

and seal this 19<sup>th</sup> day of August, 1996.

LANDSTAR DEVELOPMENT CORPORATION,  
a Florida corporation

Lee Studer  
LEE STUDER  
Print or Type Name

By: [Signature]

Vanessa Greaci  
VANESSA GREACI  
Print or Type Name

Name: Philip A. Fremont

Title: Vice President

STATE OF FLORIDA )  
COUNTY OF DADE )

The foregoing First Amendment to Declaration of Covenants and Restrictions for Mayfair at Wyndham Lakes was acknowledged before me, the undersigned, this 19<sup>th</sup> day of August, 1996, by Philip A. Fremont as Vice President of Landstar Development Corporation, a Florida corporation, on behalf of the corporation.



JOANNE URBIN  
My Comm Exp. 1-24-99  
Bonded By Service Ins  
No. CC435105  
 Personally Known  Other ID

Joanne Urbin  
Notary Public, State of Florida  
at Large

JOANNE URBIN  
Print or Stamp Name of Notary

My Commission Expires: 1-24-99

Personally Known  OR Produced Identification

Type of Identification Produced \_\_\_\_\_

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BK 25398PE09421

JOINDER AND CONSENT BY MORTGAGEE

MAYFAIR AT WYNDHAM LAKES is presently encumbered by a mortgage to NationsBank of Florida, N.A. (the "Mortgagee") which is recorded in Official Records Book 23586, at Page 18, of the Public Records of Broward County, Florida (the "Mortgage").

Mortgagee hereby certifies that it is the holder of the Mortgage and hereby joins in and consents to this First Amendment to Declaration of Covenants and Restrictions for Mayfair at Wyndham Lakes (the "Amendment"). The Mortgagee or its successors and/or assigns in interest by virtue of foreclosure of the Mortgages or the taking of a deed in lieu thereof shall not assume any responsibility or liability under this First Amendment unless specifically assumed by an instrument in writing and recorded in the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, the undersigned has caused these presents to be duly executed this 10th day of September, 1996.

Signed, Sealed and delivered in the presence of:

Doris Corcoran

Doris Corcoran  
Print or Type Name

Beth Burrows

Beth Burrows  
Print or Type Name

NATIONSBANK, N.A., a national banking association

By: [Signature]

Name: DAVID ALBRIGHT

Title: VICE PRESIDENT

[CORPORATE SEAL]

ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF BROWARD )

The foregoing Joinder and Consent by Mortgagee was acknowledged before me this 10th day of September, 1996, by DAVID ALBRIGHT, as Vice President of NationsBank, N.A., a national banking association, on behalf of the association.

Catherine C. Passerino  
NOTARY PUBLIC, State of Florida  
at Large

Catherine C. Passerino  
Print or Stamp Name of Notary

[NOTARIAL SEAL]

My Commission Expires:

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

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CATHERINE C. PASSERINO  
MY COMMISSION # CC286500 EXPIRES  
May 25, 1997  
BONDED THRU TROY FAIR INSURANCE, INC.

BR25398PG0943

# Mayfair at Wyndham Lakes

## Architectural Guidelines

The objective of this document is to provide homeowners at MAYFAIR AT WYNDHAM with a guideline when planning any modification to their home.

The Homeowners Association may fine a homeowner for non-compliance with the adopted guidelines and governing Documents.

The Architectural Review Committee (ARC) must approve all modifications, alterations, substitutions or deletions and any installation before work commences.

A permit issued by the City of Coral Springs is not an approval from the Architectural Review Committee.

The homeowner is responsible for being in compliance with all deed restrictions.

The completed package should be sent to the Management Company care of the property manager. The review process will not exceed the time allowed by the governing documents. Incomplete packages will be returned delaying approval.

**These rules are in no way intended to replace or substitute for the Declaration of Covenants and Restrictions for Mayfair at Wyndham Lakes.**

**AIR CONDITIONERS**

In wall or window air conditioner units are not permitted.

**ATTIC FANS**

Attic Fans are permitted.

Attic Fans require permits from the city of Coral Springs and approval by the ARC before installation.

- Attic Fan Vents are to be painted the same color as the house wall on which it is installed. Turbine and mushroom fans will not be permitted.

