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This instrument prepared by:
 JAMES W. PEEPLES III, ESQ.
 GRAY, HARRIS, ROBINSON,
 KIRSCHENBAUM & PEEPLES
 P. O. Box 320757
 Cocoa Beach, Florida 32932-0757

**FIRST AMENDMENT TO
 BARRINGTON DECLARATION OF
 COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS FIRST AMENDMENT to Declaration of Covenants, Conditions and Restrictions for BARRINGTON ("First Amendment") is made this ~~29th~~ day of July, 1994 by BARRINGTON DEVELOPMENT, INC., a Florida corporation ("Developer").

W I T N E S S E T H :

WHEREAS, Developer is the developer under the Declaration of Covenants, Conditions and Restrictions for BARRINGTON dated August 31, 1993 and recorded in Official Records Book 3339, Page 0129, Public Records of Brevard County, Florida ("Declaration"); and

WHEREAS, Paragraph 1.3. Amendments, of the Declaration provides for amendment of the Declaration; and

WHEREAS, Developer desires to amend the Declaration.

NOW, THEREFORE, Developer hereby amends the Declaration by this written action as follows:

1. The Barrington Architectural Review Committee Manual for Policies, Procedures and Criteria, a copy of which is attached hereto as Exhibit A, is adopted, added to and made a part of the Declaration.

2. Except as modified hereby, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, Developer has executed this First Amendment on the day and year first above written.

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF:

DEVELOPER:

BARRINGTON DEVELOPMENT, INC. a
 Florida corporation
 corporation

[Signature]
 Witness Signature

By: *[Signature]*
 MAURICE KODSI, President

BM 34 13 PG 3536

PEGGY K. HEDRICK
Print Witness Name

Address: P. O. Box 320637
Cocoa Beach, FL 32932-0637

[Signature]
Witness Signature

JAMES W. PEEPLET III
Print Witness Name

STATE OF FLORIDA)
) SS:
COUNTY OF BREVARD)

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of July, 1994 by MAURICE KODSI, as President of BARRINGTON DEVELOPMENT, INC., a Florida corporation, who is personally known to me, or who produced Florida Drivers License as identification, and who did take an oath.

[Signature]
Notary Public Signature

My commission expires:

PEGGY K. HEDRICK
Print Notary Public Name

OFFICIAL NOTARY SEAL
PEGGY K. HEDRICK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC209107
MY COMMISSION EXP. JUNE 18, 1996

hoa\barringt\amend.1

EXHIBIT A

BARRINGTON ARCHITECTURAL REVIEW COMMITTEE MANUAL

FOR

POLICIES, PROCEDURES AND CRITERIA

BK 34 13 PG 3538

I. INTRODUCTION

A. PURPOSE

The purpose of the BARRINGTON ARCHITECTURAL REVIEW COMMITTEE (A. R. C.) is defined in the Declaration of Covenants and Restrictions. By establishing and maintaining design criteria regarding such proposed plans, the A.R.C. will ensure that such plans are consistent with the quality standards established by the Declarant. These standards will enhance the value of Barrington property and make the community a harmonious and aesthetically pleasing development.

B. AUTHORITY

The authority for the Architectural Review Committee Manual is set forth in the Declaration of Covenants and Restrictions. Nothing contained herein will obviate the necessity of compliance with all rules and regulations of any governing agency.

Under the Property Owners Association Declaration and the rules and regulations provided in this Manual, the A.R.C. shall:

1. Require an application form, any appropriate plans and drawings, sample colors and exterior materials.
2. Approve or deny items submitted.
3. Halt any construction process on site that is in violation.
4. Promulgate construction-related rules and regulations.
5. Determine review policies, procedures and criteria.
6. Revise / amend A.R.C. rules, regulations policies, procedures and criteria subject to approval of the P.O.A. Board of Directors.

