

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

**CERTIFICATE OF THIRD AMENDMENT TO THE  
DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS  
FOR VISTA ROYALE**

THIS IS TO CERTIFY that attached as Exhibit "A" is a true and correct copy of the **Third Amendment** to the "Declaration of Protective Covenants and Restrictions for Vista Royale" which was duly and properly adopted pursuant to the provisions of Article XIII, Section 6 of the Declaration, by at least a two-thirds vote of the Board of Directors on May 25, 1998 and ratified by at least a two-thirds vote of the Board of Directors on OCTOBER 12, 2000. The original "Declaration of Protective Covenants and Restrictions for Vista Royale" is recorded in Official Records Book 4573, Page 2044, of the Public Records of Orange County, Florida, and has been supplemented at Official Records Book 4746, Page 1891, and previously amended at Official Records Book 4755, Page 4381 and Official Records Book 5156, Page 4560; all of the Public Records of Orange County, Florida.

Executed at Orlando, Orange County, Florida, on this the 30<sup>th</sup> day of October, 2000.

Signed, sealed and delivered in the presence of:

Sandra M. Johnson  
Signature of Witness  
SANDRA M. JOHNSON  
Print Name

H. Todd Flemming  
Signature of Witness  
H. TODD FLEMMING  
Print Name

**VISTA ROYALE HOMEOWNERS'  
ASSOCIATION, INC.**

By: [Signature]  
Print Name: ROBERT C. HAVEN  
President  
Address: 7658 TORING COURT  
ORLANDO, FL. 32835

Attest: [Signature]  
Print Name: COURTNEY M FLEMING  
Secretary  
Address: 1821 VERDE WAY  
ORLANDO FL 32835

(CORPORATE SEAL)

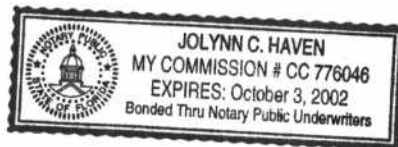


STATE OF FLORIDA  
COUNTY OF Orange

THE FOREGOING INSTRUMENT was acknowledged before me this 30<sup>th</sup> day of October, 2000, by COURTNEY FLEMING and ROBERT HAVEN who  are personally known to me to be the President and Secretary, respectively, of VISTA ROYALE HOMEOWNERS' ASSOCIATION, INC., or  have produced \_\_\_\_\_ (type of identification) as identification. They acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 30<sup>th</sup> day of October, 2000.

Jolynn C. Haven  
Notary Public-State of Florida  
Print Name: Jolynn C. Haven  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_





**JOINDER AND CONSENT OF MASTER ASSOCIATION**

In accordance with Article XIII, Section 6 of the Declaration of Protective Covenants and Restrictions for Vista Royale, **METROWEST MASTER ASSOCIATION, INC.**, causes this Third Amendment to Declaration of Protective Covenants and Restrictions for Vista Royale 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

Lynn Hoffman  
Print Name: Lynn Hoffman

By: [Signature]

Print Name: T. Andrew Pugh

Krusty Kravosky  
Print Name: Krusty Kravosky

Title: See Treasurer

Address: 2100 S. Hawwassee Rd.  
Orlando, Florida 32835

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2000, by T. Andrew Pugh who  is personally known to me to be the Secretary/Treasurer of **METROWEST MASTER ASSOCIATION, INC.**, or  has produced \_\_\_\_\_ (type of identification) as identification. He/She acknowledged executing this document in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid on this 18<sup>th</sup> day of December, 2000.

(NOTARY SEAL)

Melanie A. Walton  
NOTARY PUBLIC - STATE OF FLORIDA  
Print Name: Melanie A. Walton  
Commission No.: CC904812  
Commission Expires: 5/19/04



EXHIBIT "A"

THIRD AMENDMENT TO DECLARATION OF PROTECTIVE  
COVENANTS AND RESTRICTIONS FOR  
VISTA ROYALE

ARTICLE VI, "COVENANT FOR MAINTENANCE ASSESSMENTS" of the Declaration is amended to read as follows:

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each OWNER of a Lot by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, hereby covenants and agrees to pay to the ASSOCIATION: (1) the ~~Original~~ Initial Assessment; (2) Annual Assessments for Common Expenses; and (3) Special Assessments for Capital Improvements, such Assessments to be fixed, established, and collected from time to time as hereinafter provided. The ~~Original~~ Initial, Annual and Special Assessments, together with such interest thereon and costs of collection thereof as are hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such Assessment is made. Each such Assessment, together with such interest thereon and cost of collection thereof as are hereinafter provided, shall also be the personal obligation of the person who was the OWNER of such Lot at the time when the Assessment fell due.

\* \* \*

Section 3. ~~Original~~ Initial and Annual Assessments.

(a) ~~Original~~ Initial Assessment. The ~~Original~~ Initial Assessment shall be ~~Three Hundred and No/100 Dollars (\$350.00)~~ Six Hundred and No/100 (\$600.00) per Lot to be paid at the time of closing on the purchase of the Lot by the OWNER. The ASSOCIATION may use any part or all of the ~~Original~~ Initial Assessment for the purposes set forth in Article VI, Section 2.

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CODING: Additions to text indicated by bold underline; deletions by ~~strikeout~~.