

## AMENDMENT

### Planning, Construction and Development Criteria

For the villages of Sabal Bend, Sabal Creek, 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 18 day of September, 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 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 7, Window frames and screening, 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 7, Window frames and screening, shall be replaced in its entirety as follows:

“Window frames and screening: Other than wood, all frames are encouraged to be either anodized or electrostatically painted aluminum. If steel or vinyl frames are used, the color must be compatible with the other exterior colors. Window replacements require written ARC approval, must meet applicable Florida Building Code, and require a Seminole County Building Permit. The design and exterior color of all replacement windows must be compatible and in harmony with other windows on the dwelling. Pool and porch screening will be required to be anodized or ESP bronze, or otherwise approved in writing by the ARC.”

The Supplemental Planning Criteria for the village of Sabal Green, dated July 17, 2018, shall remain in effect allowing aluminum or vinyl window replacements in bronze tone or white exterior colors, with ARC approval.

This Amendment to Residential Planning Criteria and Planning, Construction and Development Criteria is hereby approved the 18 day of September, 2018, by at least a majority of the Board of Directors.

By: 

Print Name: Wayne J. Hunicke

Title: SPCSA President