C. DEFINITIONS

1. APPLICANT - The individual making the submittal to the A.R.C.; either the lot owner or an agent for the lot owner.
2. Declarant - Barrington Development, Inc.
3. Category of Review - One of the five organized areas of review criteria: Site Plan, Survey, Floor Plan and Elevations, Exterior Materials, Colors, Landscape and Irrigation. All items submitted must be organized accordingly and show compliance with all review criteria for the category submitted, as detailed in the chapter "Review Criteria" in order to receive final approval.
4. Final Approval - A decision by the A. R. C. that the item(s) reviewed have met all criteria standards and requirements for that category of review. Final Approval of both the Site Plan Category and Floor Plan and Elevations Category indicate approval for construction commencement. No site work is allowed that pertains to a category of review without receipt of plans by Applicant with a Final Approval stamp and the decision letter.
5. Conditional Approval - A decision by the A.R.C. that the item(s) reviewed meet(s) all criteria with the exception of a few minor notations. The A.R.C. has determined, in its sole discretion, that the item(s) may be revised and resubmitted to the A.R.C. Chairman or other designated individual who may give Final Approval upon determination of compliance with the required criteria. Site work related to the category of review may then commence upon receipt by Applicant of plans with a Final Approval stamp and decision letter. Failure to receive Final Approval within the time period allotted will result in an official decision of denial.
6. Denial - A decision by the A.R.C. that the item(s) reviewed are in conflict with A.R.C. criteria standards or insufficient in detailing the appropriate A.R.C. criteria.

7. Table - A decision by the A.R.C. whereby the item(s) reviewed are not in conflict with the criteria; however, additional information must be received either by the A.R.C. or applicant in addition to that otherwise required, due to unusual or exceptional circumstances.
8. Decision Letter - The letter from A.R.C. Chairman that details the A.R.C. decision regarding any items reviewed by either the A.R.C. or its designee.
9. Privacy Wall/Fence - A wall or fence post inside, no more than six (6) feet in height, of which the purpose is to provide privacy into a specific area of a yard or residence. The A.R.C. will have the discretion to limit the length or location of such a wall or fence. All walls and fences must be acceptable and permitted with the City of Rockledge.
10. Building - Any structure erected for the support, enclosure, shelter, protection or use for chattels, persons, animals and the like including sheds.
11. Structure - Refer to the definition for "building".
12. Accessory Structure - Any man-made item or element including, but not limited to, sculptures, fountains, rock gardens, recreational areas, raised planters, planter walls, playground equipment, etc.

II. POLICIES

A. MEMBERSHIP

The A.R.C. shall be composed of three members. All members initially are appointed by the Declarant according to the Declaration of Covenants and Restrictions, and are not necessarily owners. All references in this Manual to members refer to voting members.

B. MEETINGS

Meetings for the A.R.C. are held on a monthly basis unless otherwise designated. The meetings are chaired by the A.R.C. Chairman, as appointed by the P.O.A. Board of Directors. A majority of voting A.R.C. Members constitutes a quorum for any A.R.C. meeting. Decisions are based on a simple majority vote of those voting members present. An A.R.C. member may designate a proxy to act as a temporary member in his/her place provided that such designee is approved by the P.O.A. Board of Directors.

C. CONSTRUCTION RESTRICTIONS

No construction may be started in any manner or respect, including ground preparation, until final approved, stamped plans have been received by the Applicant for both the Site Plan Category and Floor Plan and Elevations Category. No other category of work may be commenced without final approval being received by the Applicant, except for surveying and staking.

All construction and landscaping approved by the A.R.C. shall be completed within six (6) months from the date of written approval. The A.R.C. may grant a greater period of time to complete said construction or may grant an extension of said six month period.

D. CERTIFICATE OF COMPLIANCE

Upon A.R.C. approval of any item(s), an Applicant may request certification from the Board of Directors regarding compliance of such plans with A.R.C. criteria.

E. LIMITATION OF RESPONSIBILITIES

The A.R.C. reviews items in a submission package for conformance with the criteria as detailed in this Manual. The A.R.C. does not in any way assume responsibility for:

1. The structural adequacy or safety of the proposed improvement or structure.
2. Soil erosion or otherwise unstable conditions.
3. Compliance with any or all governmental laws, regulations, or code ordinance.
4. Performance or quality of work by any contractor or subcontractor.

