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

This Eleventh Amendment to the Declaration of Protective Covenants, Restrictions and Easements for Chapel Trail ("Amendment") is made this 12<sup>th</sup> day of February 2003, 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, at a duly called meeting of the Association 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 Corporation, amendments to Article III, Section C, Subsections 19 and 24, of the Declaration of Protective Covenants, Restrictions and Easements for Chapel Trail to regulate the building of certain structures and window coverings on the Committed Property.

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

(New language indicated by underlining, deleted language indicated by strike-through and unaffected language by "...")

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. Gazebos

2. **Amendment to Article III, Section C, Subsection 24 of the Declaration of Protective Covenants, Restrictions and Easements for Chapel Trail:**

24. Window Coverings: No window or door in a Dwelling Unit shall be covered with aluminum foil, newspaper or other unsightly material which is visible from outside the Dwelling Unit. Drapes, shutters, shades, sun filter screens and other materials commonly used in residential buildings are permitted if not unsightly. Subject to the criteria established by the Committee from time to time, an Owner may install window and patio awnings.

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

Signed, sealed and delivered in the presence of:

Hedy Maurer  
[Signature]

CHAPEL TRAIL OWNERS ASSOCIATION, INC.

By: [Signature] (SEAL)  
Anthony Caserta, President

Dated: 2/12/03

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 12th day of FEBRUARY, 2003, by Anthony Caserta, as President of Chapel Trail Owners Association, Inc., a Florida not-for-profit corporation.

Personally Known  OR  
Produced Identification

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

NOTARY PUBLIC - STATE OF FLORIDA

sign. [Signature]

print M. VILDOSOLA

My Commission expires:

