

This instrument prepared by and should )  
be returned to: )  
)  
**Elizabeth A. Lanham-Patrie, Esquire** )  
Becker & Poliakoff, P.A. )  
111 North Orange Ave. )  
Suite 1400 )  
Orlando, FL 32801 )  
(407) 875-0955 )  
)  
)  
)  
)

**CERTIFICATE OF RECORDING  
RESIDENTIAL PLANNING CRITERIA  
PARK AT WOLF BRANCH OAKS  
HOMEOWNERS' ASSOCIATION, INC.**

WHEREAS, Park at Wolf Branch Oaks Homeowners' Association, Inc. ("Association") is a Florida corporation not-for-profit charged with the operation, maintenance and management of a community generally known as "Park at Wolf Branch Oaks" and is bound by the provisions of Chapter 720, Florida Statutes; and

WHEREAS, the Lots within the Park at Wolf Branch Oaks are subject to certain covenants and restrictions as set forth in the Declaration of Easements, Covenants, Conditions and Restrictions of Park at Wolf Branch Oaks, recorded in O.R. Book 1683, Page 1595, Public Records of Lake County, Florida (hereinafter the "Original Declaration"); and

WHEREAS, the Original Declaration has been amended by the Amendments to Declaration of Easements, Covenants, Conditions and Restrictions of Park at Wolf Branch Oaks recorded at: Official Records Book 2140, Page 1184; Official Records Book 2123, Page 956; Official Records Book 2187, Page 819; and Official Records Book 2417, Page 191 all of the Public Records of Lake County, Florida (collectively referred to as the "Amendments to the Declaration"); and

WHEREAS, pursuant to Article VIII, Section 21 of the Original Declaration, the Association has the power to adopt Residential Planning Criteria and has adopted the Residential Planning Criteria attached hereto and incorporated herein as Exhibit "A" at a properly noticed Board Meeting on 10/13, 2021.

NOW THEREFORE, the Board wishes to record the Residential Planning Criteria attached hereto and incorporated by herein as Exhibit "A" in the Public Records of Lake County, Florida.

**PARK AT WOLF BRANCH OAKS HOMEOWNERS' ASSOCIATION, INC.**

*Myoelle Webb*  
Witness Signature  
*Myoelle Webb*  
Printed Name

BY: *Joe Rouff*  
PRINT NAME: *Joseph Rouff*  
AS PRESIDENT

*Joe Rouff* *Margaret Madison*  
Witness Signature  
*Joseph Rouff* *Margaret Madison*  
Printed Name

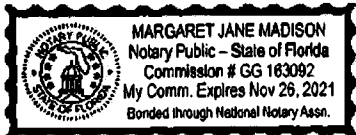
STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 day of October, 2021 by Joe Rouff, as President of Park at Wolf Branch Oaks Homeowners' Association, Inc., a Florida Not for Profit Corporation, on behalf of the corporation. He/she is personally known to me or has produced personally known to me (type of identification) as identification.

My Commission Expires: Nov 26, 2021

*Margaret Madison*  
Notary Public

*Margaret Madison*  
Printed Name



**EXHIBIT "A"****RESIDENTIAL PLANNING CRITERIA**

Pursuant to Article VIII, Section 21 of the Declaration, the Board has the power to adopt Residential Planning Criteria, which specifically includes adopting reasonable restrictions regarding vehicles and other reasonable restrictions as it shall deem appropriate.

Pursuant to this power, the Board wishes to clarify the terms and requirements in Article VIII, Section 13 of the Declaration. The term mobile home shall be defined as set forth in Section 320.01(2)(a), Florida Statutes. Further, boats and/or boat trailers are only permitted to be parked or placed on a lot on a temporary basis not to exceed 48 hours. This 48-hour period shall mean not to exceed 48 consecutive hours in any seven (7) daytime period. The forty-eight (48) hour time period will immediately commence once the boat and/or boat trailer are parked on the driveway and continues even if the boat and/or boat trailer is moved during this forty-eight (48) hour time period.

The Board also wishes to clarify the terms and requirements in Article VIII, Section 13 regarding trucks. A ½ ton truck through a 1-ton truck, including but not limited to, a 1-ton utility van truck (hereinafter collectively referred to as a "Truck") shall be permitted, but shall not exceed a total exterior size of 8 feet 2 inches above ground level, 19 feet 2 inches in length and a width of 7 feet 8 inches. Lot Owners who currently have a truck exceeding these exterior limitations will be permitted (grandfathered) to retain the vehicle. However, should the Truck, which is permitted/grandfathered, be replaced by a new or different type of Truck, the new or different Truck is not grandfathered and shall be subject to the restrictions of Article VIII, Section 3 of the Declaration.