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TWELFTH AMENDMENT TO
DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND EASEMENTS FOR
CHAPEL TRAIL

This Twelfth Amendment to the Declaration of Protective Covenants, Restrictions and Easements for Chapel Trail ("Amendment") is made this ____ day of November 2004 by Chapel Trail Owners Association, Inc. ("Corporation").

WITNESSETH

WHEREAS, the Declaration of Protective Covenants, Restrictions and Easements for Chapel Trail was recorded in Official Records Book 15283 at Page 283, of the Public Records of Broward County, Florida ("Declaration"); and

WHEREAS, the First Amendment to the Declaration was recorded in Official Records Book 15979 at Page 963 of the Public Records of Broward County; and

WHEREAS, the Second Amendment to the Declaration was recorded in Official Records Book 17188 at Page 740, of the Public Records of Broward County; and

WHEREAS, the Third Amendment to the Declaration was recorded in Official Records Book 17787 at Page 926, of the Public Records of Broward County; and

WHEREAS, the Fourth Amendment to the Declaration was recorded in Official Records Book 23028 at Page 0815 of the Public Records of Broward County; and

WHEREAS, the Fifth Amendment to the Declaration was recorded in Official Records Book 25078 at Page 424; and

WHEREAS, the Sixth Amendment to the Declaration was recorded in Official Records Book 25934 at Page 520; and

WHEREAS, the Seventh Amendment to the Declaration was recorded in Official Records Book 27092 at Page 560; and

WHEREAS, the Eighth Amendment to the Declaration was recorded in Official Records Book 27642 at Page 836; and

WHEREAS, the Ninth Amendment to the Declaration was recorded in Official Records Book 28438, at Page 0215; and

WHEREAS, the Tenth Amendment to the Declaration was recorded in Official Records Book 29357, at Page 1700; and

WHEREAS, the Eleventh Amendment to the Declaration was recorded in Official Records Book 34687, at Page 61; and

(3)

WHEREAS, at a duly called meeting of the Corporation, held on Wednesday, November 10, 2004, at which a quorum was present, the Neighborhood Representatives approved, by a vote in excess of seventy-five (75%) percent of the votes of the entire membership of the Association, amendments to the Declaration of Protective Covenants, Restrictions and Easements for Chapel Trail as hereinafter set forth.

NOW, THEREFORE, the Declaration is hereby amended as follows:

NOTE: NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED ARE LINED THROUGH WITH HYPHENS.

1. Amendment to Article III, Section C, Subsection 19 of the Declaration of Protective Covenants, Restrictions and Easements for Chapel Trail:

19. Prohibited Structures: Except for the permitted structures provided for herein and structures permitted by the Committee, no structure of a temporary character, including, but not limited to, trailer, tent, shack, ~~shed~~, barn or outbuilding shall be parked or erected on the Committed Property at any time. Except for recreational facilities permitted pursuant to Paragraph III.C. ~~26~~ 27 hereof, all storage areas, tool cabinets, garden houses, etc. located on any Lot ~~must be attached to the rear of the Dwelling Unit and~~ must be screened from view from a dedicated street. ~~Excepted from the foregoing shall be temporary structures of Declarant and its designated nominees until Declarant or its designated nominees no longer own any portion of the Total Property, provided, such temporary structures are utilized in connection with selling, leasing, improving, developing, repairing or managing any portion of the Total Property.~~ No structure of a temporary character may be used as a Dwelling Unit. The following unattached structures shall be permitted subject to the architectural guidelines established by the Committee and Master Board of Chapel Trail Owners Association, Inc., from time to time, including but not limited to size, style, color and the location on the Lot:

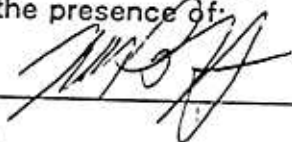
i. Plastic Polymer Storage Sheds.

2. Amendment to Article III, Section C, Subsection 27 of the Declaration of Protective Covenants, Restrictions and Easements for Chapel Trail:

27. Recreation Facilities: All basketball backboards and play structures to be constructed upon a Lot shall be approved in writing by the Committee and shall be located at the rear of a Lot behind the Dwelling Unit and, in the case of a corner Lot, shall be located in the portion of the Lot furthest from the side street. No ~~doghouse, playhouse, tree house or~~ structure of any a similar kind and nature shall be constructed on any part of a Lot in front of the ~~rear~~ code enforced fence line of the Dwelling Unit constructed thereon and no such structure shall be constructed without the prior written approval of the Committee.

IN WITNESS WHEREOF, the Corporation has executed the Amendment on the date set forth below.

Signed and delivered
in the presence of:



Lisa Beatty

CHAPEL TRAIL OWNERS
ASSOCIATION, INC.

By: 

Don Reid, President

Dated: 1-12-05