**AWNINGS**

Awnings, canopies or similar items shall not be permitted.

**BARBECUES**

Permanently installed barbecues are permitted.

Permanently installed barbecues require permits from the city of Coral Springs and approval by the ARC before installation.

**DECORATIVE SHUTTERS**

Decorative or Bahamas style shutters shall not be permitted.

**DECKS**

Wooden decks shall not be permitted

**DOCKS**

Docks shall not be permitted.

**EXTERIOR COLORS OF HOMES**

- The only colors approved for the exterior are those from the original color pallet and color configuration provided by the ~~developer.~~ *ARC*
- ~~There shall not be two homes in a row using the same color pallet and configuration.~~
- ~~Contact the Association at 954-753-6077 or Miami Management for the color codes.~~

*Permit Required by City of CS*

## **EXTERIOR STORAGE**

- Any items stored on the exterior of the house must be hidden from view by landscaping.
- Storage compartments (containers) shall not be permitted.
- Trash containers that are stored outside must be kept out of view.
- Exterior trash containers are to have fitted lids that must be able to close securely.
- All trashcans and recycling cans are to be taken in on the same day that trash is collected.
- Use of vehicle covers is prohibited.

## **EXTERIOR LIGHTING**

Exterior lighting is permitted

Exterior lighting may require a permit from the city of Coral Springs. The ARC must approve change, additions or deletions of exterior lighting.

Malibu and other ground-level ornamental lighting shall be permitted. Bulb color shall be limited to white, green or yellow.

- When adding additional lighting fixtures, exterior electrical wiring and conduits shall not be visible from the outside, excluding patios, screened-in enclosures and pools.
- Floodlights are permitted as long as they are installed underneath eaves. Bulb color shall be white.
- Conduits for pool equipment will be painted the same color as the wall they are mounted on. Disconnects for pool equipment is not required to be painted.

## **FENCES**

Fences require a permit from the city of Coral Springs and approval by the ARC before installation.

- No chain link fence shall be permitted on any Lot or any portion thereof, except for temporary construction purposes.
- Fences may be constructed of Aluminum or PVC.
- Fences may not exceed five (5) feet in height.
- Fences must not extend into the easement areas on the lake or canals.
- Fences must be white.
- Fences are only permitted in the rear yard.
- Fences that face the street should have a hedge or appropriate landscaping to block view from street.
- Any extension to fences must be properly permitted and approved by the ARC.
- Maintenance of said fence will be the homeowner's responsibility.
- Article XI Page 27 of the Documents provides detail on zero Lot line fence installations.

### **FLAG POLES**

Wall mounted Flag Poles are permitted

- Permanently installed poles will not be permitted if installed in the ground either in the front or in rear of the home.
- Flagpole brackets are permitted and may be attached permanently to the house (structure).
- American flags must be flown in the proper manner (i.e., not touching the ground, not torn, etc.)

### **GAZEBOS**

Gazebos are not permitted

### **GUTTERS AND LEADERS**

Gutters and Leaders are permitted.

Gutters and Leaders require a permit from the city of Coral Springs and approval by the ARC before installation.

- Material shall be 6" or 7" aluminum, seamless gutters that are white or painted the color of the house trim to which they are attached.
- Downspouts may be either white or the color of the house. Drainage onto neighbors' property is not permitted.
- When house is re-painted, the gutters shall conform to the trim work, and the downspouts shall conform to the new house color.

### **HOLIDAY DECORATIONS**

- Outside decorations shall be removed no later than two weeks after the holiday, with the exception of Christmas/Hanukkah where January 31 is the removal deadline.
- Outside decorations may not be installed more that 4 weeks before the holiday.

### **HOUSE NUMBERS**

Must be displayed on the house centered above the garage. In addition, on both sides of the mailbox. The size of the numerals shall not exceed 6 inches but must be at least 3 inches. The numerals must be black in color and clearly visible from the street or right-of-way upon which the building faces for purpose of emergency response identification. This color restriction applies to both numerals on the house as well as the mailbox. In case of replacement, the numerals should be the same type style or one approved by the Architectural Review Committee.

## HURRICANE PROTECTION

Modification of hurricane protection requires a permit from the city of Coral Springs and approval by the ARC before installation.

