

This instrument was prepared by:

Gary A. Poliakoff, J.D.

Becker & Poliakoff, P.A.

3111 Stirling Road

Fort Lauderdale, FL 33312

98-062611 T#001
02-03-98 10:36AM

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

This Eighth Amendment to the Declaration of Protective Covenants, Restrictions and Easements for Chapel Trail ("Amendment") is made this 14th day of JANUARY, 1998, 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, at the Annual Meeting of the Corporation held on December 10, 1997, at which a quorum was present, the Neighborhood Representatives ratified, 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.13 and C.26 of the Declaration, as well as adding new Sections C.17 and C.30 to Article III of the Declaration.

NOW, THEREFORE, BE IT RESOLVED, that the the Declaration of Protective Covenants, Restrictions and Easements for Chapel Trail is amended as follows:

3

(Additions indicated by underlining, deletions by "——,"
and unaffected language by "...")

ARTICLE III, LAND USE CLASSIFICATIONS AND RESTRICTIONS;
ARCHITECTURAL DESIGN CONTROL COMMITTEE

C. Additional Provisions for the Preservation of the Values and Amenities of Chapel Trail: In order to preserve the values and amenities of Chapel Trail, the following provisions shall be applicable to the Committed Property:

13. Signs: Except as permitted as hereinafter set forth, no sign, advertising or notice of any type shall be permitted on the Committed Property without the prior written consent of the Committee. One (1) of the following signs may be placed on a Lot without prior written consent of the Committee: (a) one (1) professionally prepared sign of not more than one and one-half (1-1/2) square feet used to indicate the name of the resident and street number of the Lot; or (b) one professionally prepared sign of not more than one and one-half (1-1/2) square feet advertising the property for sale or for rent; or (c) one professionally prepared sign of not more than one and one-half (1-1/2) square feet approved by Declarant in writing indicating names of builders, lenders or architects. However, the Committee shall have the right to determine that any such sign, unless installed by Declarant or its designated nominee or approved in writing by the Declarant or its designated nominee, is unsuitable and to require such sign be removed by the Owner of the affected Lot. The Declarant specifically reserves the right for Declarant (as defined in Paragraph 1.18 hereof), its designated nominees and the Corporation to place and maintain signs in connection with construction, marketing, sales and rental of Dwelling Units and Residential Parcels and identifying or informational signs anywhere on the Committed Property without any limitation as to size, number of signs or otherwise. The installation of neon signs shall be prohibited.

(The following language is inserted as a new Section 17, existing section 17 shall be renumbered 18 and the remaining paragraphs follow in consecutive order.)

17. Parking and Vehicle Restrictions: Only automobiles, vans constructed as private passenger vehicles, or pick-up trucks of a type used as private passenger vehicles, as well as other vehicles manufactured and commonly used as passenger vehicles (such as a Cherokee, Blazer, Explorer, etc.) may be parked within the Subject Property overnight. All other vehicles shall be kept within an enclosed garage. No commercial lettering, signs, racks, goods or equipment; no truck; recreational vehicle; camper; trailer; vehicle, other than a private passenger vehicle, as specified above; and no boat may be parked or stored outside of a unit overnight. No overnight parking is permitted on any street, lawn, or other area other than driveways and garages. Notwithstanding the foregoing, automobiles owned by governmental agencies are expressly permitted. The foregoing restrictions shall not be deemed to prohibit the temporary parking of commercial vehicles while making a delivery to or from, or while used in connection with providing services to the Subject Property. All Vehicles parked within the Subject Property must be in good condition and repair. Vehicles, which do not have a current license plate or which cannot operate on their own power, shall not be parked within the Subject Property outside of an enclosed garage for more than twenty-four (24) hours. No major repair of any vehicle shall be made on the Subject Property. All vehicles parked within the Subject Property must be painted with colors and in a manner which is customary for private passenger vehicles, and which is not offensive or distasteful in the reasonable opinion of the Association. No motorcycle, motorbike, moped, all-terrain vehicle, go carts, or other such vehicle is permitted within Subject Property, unless such vehicle is licensed for street use and equipped with appropriate noise muffling equipment so that its operation does not create an unreasonable annoyance to the residents of the Community. Should the vehicle create an annoyance, after written demand from the Association, the vehicle shall not be allowed on Association property.

Renumber all subsequent Sections.

~~26-~~ 27. Recreational 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. A portable basketball apparatus is permitted in the front yard of a home, provided that said apparatus is not left out overnight. For the purpose of these provisions, overnight is defined as, "between the hours of 10:00 p.m. and 6:00 a.m." Further, the use of said apparatus is restricted to the hours of 8:00 a.m. through 9:00 p.m. Daylight Savings Time. No doghouse, playhouse, tree house or structure of a similar kind and nature shall be constructed on any part of a Lot in front of the rear line of the Dwelling Unit constructed thereon and no such structure shall be constructed without the prior written approval of the Committee. Permanently installed above-ground swimming pools are prohibited.

(The following language is inserted as a new Section 30)

30. The following home improvements do not require the approval of the Chapel Trail Owners Association:

- a. The painting of a home, provided that the color is unchanged.
- b. The installation of removable hurricane shutters.
- c. The installation of rain gutters.
- d. The installation of underground sprinkler systems.

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

Signed, sealed and delivered in the presence of:

CHAPEL TRAIL OWNERS ASSOCIATION, INC.

[Signature]
[Signature]

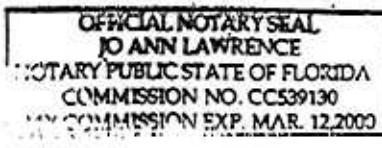
By: [Signature] (SEAL)
William Simone, President

Dated: 1/14/98

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized and acting, William Simone, the President of Chapel Trail Owners Association, Inc., a Florida not-for-profit Corporation, to me known to be the person who signed the foregoing instrument as such person, and acknowledged the execution thereof to be the act and deed of said Corporation for the uses and purposes therein mentioned.

WITNESS my hand and official seal in the State and County last aforesaid, this 14th day of JANUARY, 1998.



[Signature] (SEAL)
 Notary Public
 State of Florida at Large

RECORDED IN THE OFFICIAL RECORDS BOOK
 OF BROWARD COUNTY, FLORIDA
 COUNTY ADMINISTRATOR