



This instrument prepared by and should be returned to:

INSTR 20080128173
OR BK 09614 PG 3475 PGS=4
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
03/03/2008 03:11:05 PM
REC FEE 35.50



Elizabeth A. Lanham-Patrie, Esquire
TAYLOR & CARLS, P.A.
850 Concourse Parkway South
Suite 105
Maitland, Florida 32751
(407) 660-1040

Cross Reference:
Official Records Book 4573, Page 2044;
Official Records Book 4746, Page 1891,
Official Records Book 4755, Page 4381,
Official Records Book 5156, Page 4560,
Official Records Book 6166, Page 1876,
Official Records Book 6852, Page 2592,
and
Official Records Book 6852, Page 2596
all of the Public Records of
Orange County, Florida

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

THIS IS TO CERTIFY that the following language revising Article VI, Section 3 to the "Declaration of Protective Covenants and Restrictions for Vista Royale" 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 16, 2007. 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, Official Records Book 5156, Page 4560, Official Records Book 6166, Page 1876, Official Records Book 6852, Page 2592, and Official Records Book 6852, Page 2596; all of the Public Records of Orange County, Florida.

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

...

Section 3. Initial and Annual Assessments.

(a) Initial Assessment. The Initial Assessment shall be ~~Six Hundred and No/100 (\$600.00)~~ **Nine Hundred and No/100 (\$900.00)** 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 Initial Assessment for the purposes set forth in Article VI, Section 2.

...

Executed at Orlando (city), Orange County, Florida, on this the 16th day of May, 2007.

Signed, sealed and delivered in the presence of:

VISTA ROYALE HOMEOWNERS' ASSOCIATION, INC.

[Signature]
Signature of Witness
Dawn M. Koffarnus
Print Name

By: [Signature]
Print Name: Carole Levene
President
Address: 7649 Mt. Carmel Dr
Orlando, FL 32835

[Signature]
Signature of Witness
Dawn M. Koffarnus
Print Name

Attest: [Signature]
Print Name: ADA CUTTS
Secretary
Address: 7684 MILANO DRIVE
ORLANDO FL 32835

(CORPORATE SEAL)

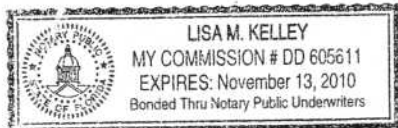
STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING INSTRUMENT was acknowledged before me this 16 day of May, 2007, by Carole Levene and Ada Cutts 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 16 day of May, 2007.

[Signature]
Notary Public-State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____


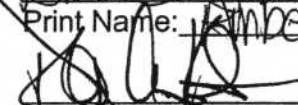


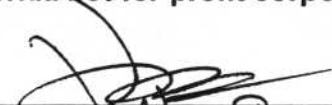
JOINER AND CONSENT OF MASTER ASSOCIATION

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


Print Name: Amber Cunningham

Print Name: Don A. Kosterson

By: 
Print Name: Ken Simback
Title: PRESIDENT
Address: 1701 PARK CENTER DR.
ORLANDO, FL 32835

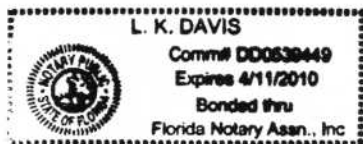
(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28th day of NOVEMBER, 2008, by KEN SIMBACK who is personally known to me to be the PRESIDENT 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 28th day of NOVEMBER, 2008

(NOTARY SEAL)




NOTARY PUBLIC - STATE OF FLORIDA
Print Name: L. K. DAVIS
Commission No.: 110639449
Commission Expires: 4-11-2010

EXHIBIT "A"

SIXTH 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 3. Initial and Annual Assessments.

(a) Initial Assessment. The Initial Assessment shall be ~~Six Hundred and No/100 (\$600.00)~~ **Nine Hundred and No/100 (\$900.00)** 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 Initial Assessment for the purposes set forth in Article VI, Section 2.

...