

**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.

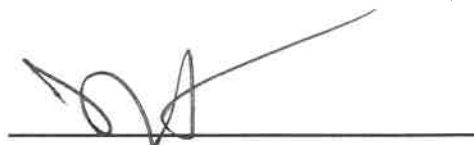
The attached amendment was approved by the Board of Directors for the Vista Royale Homeowners' Association, Inc. in accordance with Article XIII, Section 6 of the Declaration by at least 2/3 total votes, representing at least two-thirds (2/3) of the members of the Board for Vista Royale at the duly called Board Meeting held on 11/16/22.

Witness our hands and seals this 8th day of December, 2022.

ATTEST:

"METROWEST MASTER ASSOCIATION, INC."


  
\_\_\_\_\_  
Madeleine Francois, Secretary  
KIM KREIGER

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

The foregoing instrument was acknowledged before me by means of  physical presence  online notarization, this 8th day of December, 2022, by Barbara Muecke 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.

Barbara Muecke  
President  
Secretary



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

My commission expires:

**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 VIII  
ARCHITECTURAL REVIEW BOARD

\* \* \*

Section 5. Architectural Review Board Planning Criteria.

\* \* \*

(d) **Roofs.** All roofs shall have a pitch of at least 6/12. Flat roofs shall not be permitted unless approved by the ARB. The ARB will consider approval of flat roofs on Florida rooms, porches, and patios. There shall be no flat roofs on the entire main body of an Improvement. No built up roofs shall be permitted, except on approved flat surfaces.

**(1) Materials:** The composition of all pitched roofs shall be concrete or clay tiles, or other composition approved by the Master Association.

**(2) Cleaning:** The homeowner shall maintain their roof clean and free of dirt, algae, mildew, or moss and stains.

**(3) Roof Tile Color Appearance:** Roof tiles must be maintained to avoid \_\_\_\_\_ discoloration, and homeowners may be required to implement corrective measures to return the roof tile color and uniformity to its original standard. The homeowner must obtain advance written approval from the ARB prior to painting or replacing the roof tiles.

**(4) Use of Temporary Tarps:** Temporary tarps must receive advance written approval by the ARB, including approval of tarp color, and must be removed within thirty (30) days. If the roof repairs cannot be completed within thirty (30) days, the homeowner must notify the ARB of their temporary damage mitigation plan and obtain written approval for any extension of time to complete repairs.

**(5) Enforcement:** In the event of any violation, the Association shall proceed with the enforcement of these criteria in accordance with Article IX of the Declaration of Protective Covenants and Restrictions for Vista Royale.

Prepared by: Attorney Eryn M. McConnell

Dated: November 1, 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 VIII  
ARCHITECTURAL REVIEW BOARD**

\* \* \*

**Section 5. Architectural Review Board Planning Criteria.**

\* \* \*

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(1) **Materials:** The composition of all pitched roofs shall be concrete or clay tiles, or other composition approved by the Master Association.

(2) **Cleaning:** The homeowner shall maintain their roof clean and free of dirt, algae, mildew, or moss and stains.

(3) **Roof Tile Color Appearance:** Roof tiles must be maintained to avoid discoloration, and homeowners may be required to implement corrective measures to return the roof tile color and uniformity to its original standard. The homeowner must obtain advance written approval from the ARB prior to painting or replacing the roof tiles.

(4) **Use of Temporary Tarps:** Temporary tarps must receive advance written approval by the ARB, including approval of tarp color, and must be removed within thirty (30) days. If the roof repairs cannot be completed within thirty (30) days, the homeowner must notify the ARB of their temporary damage mitigation plan and obtain written approval for any extension of time to complete repairs.

(5) **Enforcement:** In the event of any violation, the Association shall proceed with the enforcement of these criteria in accordance with Article IX of the Declaration of Protective Covenants and Restrictions for Vista Royale.

\* \* \*

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, on November 1, 2022 at O.R. Document Number 20220662013, 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 Nov. 2, 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 11/16/22.

Witness our hands and seals this 16<sup>th</sup> day of Nov., 2022.

ATTEST:

Vista Royale Homeowners' Association, Inc.  
"Association"

[Signature]  
Secretary VRHOA  
Anthony Thompson, Secretary

By Barbara Muenks, President  
Barbara Muenks, President  
WR HOA

STATE OF FLORIDA :  
COUNTY OF ORANGE :

The foregoing instrument was acknowledged before me by means of  physical presence  online notarization, this 16 day of Nov, 2022, by Barbara Muenks 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]  
Signature of Notary Public, State of Florida at Large  
JULIE LEA SANCHEZ

My commission expires:



Print, Type or Stamp Name of Notary  
Julie Lea Sanchez  
variable supplied.