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 OR BK 09614 PG 3479 PGS=4
 MARTHA O. HAYNIE, COMPTROLLER
 ORANGE COUNTY, FL
 03/03/2008 03:11:05 PM
 REC FEE 35.50

This instrument prepared by and)
 should be returned to:)



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;)
 Official Records Book 6852, Page 2596;)
 and)
 Official Records Book _____, Page _____)
 all of the Public Records of)
 Orange County, Florida)

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

THIS IS TO CERTIFY that the following language revising Article V, Section 3 and Article XII, Section 16 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; Official Records Book 6852, Page 2596; and Official Records Book _____, Page _____ all of the Public Records of Orange County, Florida.

I. ARTICLE V, "PROPERTY RIGHTS IN THE COMMON PROPERTY" of the Declaration is amended to read as follows:

...

Section 3. Extent of MEMBERS' Easements. The rights and easements of enjoyment created hereby shall be subject to the following:

...

(g) the right of the Association, by and through the Board of Directors, to promulgate and enforce restrictions and Rules and Regulations respecting the use of the Common Area or any portions thereof, including the streets.

II. ARTICLE XII, "RESTRICTIVE COVENANTS" of the Declaration is amended to read as follows:

The Property shall be subject to the following Restrictions, reservations and conditions, which shall be binding upon the DEVELOPER and upon each and every OWNER who shall acquire hereafter a Lot or any portion of the Property, and shall be binding upon their respective heirs, personal representatives, successors and assigns.

...

Section 16. Vehicles and Recreational Equipment. No truck or commercial vehicle, or mobile home, motor home, house trailer or camper, boat, boat trailer or other recreational vehicle or equipment, horse trailers or vans, or the like, including disabled vehicles, shall be permitted to be parked or to be stored at any place on any portion of the Property unless they are parked within a garage, or unless the DEVELOPER has specifically designated certain spaces for some or all of the above. This prohibition on parking shall not apply to temporary parking of trucks and commercial vehicles used for pick-up, delivery and repair and maintenance of a Lot, nor to any vehicles of the DEVELOPER. No on-street parking shall be permitted **for vehicles of any type, from 7:00 p.m. to 6:00 a.m., each and every day.** ~~unless for special events approved in writing by the DEVELOPER or the ASSOCIATION.~~

Any such vehicle or recreational equipment parked in violation of these or other regulations contained herein or in the Rules and Regulations adopted by the ASSOCIATION and/or the Master Association may be towed by the ASSOCIATION and/or the Master Association at the sole expense of the owner of such vehicle or recreational equipment if it ~~remains in violation for a period of twenty-four (24) consecutive hours or for forty-eight (48) nonconsecutive hours in any seven (7) day period.~~ Neither the ASSOCIATION nor the Master Association shall be liable to the owner of such vehicle or recreational equipment for trespass, conversion or otherwise, nor guilty of any criminal act by reason of such towing and neither its removal or failure of the owner of such vehicle or recreational equipment to receive any notice of said violation shall be grounds for relief of any kind. **The Association's Board of Directors is authorized to adopt, modify, or nullify parking rules from time to time.**

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

Signed, sealed and delivered in the presence of:

[Signature]
Signature of Witness
ADA CUTTS
Print Name

[Signature]
Signature of Witness
Dyde Deon Davidson
Print Name

[Signature]
Signature of Witness
ADA CUTTS
Print Name

VISTA ROYALE HOMEOWNERS' ASSOCIATION, INC.

By: [Signature]
Print Name: Carole Levene
President

Address: 7649 Mt. Carmel Dr.
Orlando, FL 32835

Attest: [Signature]
Print Name: EARL F. EULINGBOURGH
Secretary

Address: 1849 Verde Ln
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 Earl Eulingborough 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: _____

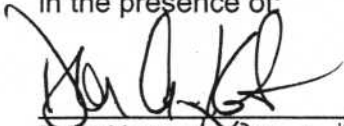
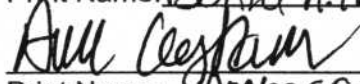



JOINER AND CONSENT OF MASTER ASSOCIATION

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

Print Name: Amber Cunningham

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

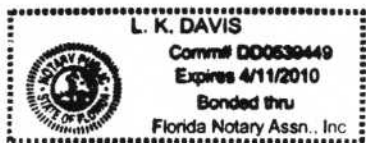
(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28th day of NOVEMBER, 2007, 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, 2007.

(NOTARY SEAL)




NOTARY PUBLIC - STATE OF FLORIDA
Print Name: L. K. DAVIS
Commission No.: DD0639449
Commission Expires: 4.11.2010

Vrh001 cer5