

AMENDMENT TO
MASTER COVENANTS
FOR
THE HIGHLANDS

554645

Rev. 1700

O.R. 1818 PG 1288

WHEREAS, TAYLOR WOODROW HOMES FLORIDA INC., a corporation under the laws of the State of Florida, hereinafter referred to as "Developer," has heretofore filed a document entitled "Master Covenants For The Highlands," together with Exhibits thereto, in the Public Records of Sarasota County in Official Records Book 1659, pages 1539-1578, inclusive, hereinafter referred to as "Covenants"; and

WHEREAS, said Covenants reserve unto Developer the right to supplement and amend said Covenants provided all such supplements and amendments conform to the general purposes and standards set forth in said Declaration; and

WHEREAS, said Covenants further reserve unto The Highlands Management Association, Inc., various rights and responsibilities with respect to the promotion of the health, safety, and social welfare of residents of The Highlands, including the right to promulgate and enforce restrictions applicable to lands within The Highlands;

NOW, THEREFORE, pursuant to the foregoing authority, and with the joinder and consent of The Highlands Management Association, Inc., Developer does hereby modify and amend said Covenants as follows:

1. Paragraph 7 of said Covenants is amended by adding a new subparagraph (i) to read as follows:

(i) In addition to other restrictions set forth herein, the following use restrictions shall apply to all property in The Highlands or, if so designated, to The Commons:

(1) No motor vehicle shall be parked overnight on any private road in The Highlands. No restricted vehicle shall be parked overnight at any location exposed to public view except for a builder's trailer(s) during construction or except within an area specifically designated by the Developer for that purpose. "Restricted vehicle" shall mean any truck; motor home or other vehicle designed to provide temporary living quarters and having facilities for sleeping, galley, and head; trailer; boat; racing car; bus; or commercial vehicle. No vehicles under repair shall be left overnight in any location exposed to public view. No off-road or unlicensed motor vehicles, except golf carts, shall be operated anywhere within The Highlands.

(2) No motor vehicles shall be operated without due regard for the safety of others. The speed limit on the private roads within the Highlands shall be 25 miles per hour when not otherwise posted.

(3) The use of the bike paths in The Highlands shall be limited to bicycles, pedestrians, and golf carts. Bicycles shall have the right-of-way over pedestrians and golf carts, and pedestrians shall have the right-of-way over golf carts. Persons operating golf carts on the bike paths must be sixteen (16) years of age or older. All bicycles and golf carts using the bike paths must be equipped with a warning device such

as a horn or a bell to alert other users of the paths. Any person using the bike paths shall yield to motor vehicles at driveways and road intersections and to golf carts at intersections with the golf cart paths.

(4) All golf carts and bicycles must be operated on the bike paths, where they are provided, instead of the private roads in such locations.

(5) All pedestrians must use the bicycle paths, instead of the roads, where they are provided.

(6) No loud or objectionable noise, or noxious odor, which may become an annoyance or nuisance to other persons is permitted anywhere within The Commons.

(7) No animals are permitted within The Commons except for dogs, cats, or other household pets. No pet will be permitted that has become a nuisance to other residents. All pets must be kept on a leash when outside the owner's residence. Owners must remove all pet droppings.

(8) Residents must keep all garbage, trash and other refuse in sanitary containers. Containers may not be placed along any road except on the morning scheduled for refuse collection. Containers shall be removed promptly, along with any debris, after collection.

(9) No laundry, garments, towels, blankets, or other unsightly objects shall be hung or placed in any location visible from an adjacent property or street.

(10) Fishing in the ponds is limited to residents and guests accompanied by residents. Swimming and boating is prohibited in the ponds. Residents and their guests may only use designated areas for picnicking, but no fires are permitted.

(11) Hunting of any kind, and any discharging of firearms, is prohibited within The Highlands.

(12) No exterior antennas are permitted on any residential lot or unit.

(13) No signs shall be displayed in The Highlands other than signs authorized by Developer and a sign placed on an owner's property when offering the property for sale or rent. All signs are subject to Developer's approval.

(14) No garage sales, yard sales or auctions are permitted at any private residence in The Highlands.

(15) No wall, fence, building alteration, or new structure shall be constructed without the prior written approval of Developer."

O.R. 1818 PG 1289

IN WITNESS WHEREOF, Taylor Woodrow Homes Florida Inc. has caused this instrument to be executed in its name and its corporate seal to be affixed by its undersigned, duly authorized officers this 12th day of November 1985.

TAYLOR WOODROW HOMES FLORIDA INC.

By: [Signature]
Roger Postlethwaite
As its President

No. in
Seal Register
417

Attest: [Seal]
(CORPORATE SEAL)

By: [Signature]
Thomas Brown
As its Secretary

O.R. 1818 PB 1290

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12th day of November, 1985, by ROGER POSTLETHWAITE, as President, and THOMAS BROWN, as Secretary, of TAYLOR WOODROW HOMES FLORIDA INC., a corporation under the laws of the State of Florida, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires:

Notary Public State of Florida at Large
My Commission Expires April 18, 1989
Bonded by U. S. Fire Insurance Co.

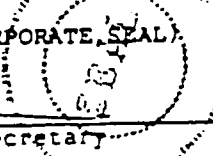
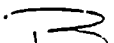
JOINDER OF THE HIGHLANDS MANAGEMENT ASSOCIATION, INC.

The Highlands Management Association, Inc., a Florida corporation not for profit, hereby joins in and consents to the foregoing Amendment to Master Covenants For The Highlands.

IN WITNESS WHEREOF, the undersigned has caused this Joinder to be executed in its name by its duly authorized officers and caused its corporate seal to be affixed this 12th day of November, 1985.

THE HIGHLANDS MANAGEMENT ASSOCIATION, INC.

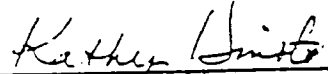
By: 
Roger Postlethwaite, President

Attest:  (CORPORATE SEAL)
By: 
Thomas Brown, Secretary

O.R. 1818 PG 1291

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12th day of November, 1985, by Roger Postlethwaite and Thomas Brown, President and Secretary, respectively, of THE HIGHLANDS MANAGEMENT ASSOCIATION, INC., on behalf of the corporation.


Notary Public

My Commission Expires:

Notary Public State of Florida at Large
My Commission Expires April 18, 1989
Bonded by U. S. Fire Insurance Co.

Nov 20 9 04 AM '85
FILED IN PUBLIC RECORDS
SARASOTA COUNTY FLORIDA