

English Turn Covenants, Conditions & Restrictions (CC&Rs)

Amendments

DESCRIPTION OF CONTENTS

First Amendment – 5/7/1991, Property: Phase 2 lots 1-25 & 31-45

Third Amendment – 2/24/1992, Property: Phase 3 lots 1-23 & 95

Correction to Third Amendment – 4/1/1992, corrected date and instrument number for Phase 3

Fourth Amendment – 3/18/1993, Property: Phase 4 lots 42-64, parcels A, B, C, & D

Fifth Amendment – 10/28/1993, Property: Villas sites Phase 1 and The Manors

Sixth Amendment – 1/6/1994, Property: Phase 4, Section 1 1-13

Seventh Amendment – 4/6/1994, Property: Phase 4, Section 2 lots 65-86

Eighth Amendment – 8/23/1995, Amend Article VIII, Section 8.01 Common Areas

Ninth Amendment – 8/23/1995, Property: Phase 4, Section 1 lots 29, 30, & 31

Tenth Amendment – 9/18/1995, Property: Villas Sites Phase 2 lots 13-25 and 46-52

Eleventh Amendment – 12/8/1995, Property: Phase 4 Section 3 lots 14-28

Twelfth Amendment – 9/25/1996, Property: The Fairways Phase 1 lots 1-76

Thirteenth Amendment – 12/9/1996, Property: Phase 4 Section 4 lots 32-41, lots 87-112 Lake A and Rec. 1

Fourteenth Amendment – 2/25/1997, Amend Article III, Section 3.15 No Partition

Fifteenth Amendment – 4/2/1997, Property: Phase 4 Section 5 lots 1-26, Lake B & Harbour Town Court

Sixteenth Amendment – 5/30/1997, Amend Article V, Section 5.02 Association's Responsibility

Seventeenth Amendment – 12/18/1997, Property: Phase 3 Section 2 lots 1-26, lot 106 & 118, Rec. 2, OS-3 Kingsmill Lane, portion of Forest Oaks and Oak Hills Lane

Eighteenth Amendment – 3/16/1998, Amend Article V, Section 5.01 Maintenance

Nineteenth Amendment – 4/27/1998, Property: Villas Sites Phase 3 lots 1-12 & lot 54 Bear Creek Drive

Twentieth Amendment – 9/10/1998, Property: Phase 6 Section 1 lots 13-33, Parcel 8, a portion of 120' drainage servitude, Pinehurst Drive

Twenty-First Amendment – 1/8/1999, Property: Phase 4 Section 6 lots 1-25 & 44-64 Island Club Drive, portion of English Turn Drive, Parcel OS4

Twenty-Second Amendment – 9/28/1999, Property: Phase 6 Section 2 lots 1-12 & 34-41 Pinehurst Drive

Twenty-Third Amendment – 6/5/2001, Property: Phase 3 Section 3 lots 69, 70, 72 & 79 Forest Oaks Drive and Oak Hills Lane

Twenty-Fourth Amendment – 12/18/2001, Property: Phase 5 Section 1 lots 1-12, 42, 55-59 portions of English Turn Drive and Eagle Point Lane lot 7

Twenty-Fifth Amendment - Property: Phase 3 Section 3 lots 57-79 Forest Oaks Drive, Oak Hills Lane lots 66 & 74

Twenty-Sixth Amendment – 6/25/2002, Amend Article II, Section 2.02 Development of Additional Property - extended 15 years to 6/1/2018.

Twenty-Seventh Amendment – Property: Phase 3 Section 3 lots 57-79 Forest Oaks Drive, Oak Hills Lane lots 71 & 75

Twenty-Eighth Amendment – 9/17/2002, Property: Phase 3 Section 3 Forest Oaks Drive, Oak Hills Lane lots 57-65, 67, 68, 73, 76, 77 & 78. Phase 5 Section 1 lots 1-12, 42, 55-59, portions of English Turn Drive 6, 8, 9-12, 42, 55-59

Twenty-Ninth Amendment – 10/29/2004, Amend Article X, Section 10.16 Pets

Thirtieth Amendment – 10/29/2004, Property: Phase 7 lots 1-15, Pine Valley Drive lots 7-10

Thirty-First Amendment – 2/18/2005, Amend Article III Section 3.01 Property Rights – General

Thirty-Second Amendment – 4/22/2005, Property: Section 4, Phase 3 lot 80, 15 Oak Hills Lane

Unanimous Consent of B.O.D. – 5/12/2005, established Pattern of Non-Compliance and classified fines for Major and Minor Violations.

Thirty-Third Amendment – 6/28/2005, Property: Section 7 lot 15, 102 Pine Valley Drive

Thirty-Fourth Amendment – 10/27/2005, Property: Phase 6 Section 1 lot 11, 126 Pine Valley Drive

Thirty-Fifth Amendment – 11/30/2005, Property: Phase 3 Section 4 lot 55, 167 Forest Oaks Drive

Thirty-Sixth Amendment – 2/22/2012, Property: Phase 7 Section 1 lots 1A, 2A, 3A, 4A, 6, 12, 13 & 14

Thirty-Seventh Amendment – 10/9/2012 Amend Bylaws – Appointment of Officers & Directors

Unanimous Consent of B.O.D. – 7/20/1992, No boats or boat trailers parked or stored on any lot

Unanimous Consent of B.O.D. – 10/27/2005, Amend Article VI, Section 6.03 Damage or Destruction to Lots, Dwellings or Village Home Areas – Damage repair time limits; Amend Article X, Section 10.04 (b) Construction of Improvements - Time limit to complete construction, Amend Article X, Section 10.05 Architectural Approval - DELETE sentence that automatically approved ASC plans if no response within 30 days.

Unanimous Consent of B.O.D. – 4/19/2019, Amend Article IX Assessments Sections 9.02, 9.07, 9.08 late fee of \$100 ten (10) days after due date & maximum interest is twelve percent (12%)

Thirty-Eighth Amendment – 7/15/2012 Property: Phase 3 Section 4 lots 48, 49, 50A, 51A, 53A, 54A, 85, 87, 88, 89.

Act of Ratification of Restrictive Covenants – 10/22/21 Property: Phase 3 Section 4 lot 55

Act of Ratification of Restrictive Covenants – 03/11/22 Property: Phase 3 Section 4 lot 56