

**AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF COVENANTS
AND RESTRICTIONS**

WINDWARD ESTATES

Note: Additions indicated by underlining. Deletions indicated by ~~strike-through~~.

Article VI, Section 7 of the Amended and Restated Declaration of Covenants and Restrictions is amended to read as follows:

**ARTICLE VI
RESTRICTIVE COVENANTS**

Section 7. Signs. No sign shall be displayed with the exception of a maximum of one (1) "For Sale" sign upon each lot not exceeding 36" X 24", and shall otherwise comply with the Orange County sign ordinances and regulations. Political and ideological signs are permitted in accordance with Orange County's Code of Ordinances, Section 31.5-141, related to political and ideological signs, except that the maximum allowable copy area shall be sixteen (16) square feet per lot, and the maximum height of any such sign shall be five (5) feet. Such signs are permitted 90 days prior to an election or referendum, and must be removed 10 days after the vote on the election, referendum or campaign issue. Such signs shall not contain any profanity.

Prepared by and returned to:

Becker & Poliakoff, P.A.
Yeline Goin, Esquire
111 N. Orange Avenue, Suite 1400
Orlando, FL 32801
(407) 875-0955

**CERTIFICATE OF AMENDMENT
AND
NOTICE OF PRESERVATION PURSUANT
TO SECTION 712.05(2)(b), FLORIDA STATUTES**

**AMENDMENT TO
AMENDED AND RESTATED DECLARATION OF COVENANTS AND
RESTRICTIONS**

WINDWARD ESTATES

WINDWARD ESTATES HOMEOWNERS ASSOCIATION, INC.

I HEREBY CERTIFY that the attached Amendment to Amended and Restated Declaration of Covenants and Restrictions was duly adopted by the Board of Directors at a duly noticed held on March 6, 2021. Said Amendment to the Amended and Restated Declaration of Covenants and Restrictions was approved by the proper percentage of the Board of Directors pursuant to Article VII, Section 6 of the Declaration of Covenants and Restrictions.

The original Declaration of Covenants and Restrictions for Windward Estates is recorded at O.R. Book 3898 at Page 1218 *et seq.*, of the Public Records of Orange County, Florida. The Declaration of Covenants and Restrictions was amended at O.R. Book 10133, at Page 8867 *et seq.*, of the Public Records of Orange County, Florida. The Declaration of Covenants and Restrictions was amended and restated at Document # 20200545717 on October 20, 2020.

The legal description of the Property is the Plat of Windward Estates as recorded in Plat Book 20, Pages 1-2 of the Public Records of Orange County, Florida.

This Certificate is indexed under the legal name of the Association executing this Certificate, references the recording information of the Declaration of Covenants and Restrictions, and is intended to preserve and protect the Declaration of Covenants and Restrictions from extinguishment by operation of Chapter 712, Florida Statutes, as amended from time to time.

WITNESSES:
(TWO)

WINDWARD ESTATES
HOMEOWNERS ASSOCIATION, INC.

Deep Singh
Signature
Deep Singh
Printed Name

BY: Bebi Singh
Bebi Singh, President

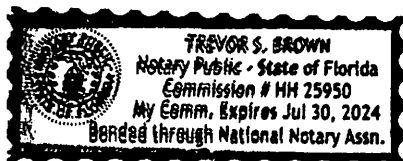
Date: 3-10-2021

(CORPORATE SEAL)

Steve Dierich
Signature
STEVE DIERICH
Printed Name

STATE OF FL
COUNTY OF Orange) SS:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of March 2021, by Bebi Singh, as President of Windward Estates Homeowners Association, Inc., a Florida Corporation, on behalf of the corporation. She/He is ☒ personally known to me or ☐ has produced (type of identification) _____ as identification.



Trevor S. Brown
Notary Public
Trevor S. Brown
Printed Name

My commission expires: 7/30/2024