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SEMINOLE CO. FL.

THIRD AMENDMENT TO RESTRICTIONS ON  
REAL ESTATE FOR SAUSALITO SECTION TWO

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Clerk of Court, Seminole County, FL  
By: \_\_\_\_\_

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THIS AMENDMENT to Restrictions on Real Estate for Sausalito Section Two made on the date hereinafter set by the owners of the property known as SAUSALITO SECTION TWO located in Seminole County, Florida, and more particularly described as follows:

Lots 1-11, inclusive, Block A; Lots 1-29, inclusive, Block B; Lots 1-22, inclusive, Block C; Lots 1-21, inclusive, Block D, SAUSALITO SECTION TWO, according to the Plat thereof recorded in Plat Book 20, page 44, Public Records of Seminole County, Florida.

WHEREAS, Restrictions on Real Estate for Sausalito Section Two were recorded March 24, 1977 in Official Records Book 1116, pages 1283-1286, Public Records of Seminole County, Florida; First Amendment to Restrictions on Real Estate for Sausalito Section Two recorded September 15, 1977, in Official Record Book 1138, pages 215-217; and Second Amendment to Restrictions on Real Estate for Sausalito Section II, recorded in Official Record Book 1254, pages 114 and 115, Public Records of Seminole County, Florida; and

WHEREAS, the Restrictions may be amended by at least fifty percent (50%) of the owners of lots in Sausalito Section Two, as provided in paragraph 15 of the original Restrictions; and

WHEREAS, at least fifty (50%) percent of the owners have signed an instrument consenting to amend the Restrictions as provided hereinafter;

NOW THEREFORE, in consideration of said Restrictions, provisions and consents, said Restrictions are hereby amended as follows:

- 19. All roofs shall remain asphalt shingle roofs. The shingle color shall be consistent with the house color and match or blend

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with the colors of the residence. Any change shall be subject to approval by the Architectural Control Committee.

ITEM#2. Paragraph 20 is amended to read as follows:

20. All fences are not to exceed six (6) feet in height and are to be repaired or replaced with wooden "board and board", stockade or picket fence design fencing. "Board on Board" fencing is interpreted to mean fencing as used in the original construction. All fences shall be painted the same color as the residence which is served by the fence, or stained. The paint color or stain shall be submitted to the Architectural Control Committee for approval.

ITEM #3. Paragraph 21 is amended to read:

21. All dwellings shall be painted one of the color combinations approved as provided in paragraph 22. Porches, sheds or outbuildings, and additions to the dwelling shall be painted the same colors as the dwelling. This shall include all new dwellings, porches, sheds, and additions to the dwelling shall be painted the same colors as the dwelling. This shall include all new dwellings, porches, sheds, and additions thereto and/or replacements of a dwelling, porch, shed or additions thereto because of fire, flood, storm, etc.

ITEM #4. Paragraph 22 is added to read:

22. Paint colors for use on dwellings may be approved for use within the community, as follows:
- a. The Board of Directors shall select a proposed pallet of colors.
  - b. Upon selection, the proposed pallet shall be presented to the membership at a regular annual or special membership meeting.

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- c. At such meeting the membership shall have the right to suggest additional color combinations.
- d. The membership shall vote on the proposed pallet of color combinations.
- e. Approval by a majority of members attending such meeting shall constitute approval of the color combinations, and the approved color pallet (group of colors) shall be effective for a period of three (3) years. Architectural Control Committee approval shall be obtained prior to the painting of any residence.
- f. The first pallet shall be presented in 1992, and every three (3) years thereafter changes (removal or addition) to the approved pallet may be considered by the membership, upon the written request of ten percent (10%) of the homeowners or proposal by the Board of Directors.
- g. Notice for the Annual meeting to be held every third year after 1992 shall include notice to the membership that changes or additions to the paint color pallet may be considered that year, upon written request of at least ten (10%) percent of the membership as provided in f. above, or upon Board proposal.

BE IT FURTHER RESOLVED, this Amendment shall become effective immediately upon its adoption by at least fifty percent (50%) of the homeowners, and said Third Amendment to Restrictions on Real Estate shall remain in full force and effect, except as modified herein.

IN WITNESS WHEREOF, the lot owners of Sausalito Section Two, by the attached signatures, have authorized these presents to be executed by the President and

SECRETARY CO. FL.

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