- All homes in Mayfair at Wyndham were fitted with approved hurricane shutters (panels).
- Accordion-type shutters may be installed
- All shutters shall be white.
- Panels may only be attached 72 hours before a storm warning, and must be removed 7 days after the all clear has been given.
- All shutters installed shall be the same types.
- Residents that are planning extended leave are not permitted to close their shutters.

## LANDSCAPE MODIFICATION

Landscape modification is permitted

Landscape modification may require a permit from the city of Coral Springs.

- Street trees must meet all applicable codes.
- Shrubs and hedges shall not exceed six (6) feet in height.
- No fruit trees are allowed in the front of the property. Fruit trees are permitted in backyards and shall be planted a minimum of 10 feet from the neighbor's property.
- Statues, figurines, bird baths, wind mills, park benches, fountains and other lawn ornamentation placed in the front yard shall be limited to no more than five (5) items. No more than two (2) may be fountains.
- Fountains, and other decorative lighting may require City permit for either structure or electric. These must be obtained before ARC approval.
- All landscaped areas in front of homes shall be maintained weed-free with mulch, stone, rock, or gravel. Ground cover shall be permitted.
- Homeowners may upgrade front lawn landscaping, excluding trees, if they desire; but if original shrubs are removed, they must be replaced with appropriate landscape material.
- Artificial plants shall not be permitted in the bed areas or the front yards.
- Border-type landscaping shall not be permitted.
- Flowerbeds may be added where none existed. The ARC will pay particular attention to changes in water run off and a lack of aesthetic consideration for your adjoining neighbor.
- Border walls are permitted but should not exceed 16 inches in height.
- An arched trellis may be installed only in the backyard. The trellis must meet city-building codes. The plans must be approved by the ARC for location, size, and materials. The homeowner must maintain approved trellises. Limited to 7.5 feet height.

NO



### LEASING OF HOMES

The Screening Committee shall review and approve all applications.

- Before leasing your property, an application must be submitted to the Management Company. These applications are available from the Management Company.
- The Management Company will pre-screen the applicant and the Compliance Committee will ultimately review the information and submit its findings.
- A \$100 non-refundable application fee is required
- If a property is leased with out ARC approval, property owner will be in violation and subject to fines.
- *Homeowner Puts up 500.00 To Maint. Co.*

### LPG TANKS

LPG tanks shall not be permitted.

- Only 20 lb. gas grille tanks will be allowed

### MAIL BOXES

- Mailboxes will be the same throughout the community.
- Maintenance of the mailbox and the stand shall be the homeowner's responsibility.
- Homeowners are not permitted to change the style or color of the mailbox.

### OUTDOOR FLOORING

- Front walkways and entranceways shall use pave blocks of the same color and style as that originally installed by the builder.
- Concrete slabs shall not be permitted in the front of homes.
- Driveways, walkways and porches may be sealed only with a clear acrylic sealer.
- Outdoor carpeting is not permitted.
- The ARC must approve installation, expansion, modifications or alterations to walkways and driveways.

### PRIVATE POOLS, JACUZZIS, AND SPAS

Private pools, Jacuzzis and spas require permits from the city of Coral Springs and approval by the ARC before installation.

- Pools, Jacuzzis and Spas must be designed to permit drainage directly into the water run off lane between neighboring properties.
- The owner shall assume full responsibility for any damage caused to private property and the common areas caused by any contractor.
- Above ground pools and Jacuzzis shall not permitted.



## **RECREATION AND PLAY EQUIPMENT**

- Permanently installed basketball hoops shall not be permitted.
- Temporary basketball hoops are allowed and shall be removed when not in use.
- Only regulation basketball poles and backboards are permitted.
- Usage of basketball hoops is restricted from sun-up to sundown.
- Play gyms must meet the following criteria:
  - The maximum height of a play gym is 10 feet including canopy and any ornaments.
  - Set back requirements must be the same distance from easements, berms, property lines, and fences as the height of the structure (i.e., six foot high gym set must have set backs of six feet from all easements, berms, property lines, and fences of the yard in which the gym set will be located).
  - All play gyms must be kept neat, orderly, and consistent with original condition.
- The location of non-permanent general sporting equipment is limited to the homeowner's property, and is approved as long as it is not offensive to the neighbors' and shall be stored out of sight while not in use.
- Equipment shall not be visible from the neighbors Lot.

