

Prepared By and Return To:

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MARYANNE NURSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 05831 PGS 1178-1182
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**SEVENTH AMENDMENT TO DECLARATION OF
PROTECTIVE COVENANTS AND RESTRICTIONS
FOR BRANTLEY PLACE**

THIS SEVENTH AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS OF BRANTLEY PLACE is made and entered into this 10th day of January 2005 by BRANTLEY PLACE HOMEOWNERS ASSOCIATION, INC, a Florida corporation.

WITNESSETH:

WHEREAS, the DEVELOPER executed and recorded that certain Declaration of Protective Covenants and Restrictions of Brantley Place, dated August 15, 1996, and recorded in Official Records Book 3167, Pages 0006-0044, Public Records of Seminole County, Florida on December 5, 1996 (the "Declaration"); and

WHEREAS, the ASSOCIATION is desirous of amending certain provisions of the Declaration pursuant to Article VI, Section 3 (a) of the Declaration under Architectural Review Board, Planning Criteria.

NOW, THEREFORE, in consideration of the premises and covenants herein contained, and notwithstanding contained Declaration to the contrary, the ASSOCIATION hereby amends, modifies and adds to the Planning Criteria under II Standards and Guidelines – SIGNS as follows:

BRANTLEY PLACE

HOMEOWNERS ASSOCIATION, INC.

Amended Change to the Brantley Place ARB Planning Criteria Architectural Standards & Guidelines January 10, 2005

Section 11. STANDARDS AND GUIDELINES

SIGNS

A. Except as otherwise stated herein or as required by law, no sign of any type or for any purpose, on or from any portion of the Property, including any Lot or portion of the Common Area, nor from the roadways and walkways within the subdivision. The foregoing prohibition specifically includes the display of any sign temporarily or permanently affixed to the exterior or interior of a vehicle, vessel or carrier. Signs for the purpose of advertising a property to be for rent are also specifically prohibited. Excluded from the prohibition set forth herein are the following enumerated signs, which may be displayed in accordance with the Architectural Guidelines adopted from time to time by the Architectural Review Board or the Board of Directors from time to time, and such other types of signs as from time to time may be designated by written rule by the Board of Directors.

Permitted signs shall be:

1. Signs of a design and size approved in advance by the Association for the purpose of advertising a property as being "for sale" and as having an "open house" incident to sales efforts, and
2. Appropriate holiday decorations and signs related to the display, that are not used for the purpose of advertising, and
3. Security signs as permitted by law, i.e. a sign of reasonable size, as set in the Architectural Guidelines which is provided by a contractor for security services, that is displayed within ten (10) feet of any entrance to the home, and

4. Commercial advertising contained on a service vehicle that is within the community during normal business hours, during the time that the service vehicle is actually servicing a portion of the property, and

5. Motor vehicle manufacturers' and dealers' small face plates of a type that are customarily affixed to passenger motor vehicles.

B. "For Sale" Signs

1. Style and Size: "For Sale" signs must be of the type, size and construction approved in advance by the Architectural Review Board under the direction of the Board of Directors. The design and specifications shall be those on file with Fast Signs, 3030 E. Semoran Blvd., Apopka, FL 32703 – 407-774-0003 for use at Brantley Place as a "For Sale" sign.

2. Placement: It shall be the responsibility of the homeowner or the agent for the homeowner to purchase and display a sign conforming to the foregoing requirements. The sign shall be placed in a horizontal position parallel to the primary front wall of the home and, parallel and horizontal to the street, no closer to the street than five feet forward of the most forward wall of the dwelling structure. No other signage, other than open house signs defined below, related to the sale of the dwelling shall be erected or displayed within Brantley Place. No other "For Sale" sign provided by a realtor may be erected or displayed within any portion of Brantley Place.

C. Use of "Open House" Signs

1. Style and Size: Brantley Place will develop, purchase and have available for use by association members or their realtors, a set of "Open House" signs that may be used to promote and identification of homes within the neighborhood currently being marketed for sale. The signs may be obtained from the management company up to 48 hours prior to the scheduled event and must be returned to the management company within 48 hours of the event.

2. Placement: The "Open House" signs may be placed on the Common Property or easements between the perimeter wall and McNeil Road up to 24 hours prior to the commencement of an open house event. The "Open House" signs so placed may be displayed during the hours of the

open house event, which may not exceed four hours in duration. A separate "Open House" sign also may be displayed in front of but on the Lot only during the hours of the open house event. During the hours of the open house, a small note may be placed beside the security directory indicating the number to dial for access to the neighborhood.

3. Security: The gates may not be disabled to an open position for open house events. No other signs, including directional signs, associated with the open house may be displayed on any portion of Brantley Place private or common areas including easements. No other signs advertising the Realtor hosting the open house may be displayed anywhere within Brantley Place.

D. Display of Security Signs:

An official "Security Protection Provided by company names:" signs as permitted by law, i.e. a sign of reasonable size, which is provided by a contractor for security services, that is displayed within ten (10) feet of any entrance to the home.

E. Display of Holiday Decoration Signs:

Holiday decoration signs for the purpose of issuing "greetings" that are of a non-advertising or commercial nature may be displayed as part of an overall holiday decorating scheme for up to one month prior to the holiday. All signage for this purpose must be removed in a time period consistent with the removal of other holiday lighting as defined in that section of these guidelines.

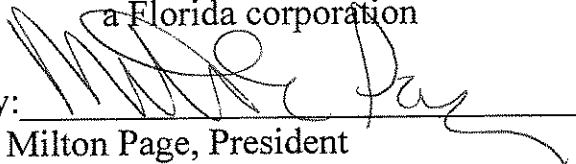
IN WITNESS WHEREOF, **BRANTLEY PLACE HOMEOWNERS ASSOCIATION** has caused this instrument to be executed on the 12th day of July, 2005.

Signed, sealed and delivered
in the presence of:

**BRANTLEY PLACE
HOMEOWNERS
ASSOCIATION, INC.**
a Florida corporation



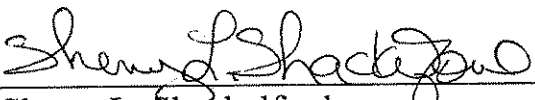
Lisa Gardner

By: 

Milton Page, President

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

The foregoing instrument was acknowledged before me this 12th day of July 2005, by Milton Page, President of **BRANTLEY PLACE HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation. He is personally known to me and who did take an oath.



Sherry L. Shackelford
Notary Public



Sherry L. Shackelford
My Commission DD178442
Expires February 13, 2007