

**Approved Amendment to the
Declaration of Covenants, Conditions and Restrictions for Westchester Phase 1**

ARTICLE VIII – USE RESTRICTIONS

Section 5. Use of Accessory Structures.

Other than the Dwelling and its attached garage, no tent, shack, bar, utility shed or building shall, at any time, be erected and used on any Lot temporarily or permanently, whether as a residence or for any other purpose; except as provided herein. Sheds may be erected and used on any Lot, provided that ALL of the following requirements be met:

- A). Sheds shall only be placed in the rear of the home.
- B). Prior to the erecting and use of a shed, a fence must be placed around the back yard of the home. Such fence shall be 6' in height and shall be either a privacy fence or a board-on-board fence.
- C). Any shed erected or used must not be visible from the street.
- D). Any shed erected or used shall not be higher than 6' in height, nor shall any portion thereof extend higher than the surrounding fence.
- E). Any shed erected or used shall be anchored to the ground by a concrete slab or by hurricane anchors.
- F). Any shed erected or used shall have an exterior of aluminum, vinyl, or plastic. No wooden or metal sheds shall be allowed.
- G). Any shed erected or used shall have an exterior color that is compatible with and complementary to the exterior color of the home.
- H). Prior to erecting or using any shed, the Architectural Control Committee must be provided with specifications of the shed, including design plans, material, color, county building permits, and a drawing of the Lot to show proposed placement of the shed, for approval. All proposed sheds are then subject to final approval by the Architectural Control Committee upon completion.

~~provided, however~~ Notwithstanding anything stated herein, temporary, mobile homes, or field construction offices may be used by Declarant and its agent in connection with construction work. No recreation vehicle may be used as a residence or for any purpose on any lots in the Properties.

Shelly Ryder
President, Westchester
HOA Board of Directors

✓ Shelly Ryder
President, Printed Name
Communities of America, Inc
PO Box 2608
Valrico, FL 33595

sworn and subscribed
MARY COLLISTER
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD307834
EXPIRES 4/7/2008
BONDED THRU 1-888-NOTARY1
Mary Collister
Shelly Ryder is

3/3/05
Date

personally
known to
me.
3/3/2005