

This instrument prepared by:
McCabe Law Group, P.A.
111 Solana Road, Suite B
Ponte Vedra Beach, Florida 32082

**AMENDMENTS TO THE
ARCHITECTURAL CONTROL BOARD'S DESIGN GUIDELINES
FOR
SANDPIPER VILLAGE CONDOMINIUM AT SWEETWATER BY DEL WEBB**

By approval of 75% of the voting members of the Sandpiper Village Condominium at Sweetwater by Del Webb, at a duly called meeting and in accordance with the Declaration of Condominium for Sandpiper Village at Sweetwater by Del Webb ("Declaration") recorded in Official Records Book 13353, Page 91 in Duval County Florida, *et. seq.*, the Design Guidelines of the Declaration of Covenants, Conditions, Restrictions and Easements for Sweetwater Del Webb Master Homeowners' Association ("Association") are hereby amended as follows:

1. Lanai Shades.

An Owner may install outdoor shades for the screen enclosure of a lanai only if the shades are specifically designed for the lanai. Shades made of paper products are expressly prohibited. The shades must be solid white, off-white, or dark so that they blend with the existing screen enclosure. The unit owner is responsible for complying with Section 7.2 of the Declarations for both Sandpiper Village and the Sweetwater Master Association.

2. Lanai Enclosures.

The lanai is a limited common element. Lanai enclosures will be allowed if they meet the specifications listed below. It is important to remember that any such enclosure may not change the outward appearance of the lanai itself as viewed from the outside of the unit. This applies to, but is not limited to, screens door and framing materials both as to color and materials.

Specifications for Enclosing Lanais

Pre-Construction Requirements:

All plans for enclosing a lanai must be submitted to the Sandpiper Board of Directors prior to the beginning of any work. The homeowner must include photos and/or drawings to illustrate the proposal. A determination will be made to accept or reject the owner's proposal by the Sandpiper Board of Directors. Details of the type of windows and any visible lines created by the installation of the windows must be shown on the drawing. It is

the responsibility of the unit owner and his/her contractor to meet all requirements of Duval County including applying for and obtaining all required permits. The enclosure must be installed by a contractor licensed and insured in the State of Florida. No work can begin until a permit has been issued (if required) by the City of Jacksonville. A copy of the contractor's license and insurance must be submitted to the Board before work begins.

Materials Requirements and Considerations:

If framing is to be added, the same color and finish of existing framing must be used. Further, the placement and spacing of both vertical and horizontal bars must match the existing framing. Glass, Acrylic and vinyl glazed horizontal sliding windows are allowed. Tinted window products will only be approved after the unit owner submits a physical sample of the tinted product to the Board and is approved. On ground floor units, the existing or new screen door may contain a working window or fixed solid window of glass, vinyl or acrylic material.

Unit Owner is responsible for complying with Section 7.2(b) of the Declarations for both Sandpiper Village and the Sweetwater Master Association.

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IN WITNESS WHEREOF, SANDPIPER VILLAGE AT SWEETWATER BY DEL WEBB, INC. has caused this Amendment to be executed in accordance with the authority to revise the Design Guidelines this 19th day of June, 201~~7~~7 end

**SANDPIPER VILLAGE
CONDOMINIUM AT SWEETWATER
BY DEL WEBB**

ATTEST:

By: R. Schinlever
Robert Schinlever, Its Secretary

By: Tim Krebs
Tim Krebs, Its President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing Amendment was sworn to, subscribed and acknowledged before me this 19th day of June, 2017, by Robert Schinlever, as Tim Krebs of SANDPIPER VILLAGE AT SWEETWATER BY DEL WEBB, INC., who is personally known to me or has produced N/A as identification and did take an oath.



ELLEN WHITAKER DWELLE
MY COMMISSION # FF 075834
EXPIRES: January 27, 2018
Bonded Thru Budget Notary Services

Ellen Whitaker Dwelle
Notary Public, State of Florida
Printed Name: Ellen Whitaker Dwelle
My commission expires: January 27, 2018