: 3/12/04

Fwc001 amn1  
7/2/01 a:CAB/pc

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