F. EASEMENT RELEASES

Review/approval does not relieve Applicants of the responsibility to obtain required releases for any construction in easements.

G. PLAN PREPARATION

All plans must be prepared by an architect, engineer, surveyor or landscape architect, or any other professional as may be required by the A.R.C. as applicable who is licensed in the State of Florida. The A.R.C. may require plans to be signed and sealed with a legible Florida registration number.

H. LOT USE

Only residential or private recreational uses are allowed for a lot, except for sales purposes by Declarant.

An Owner's use of his or her lot shall be limited to residential purposes, but nothing herein shall be deemed to prevent an Owner from leasing his or her residence to a single family, subject to the Covenants and Restrictions. All Owners leasing or renting their Lots shall be required to incorporate the following provision in their lease or rental agreement, substantially in the following form:

The Leased Premises are a part of a Subdivision. All persons occupying property in Barrington are required to observe the Covenants and Restrictions of the Barrington Homeowners Association. Copies of all Covenants and Restrictions are to be obtained from the Landlord.

In addition, all Owners leasing their Homes are required to provide the Association with a copy of the lease and the names and addresses of the Landlord and the Tenant unless they are contained in the lease or rental agreement.

I. REVIEW

The A.R.C. may withhold approval of any items for a lot if there are existing A.R.C. violations associated with the lot or if any other items requested by the A.R.C. pertaining to the lot are past due in receipt.

J. FINES

If the A.R.C. notifies an owner of a lot of a violation thereon of any provision of the A.R.C. Rules and regulations, or the Declaration, and such violation is not corrected within twenty (20) days after notice, then the A.R.C. may impose a fine in an amount up to a maximum of Five Hundred Dollars (\$500.00), and said fine may be reimposed every additional thirty (30) days, or part thereof, that said violation remains uncorrected. The A.R.C. shall notify the Association Board of Directors of such fines, and the Association Board of Directors shall have the authority to levy an Individual Assessment for such fines, which shall be subject to all collection procedures set forth in the Declaration, including, without limitation, the filing and foreclosing of a lien against the lot.

III. PROCEDURES

A. SUBMISSION PACKAGE

The submission package included a completed Application for Review. All packages are to be submitted in duplicate form.

There are five (5) Categories of Review:

1. Site Plan
2. Survey
3. Floor Plan and Elevations
4. Exterior Colors and Materials
5. Landscape and Irrigation

The Floor Plan and elevations submission for Final Approval must include the final working drawings as intended to be submitted to The City of Rockledge.

Each submission package must included a Review Application and be complete, i.e., all criteria pertinent to that category of review must be included or otherwise referenced, in order to receive Final Approval. The criteria is detailed further in this Manual in the chapter on "Review Criteria." More than one category of review may be submitted simultaneously with Floor Plan and Elevations.

Prior to commencement of construction, the general contractor shall submit a Certificate of Insurance to the developer conforming to the letter shown in this document as Exhibit H.

B. REVIEW FEES

Waived, but may be instituted in the future, at the discretion of the A.R.C.

C. DEADLINE

Deadline for receipt of a submission package by the A.R.C. is 11:00 a.m. on Friday immediately previous to the next scheduled meeting.

D. REVIEW

The A.R.C. reviews all submission packages on a monthly basis, or as needed. There may be occasional exceptions to the meeting schedule, which will be posted in the P.O.A. office. The review response is available for pick up by the Applicant within two (2) business days of the meeting. The response may be mailed upon request. The response consists of one set of appropriately stamped items and the A.R.C. decision letter.

Applicants are encouraged to submit items in a conceptual or preliminary state when there are questionable review items.

E. REVISED PLANS

Revisions to any Final Approval item(s) must be submitted according to the above described procedures.

F. VARIANCES

Under rare circumstances, a variance to those requirements established by the A.R.C. may be granted to an Applicant. All variance requests must be made in writing. Any variance granted is to be considered unique and not precedent setting for future A.R.C. decisions. A variance will be issued based on A.R.C.