

**WRITTEN JOINDER BY METROWEST MASTER  
ASSOCIATION, INC. AND CONSENT TO AMENDMENT TO  
DECLARATION OF PROTECTIVE COVENANTS AND  
RESTRICTIONS FOR VISTA ROYALE**


The undersigned hereby executes this Written Joinder and Consent on behalf of Metrowest Master Association, Inc. pursuant to Article XIII, Section 6 of the Declaration of Protective Covenants and Restrictions for Vista Royale ("Declaration") recorded at O.R. Book 4573, Page 2044 et seq., for the purpose of confirming the consent to the amendment to the Declaration.


The attached amendment was approved by the Board of Directors for the Vista Royale Homeowners' Association, Inc. in accordance with Article XIII, Section 6 of the Declaration by at least of \_\_\_\_\_ total votes, representing at least two-thirds (2/3) of the members of the Board for Vista Royale at the duly called Board Meeting held on October 19, 2022.

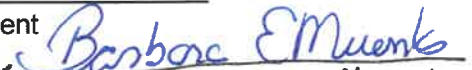
Witness our hands and seals this 2<sup>nd</sup> day of October, 2022.

ATTEST:


"METROWEST MASTER ASSOCIATION, INC."

  
\_\_\_\_\_  
Madeleine Francois, Secretary

  
\_\_\_\_\_  
Jim Drayton, President

  
BARBARA MUENKS

The foregoing instrument was acknowledged before me by means of  physical presence  
 online notarization, this 2<sup>nd</sup> day of October, 2022, by Barbara Muenks, President  
for Vista Royale Homeowners' Association, Inc., a Florida not-for-profit corporation, on behalf  
of the corporation. They are personally known to me or has produced \_\_\_\_\_  
(Type of Identification) as identification.

  
\_\_\_\_\_  
Signature of Notary Public, State of Florida at Large  
JULIE SANCHEZ  
Print, Type or Stamp Name of Notary

My commission expires:



This instrument prepared by:

Eryn M. McConnell, Esquire  
Law Offices of John L. DiMasi, P.A.  
801 N. Orange Ave., Suite 500  
Orlando, FL 32801

**CERTIFICATE OF APPROVAL OF AMENDMENTS TO  
THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR  
VISTA ROYALE HOMEOWNERS' ASSOCIATION, INC.**

The undersigned authorities hereby certify that the members of the Board of Vista Royale Homeowners' Association, Inc. have duly adopted the attached amendments to the "Declaration of Protective Covenants and Restrictions for Vista Royale" ("Declaration") as recorded on June 8, 1993 in O.R. Book 4573, Page 2044, et seq., of the Public Records of Orange County, Florida, as amended of record, including but not limited to, those amendments recorded on June 15, 1994 at O.R. Book 4746, Page 1891 et seq., on November 18, 1996 at O.R. Book 5156, Page 4560 et seq., on January 8, 2001, at O.R. Book 6166, Page 1876 et seq., on April 3, 2003 at O.R. Book 6852, Page 2592 et seq., on April 3, 2003 at O.R. Book 6852, Page 2596 et seq., on March 3, 2008 at O.R. Book 9614, Page 3475 et seq., on March 3, 2008 at O.R. Book 9614, Page 3479 et seq., on September 18, 2020 at O.R. Document Number 20020490636, on December 16, 2020 at O.R. Document Number 20200659644, and preserved on April 3, 2020 at O.R. Document Number 20200214863, all of the Public Records of Orange County, Florida.

The attached amendments were sent via regular mail to the members and parcel owners on October 5, 2022 as evidenced by a Certificate of Mailing, and approved in accordance with Article XIII, Section 6 of the Declaration, as amended, by at least two thirds (2/3) of the members of the Board who voted in person at a duly noticed Board Meeting held on October 19, 2022.

Witness our hands and seals this 19 day of October, 2022.

ATTEST:

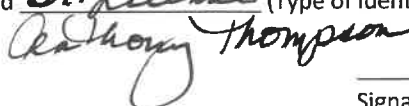
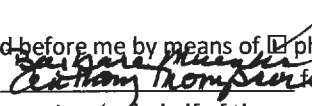
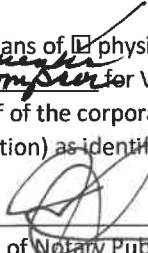
Vista Royale Homeowners' Association, Inc.  
"Association"

  
\_\_\_\_\_  
Anthony Thompson, Secretary

By Barbara Muenks  
\_\_\_\_\_  
Barbara Muenks, President

STATE OF FLORIDA :  
COUNTY OF ORANGE :

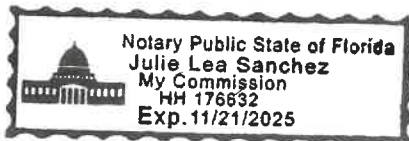
The foregoing instrument was acknowledged before me by means of  physical presence  online notarization, this 19<sup>th</sup> day of October, 2022, by Barbara Muenks and Anthony Thompson for Vista Royale Homeowners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or has produced Dr. License (Type of Identification) as identification.

My commission expires:

Signature of Notary Public, State of Florida at Large

JULIE SANCHEZ  
\_\_\_\_\_  
Print, Type or Stamp Name of Notary



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

Proposed additions shown in **bold underlining**.

Proposed deletions shown in ~~strikeout~~.

Omitted but unaffected provisions are represented by \* \* \*

\* \* \*

ARTICLE VI  
COVENANT FOR MAINTENANCE ASSESSMENTS

\* \* \*

Section 3. Initial and Annual Assessments.

- (a) The Initial Assessment shall be ~~One Thousand, Two Hundred and No/100 (\$1,200.00)~~  
**Two Thousand and No/100 (\$2,000.00)** per Lot to be paid at the time of each  
subsequent 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.

\* \* \*

Prepared by: Attorney Eryn M. McConnell

Dated: September 29, 2022

Proposed Amendment, if approved, would state as follows:

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

Omitted but unaffected provisions are represented by \* \* \*

\* \* \*

**ARTICLE VI  
COVENANT FOR MAINTENANCE ASSESSMENTS**

\* \* \*

**Section 3. Initial and Annual Assessments.**

- (a) The Initial Assessment shall be Two Thousand and No/100 (\$2,000.00) per Lot to be paid at the time of each subsequent 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.

\* \* \*