

AMENDMENT

Planning, Construction and Development Criteria

For the villages of Sabal Bend, Sabal Creek, Sabal Fairway Villas, Sabal Glen, Sabal Ridge, Sabal Trail, Sabal View, Sugar Ridge and Timber Ridge;

This Amendment to the Planning, Construction and Development Criteria and Residential Planning Criteria is made this 20 day of March, 2018 by the Board of Directors of the Sabal Point Community Services Association, Inc., a Florida Corporation, hereinafter referred to as the "Association".

WITNESSETH

Whereas, a Declaration of Covenants, Conditions and Restrictions (for Sugar Ridge), which is the controlling Declaration for Sabal Ridge, Sugar Ridge, Timber Ridge and Sabal Green was recorded at Official Records Book 1266, Page 664 of the Public Records of Seminole County, Florida, as supplemented and amended (hereinafter the "Sugar Ridge Declaration"); and

Whereas, a Declaration of Covenants, Conditions and Restrictions (for Sabal Bend), which is the controlling Declaration for Sabal Creek, Sabal Fairway Villas, Sabal Glen, Sabal Trail, Sabal View was recorded at Official Records Book 1428, Page 937 of the Public Records of Seminole County, Florida, as supplemented and amended (hereinafter the "Sabal Bend Declaration"); and

Whereas, the Sugar Ridge Declaration, ARTICLE VIII - ARCHITECTURAL CONTROL, Section 1. Residential Planning Criteria states in part that the board of directors of the Association shall promulgate, amend from time to time and adopt by majority vote the residential planning criteria for the purpose of providing for the health, safety and welfare of the Owners, and may provide rules, regulations and restrictions involving such matters as building design, roofs and building materials; and

Whereas, the Sabal Bend Declaration, ARTICLE X - RESTRICTIVE COVENANTS, Section 4. Rules and Regulations states in part that the Board of Directors of the Association may promulgate rules and regulations as to the use and enjoyment of the Properties, and such rules and regulations may involve such matters as building design, roofs and building materials; and

NOW, THEREFORE, the Association, pursuant to the authority of the Board of Directors as set forth above, hereby amends the Sugar Ridge Residential Planning Criteria and Sabal Point Planning, Construction and Development Criteria as follows:

For the villages of Sugar Ridge, Sabal Ridge and Timber Ridge, the Residential Planning Criteria and Planning, Construction and Development Criteria Section 6, Roofs shall be replaced in its entirety as follows, and

For the villages of Sabal Bend, Sabal Creek, Sabal Glen, Sabal Trail and Sabal View,

the Planning, Construction and Development Criteria Section 6, Roofs shall be replaced in its entirety as follows, and

For the village of Sabal Fairway Villas, the Residential Planning Criteria, shall have a new Section 14, Roofs, added as follows:

“Roofs:

Flat roofs shall not be permitted on areas other than Florida rooms, porches and patios unless specifically approved by the ARC.

Built-up roofs are not permitted on pitched surfaces. Mansard roofs are not permitted unless specifically approved by the ARC. Metal roofs are not permitted.

Pitch must be at least 5/12 unless otherwise approved.

Existing tile or cement tile roofs may be replaced in-kind with ARC approval.

All shingle and other roof replacements require a Seminole County Building Permit and must meet applicable building codes. Shingles must consist of at least 30-year (or longer) warranty, architectural style asphalt/fiberglass shingles regardless of manufacturing brand. The use of algae/mildew/fungi resistant products is encouraged. Three-tab shingles will not be approved.”

The Supplemental Planning Criteria for the village of Sabal Green, dated June 27, 2017, shall remain in effect requiring GAF Timberline Corp., Prestique High Definition 40 (or 30) year architectural shingles, in Weatheredwood color for all roof replacements.

This Amendment to Residential Planning Criteria and Planning, Construction and Development Criteria is hereby approved the 20 day of March 2018, by at least a majority of the Board of Directors.

By: _____



Print Name: Wayne J. Hunicke

Title: SPCSA President

03.20.2018