## **SATELLITE DISHES & ANTENNAS**

Satellite dishes are permitted.

Satellite dishes require approval by the ARC before installation.

- Satellite dishes shall be mounted on the rear or side of the home so as not to be immediately visible from the street.
- All cabling and wiring shall be the color of the house and shall be securely fastened to the fascia, soffit and/or wall of the home.
- No antennas are permitted.

## **SCREEN ENCLOSURES**

Screen Enclosures are permitted.

Screen Enclosures require permits from the city of Coral Springs and approval by the ARC before installation.

- Screen enclosures will be white aluminum with charcoal colored screen

## **SHEDS (TEMPORARY STRUCTURES)**

No temporary structures shall be allowed in accordance with Article VIII section 6.

## SIGNS

No signs are permitted on any common or private property within Mayfair at Wyndham Lakes.

- Alarm window stickers are permitted, and shall be limited to 3" by 5"
- Alarm signs posted outside in the yard or garden area are permitted, however they may not include any advertising data (i.e. telephone number, address, etc).
- Beware of Dog signs mounted on gate(s) are permitted and shall be limited to 12" x 12".  
No signs are permitted in front windows or doors.

## SOLAR PANELS

Solar Panels are permitted.

Solar Panels require permits from the city of Coral Springs and approval by the ARC before installation.

- All plumbing and electrical runs must be painted the same color as the exterior trim of the house and screened in such a way as to not be readily visible from neighboring lots or street.

## WINDOWS AND DOOR TREATMENTS

The addition or modification of windows and doors is permitted.

Window and door additions or modifications require permits from the city of Coral Springs and approval by the ARC before installation.

- No security bars shall be permitted.
- Clear glass or non-reflective window tint is permitted
- Front doors may be changed as long as the color of the door remains the same.
- The size of the door (e.g. single-to-double or double-to-single) shall not be changed.
- Garage doors shall not be changed, only replaced with an identical door.
- Sliding glass doors may be replaced with French doors only.
- All doors and framework shall retain the original white color.

## General Maintenance Guidelines

**Exterior of Homes:** Exterior of homes shall be maintained in a clean, neat and attractive manner free of defects. Surfaces shall be maintained free of dirt and mildew. Finished surfaces shall be maintained from peeling, chipping, and excessive fading.

**Roofs:** Roofs shall be maintained in a clean, neat and attractive manner free of excessive dirt and mildew. It shall be the responsibility of the homeowner to clean his / her roof.

**Driveways:** Driveways must be kept in a neat, clean fashion, free of weeds and stains and in good repair. Driveways shall not be painted.

**Landscaping:** All landscaping must be kept neat and orderly in appearance.

## **EXTERIOR STORAGE**

- Any items stored on the exterior of the house must be hidden from view by landscaping.
- Storage compartments (containers) shall not be permitted.
- Trash containers that are stored outside must be kept out of view.
- Exterior trash containers are to have fitted lids that must be able to close securely.
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- Any extension to fences must be properly permitted and approved by the ARC.
- Maintenance of said fence will be the homeowner's responsibility.
- Article XI Page 27 of the Documents provides detail on zero Lot line fence installations.

THIS INSTRUMENT PREPARED BY/  
RECORD AND RETURN TO:

WILL CALL  
ELLIE TAFT, ESQ.  
WCI COMMUNITIES INC.  
24301 WALDEN CENTER DRIVE  
BONITA SPRINGS, FLORIDA 34134

**ASSIGNMENT OF  
DECLARANT'S ENFORCEMENT RIGHTS**

**WITNESSETH:**

**WHEREAS**, WCI Communities, Inc., a Delaware corporation (hereinafter referred to as "WCI"), as successor by merger to Florida National Properties, Inc., the named "Declarant" of that certain DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR PARCELS C, C-1 AND C-2, WYNDHAM LAKES NORTH ("Declaration"), dated the 19th day of June, 1995, recorded in Official Records Book 23585, at Page 1000, of the Public Records of Broward County, Florida, as the same may have been, or may hereafter be, amended, modified or supplemented (the "Declaration"). All capitalized terms used but not otherwise defined herein shall have the meaning set forth in the Declaration; and

