

CERTIFICATE OF AMENDMENT  
TO  
DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR PLAYERS PLACE LAKESIDE, INC.

WE HEREBY CERTIFY THAT the attached Amendment to the Declaration of Covenants and Restrictions, as described in Official Records Book 14306, at Page 602 of the Public Records of Broward County, Florida was/were duly adopted in accordance with the Declaration.

IN WITNESS WHEREOF, we have affixed our hands this 28<sup>th</sup> day of February, 1995, at 3200 N. Univ. Drive Coral Springs, Broward County, Florida.

By: [Signature]

Print: Alan Reffsin, President

Attest: [Signature]

Print: Hariette Meizner, Sec.

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of February, 1995, by Alan Reffsin, as President and Hariette Meizner, as Secretary of Players Place Lakeside, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ as identification and did take an oath.

NOTARY PUBLIC:

sign [Signature]

print John M. Whittle  
State of Florida at Large

My Commission Expires:



R & R KAY & Roger PA  
1500 W CYPRESSBARK RD  
SU 207

DK23202PG0910

AMENDMENT TO THE  
DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR PLAYERS PLACE LAKESIDE

(additions indicated by underlining, deletions by "----",  
and unaffected language by ". . .")

ARTICLE VIII  
ARCHITECTURAL CONTROL

. . .  
Section 8.3 Maintenance of Townhomes and Lots.  
. . .

b. ~~Repainting of exterior walls of Townhomes and the exteriors of courtyard fence enclosures shall be done only at the direction of the Subdivision Association at the same time for all Townhomes in any building or phase requiring repainting. The Subdivision Association shall select the color and type of paint, adhering as closely as possible to the original colors.~~

~~Each Owner shall be responsible for painting such Owner's Townhome with the approved paint unless the Owners vote to delegate such repainting to the Subdivision Association as provided below.~~

e. ~~Upon the affirmative vote of sixty (60%) percent of the owners in the affected Townhomes, r~~Repainting and related maintenance of Townhome exteriors, which is to expressly include any necessary repair and/or replacement of the courtyard fence enclosures, the exterior wood trim, roof fascias and soffits, the exterior siding on all buildings in to but exclusive of wall studs and any other portion of the interior wall, and repair and replacement of Townhome roofs, or either of them, shall be delegated to the Subdivision Association. Repair and/or replacement of all doors and windows, including jambs, thresholds and tracks is the responsibility of each Owner. The Subdivision Association shall, in such event, collect a special assessment for exterior painting and related maintenance of Townhomes and for replacement of Townhome roofs, or either of them as the case may be, as provided in Section 3.6 of the Covenants from the Owners in the affected Townhomes. In the event repainting is delegated to the Subdivision Association, it ~~The Subdivision Association~~ shall be responsible for the repainting of the Townhome exteriors and courtyard fence enclosures, exclusive of windows. In the event roof replacement is delegated to the Subdivision Association, it ~~The Subdivision Association~~ shall be responsible for roof replacement.

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~~Upon the affirmative of sixty (60%) percent of the Owners,~~ The Subdivision Association may collect a reasonable periodic ~~special~~ Assessment to place in a reserve account for exterior painting and related maintenance of Townhomes and for roof replacement, or either of them.

et. . . .

. . . .

RECORDED IN THE OFFICE OF  
OF BROWARD COUNTY  
COUNTY OF BROWARD

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AMENDMENT TO THE  
DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR PLAYERS PLACE LAKESIDE

(additions indicated by underling, deletions by "\_\_\_\_",  
and unaffected language by ". . .")

ARTICLE VIII  
ARCHITECTURAL CONTROLS

Section 8.3. Maintenance of Townhomes and Lots.

b. The roof of Townhomes in each group of connected Lots ("Townhome Cluster") are to be maintained by the Subdivision Association and repainting and cleaning of exterior walls, exclusive of windows, of Townhomes and any related maintenance of Townhome exteriors, which is to expressly include any necessary repair and/or replacement of the exteriors of courtyard fence enclosures, the exterior wood trim, roof fascias and soffits, the exterior siding on all buildings into, but exclusive of wall studs and any other portion of the interior wall, shall be maintained by the Subdivision Association. A reasonable reserve for such maintenance may be established by the Subdivision Association. No Owner shall be permitted on the roof of any Townhome.

Any other maintenance to a Lot or Townhome except as provided in (a) and (b) above shall be the expense of the Owner of such Townhome and Lot. Such maintenance shall include all interior maintenance and the repair and replacement of all doors and windows, including jambs, thresholds, frames and tracks.