

OR 1644 PG 1125

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RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.

JUN 5 1 06 PM '93

J. W. LANG
CLERK OF CIRCUIT COURT
LEON COUNTY, FLORIDA

AMENDMENTS TO THE RULES AND REGULATIONS
OF THE VILLAS HOMEOWNERS' ASSOCIATION, INC.
A CORPORATION NOT FOR PROFIT

VILLAS HOMEOWNERS' ASSOCIATION, INC., A Florida corporation (hereafter referred to as "Association") and pursuant to Section 10 of the BY-LAWS OF VILLAS HOMEOWNERS' ASSOCIATION, INC. (hereafter referred to as "By-laws") recorded in O.R. book 935, Page 1803, and VILLAS HOMEOWNERS' ASSOCIATION INC. recorded in O.R book 935, Page 1828 (hereafter referred to as "Rules and Regulations") as amended from time to time, of the Public Records of Leon County, Florida, hereby amends the Villas Homeowners' Association Inc. Rules and Regulations and any amendment, declaration, additions or instruments affecting the Rules and Regulations as follows:

1. Any and all additions to paragraph 4 of the Rules and Regulations as follows:
 4. Alterations
To protect the value and the architectural beauty of the total project, no alterations to the exterior of the units, or the Common Area, or the cross-easement areas, may be made without written approval of the Architectural Control Committee. This shall preclude any enlargement of the fenced in area of the individual patios; all other fencing is specifically prohibited. Paint colors (exterior) are not to be changed, nor surface treatments or textures applied, without such written approval. All alterations and additions as of April 3, 1993 shall be grandfathered.
2. Any and all additions to paragraph 9 of the Rules and Regulations as follows:
 9. Emergency Entry
Each co-owner shall allow the Management Agent to enter his unit in case of emergency, whether the owner is present or not. Accordingly, the Manager must be provided with a key to each unit or with the name address and telephone numbers of person(s) who have a key. This is deemed necessary as to safeguard the affected home and adjoining homes.

3. Any and all additions to paragraph 10 of the Rules and Regulations as follows:

10. Landscaping and Plantings

No exterior plants, shrubs and /or trees shall be permitted except inside each fenced-in patio, without the approval of the Architectural Control Committee of the Homeowners Association. The area to the front entry property of any homeowner, shall henceforth require that any plant replacement, enhancement or changes which an individual homeowner may desire to make in the area shall be the financial responsibility of that homeowner. This responsibility is not to include:

1. Plantings on the North or South side of Villas Court Southeast abutting the street, nor
2. The south boundary of the Villas property, nor
3. The area between the units in the Villas Court Southeast and Villas Court Northeast, nor
4. The rear of the units in the Villas Court Northeast backing up to Pinewood or the northern most boundary of the Villas property nor the East boundary Villas Court Southeast and Villas Court Northeast.

4. This Amendment shall be effective upon recording in the Public Records of Leon County, Florida.

5. Except as amended by this Amendment, the By-laws and all amendments, declarations, additions or other instruments shall remain unchanged and unimpaired.

IN WITNESS WHEREOF, Association has caused this amendment to be executed in its name by its properly authorized officers and a corporation seal affixed hereto this _____ day of _____, 1993.

the Circuit Court
 DOCUMENT

OR 1644 PG 1127

Page 3

Witnesses:

VILLAS HOMEOWNERS' ASSOCIATION, INC.
a Florida Corporation

Richard J. Lutz
RICHARD LUTZ

By: Eleanor Cotton
Eleanor Cotton, President

Sandra Fletcher
SANDRA FLETCHER

By: Elizabeth May
Elizabeth May, Secretary

STATE OF FLORIDA:
COUNTY OF LEON:

Sworn to and subscribe before me on May 7, 1993, by
Eleanor Cotton and Elizabeth May, President and Secretary,
respectively, of VILLAS HOMEOWNERS' ASSOCIATION, INC., a
Florida Corporation, on behalf of the corporation. They
have produced personally known as identification and who
did take an oath.

Sandra Fletcher

SANDRA H. FLETCHER

(printed name of notary)

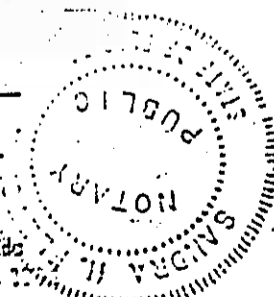
Notary Public CC 1203/3

My Commission Expires

Notary Public, State of Florida

My Commission Expires July 22, 1995

Recorded True True True - instruments only



PREPARED BY:
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