**WHEREAS**, Declarant has certain rights and powers with respect to the Neighborhood described in the Declaration, including, without limitation, the right and power to enforce restrictive covenants, to approve plans for improvements, modify, amend, waive or add to the Declaration and to levy assessments on behalf of the Association (the "Assigned and Assumed Rights");

**WHEREAS**, WCI Communities, Inc., a Delaware corporation, is the successor by merger of Florida National Properties, Inc., and has succeeded to all of the powers and duties of the Declarant; and

**WHEREAS**, WCI, as successor by merger to Declarant, is the holder of the Assigned and Assumed Rights;

**WHEREAS**, transition of control of the Mayfair at Wyndham Lakes Homeowners' Association, Inc., a Florida not-for-profit corporation (the "Association") has occurred and the Association is now under the control of the owner-elected Board of Directors;

**WHEREAS**, WCI desires to transfer to the Association and the Association by and through its duly elected Board of Directors is ready and willing to take over the enforcement and approval rights and powers from WCI; and;

**NOW, THEREFORE**, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are acknowledged, Declarant and the Association hereby agree as follows:



1. The above recitals are true and correct including the recitation of considerations and are incorporated herein by reference.
2. WCI hereby assigns to the Association all of its enforcement and approval rights, powers, and interest in and to the Declaration.
3. Upon execution this Assignment shall be recorded in the Public Records of Broward County, Florida.
4. This Assignment shall be construed according to the laws of the State of Florida.


In the event legal action shall become necessary, venue shall be in Broward County, Florida.

- 5. The Board of Directors of the Association does hereby accept this Assignment for and on behalf of the Association by and through its duly authorized officers, and by the authority and powers vested in them by and through the Articles of Incorporation and By-laws of the Association and in accordance with said Articles and By-laws; and does hereby waive, release and relinquish Declarant, and WCI from any and all claims, demands, chooses, or rights of action it has or may have against Declarant and/or WCI, jointly and/or severally, concerning, related to, arising from, or growing out of the enforcement and approval duties, powers, rights and obligations under, by and through, the Declaration from the date of their inception to the date of these presents.
- 6. The Board of Directors of the Association acting for and on behalf of the Association acknowledges and agrees that upon execution of this Assignment, Declarant and WCI shall not be liable or responsible for, in any manner whatsoever, the actions (or inaction) of the Association, its successors or assigns hereunder.

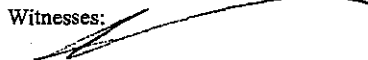
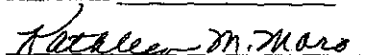
IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and date written above.


**WCI COMMUNITIES, INC., a Delaware corporation**

Witnesses:  
  
 Print Name: DAMIAN O. DESMOND  
  
 Print Name: KENNETH D. DELEON

By:   
 Patricia Z. Hitchcock  
 Vice President  
 Address: 11575 Heron Bay Blvd.  
 Coral Springs, Florida 33076

**MAYFAIR AT WYNDHAM LAKES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation**

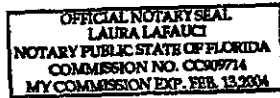
Witnesses:  
  
 Print Name: Steven A. Weinberg  
  
 Print Name: KATHLEEN M. MORO

By:   
 Print Name: Dennis C. Barvels  
 Its: PRESIDENT  
 Address:

[Corporate Seal]

STATE OF FLORIDA )  
 ) ss:  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me, this 5<sup>th</sup> day of March 2003 by Patricia Z. Hitchcock, as Vice President of WCI Communities, Inc., existing under the laws of the State of Delaware, the successor by merger of WCI Communities Limited Partnership and by merger of Florida National Properties Inc. She is personally known to me.



Notary Seal

Laura LaFauci  
Notary Public  
Name: Laura LaFauci  
My commission expires: 2/13/04

STATE OF FLORIDA )  
 ) ss:  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me, this 25 day of Feb. 2003, by Dennis Barredo as President, respectively, of Mayfair at Wyndham Lakes Homeowners' Association, Inc., a Florida not-for-profit corporation. He/she is personally known to me or produced their driver's license as identification.



Notary Seal

Steven A. Weinberg  
Notary Public  
Name: Steven A. Weinberg  
Commission expires: