

This instrument prepared by and should )  
be returned to: )  
)  
**Elizabeth A. Lanham-Patric**, Esquire )  
Becker & Poliakoff, P.A. )  
111 North Orange Ave. )  
Suite 1400 )  
Orlando, FL 32801 )  
(407) 875-0955 )  
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**CERTIFICATE OF AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
LAKE FOREST AT BAYSIDE LAKES SUBDIVISION**

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions Lake Forest at Bayside Lakes Subdivision was originally recorded at Official Records Book 4248, Page 0850 and amended at Official Records Book 4837, Page 359 of the Public Records of Brevard County, Florida (“Declaration”); and

**WHEREAS**, Article VIII, Section 2 of the Declaration provides that the Declaration shall be amended with the approval of two thirds (2/3) of the total membership vote; and

**WHEREAS**, the Members properly approved the below amendments to the Declaration at a Special Membership Meeting held on May 3, 2017.

**NOW THEREFORE**, Article II, Sections 6 and 7; and Article III, Section 10 (d) and (f) of the Declaration are amended as follows:

**ARTICLE II**  
**ARCHITECTURAL AND AESTHETIC REQUIREMENTS**

...

**Section 6. Roof, Shingle Material and Exterior Elevations.**

No primary portion of a straight gable or hip roofs may be built with a pitch lower than 5/12. All roofs shall be pitched except for those areas over porches and patios. The Committee must approve the type, color, and style of all shingles **and or other types of** roof covering materials. Shingles must be architectural grade, 30 year shingles **grade or better** which are fungus-resistant.

The Committee may reject any exterior elevation based on the roof line, shingle type or exterior elevation appearance that in its judgment is not within character in keeping up with the standards of the subdivision.

Section 7. Exterior Coverings, Siding and Paint.

...

All paint used on the exterior body of any residence shall be subdued in its tone. Colors should be selected to harmonize with the natural environment of the subdivision and should be soft and unobtrusive. ~~No colors should be loud or bright.~~ **Colors to be used for body of the residence and /or trim shall match or be similar to the acceptable colors determined by the Board from time to time.** No more than one paint color (may be used) for the body of each residence and no more than two accent trim colors. Paint colors must be submitted for approval prior to being applied on any residence. A written approval listing the manufacturer and paint sample number of all paint colors including body and trim paint must be obtained for each residence from the Committee.

**ARTICLE III**  
**GENERAL RESTRICTIONS – USE AND OCCUPANCY**

...

Section 10. Fences, Walls, and Hedges, Mass Planting of ANY Type.

...

(d) All fences to be constructed in the Subdivision shall be of uniform design and finish, ~~commonly known as wood shadow-box design. The type and style shall be decided by the Committee.~~ **Wood fences shall not be painted and shall be shadow-box style fences. Other fencing style, material and color must be approved by the Committee, and must harmonize with the color and style of the structure and surrounding area it is shielding.** Prior to construction of a fence or wall on any Lot, the Owner must submit a detailed sketch showing the type, **style, color** and location, ~~and confirming the use of the pre-approved style and color of the proposed fence or wall to the Committee for approval.~~

...

(f) Fences on Lakefront lots shall not exceed a height of 4 feet **and shall either be white PVC or non-painted wood shadow-box style fencing.** The minimum fence setback from the rear lot boundary is 25 feet.

(Signature on the Next Page)  
Executed at Palm Bay (city), Brevard County, Florida, on this the 3rd day of May, 2017.

Signed and deliver  
in the presence of:

**LAKE FOREST AT BAYSIDE LAKES  
HOMEOWNERS ASSOCIATION, INC.**

[Signature]  
Printed Name: WALTER GALTNER

By: [Signature]  
Printed Name: Stephen Kougner  
Title: President

[Signature]  
Printed Name: Sarah Bittman

Address: 254 BRIGHTWATER DR SE  
PALM BAY FL 32909

(CORPORATE SEAL)

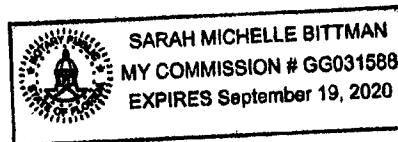
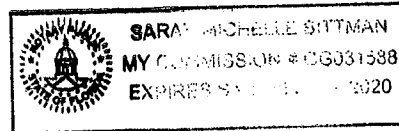
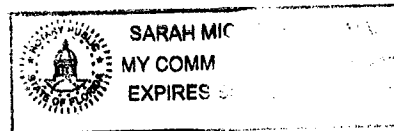
STATE OF FLORIDA  
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 3 day of May, 2017, by Stephen Kougner, as President of **LAKE FOREST AT BAYSIDE LAKES HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation. He/she  is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

WITNESS my hand in the County and State last aforesaid on this 3 day of May, 2017.

[Signature]  
Notary Public-State of Florida

Print Name: Sarah Bittman  
Commission No.: GG 031588  
My Commission Expires: 9/19/20



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