

Prepared by and Return to:
Wonsetler & Webner, P.A.
Sarah E. Webner, Esq.
717 N. Magnolia Avenue
Orlando FL 32803

JOINT RESOLUTION BY THE BOARD OF DIRECTORS AND
ARCHITECTURAL REVIEW COMMITTEE OF CHANCELLORS ROW
HOMEOWNERS' ASSOCIATION, INC. ADOPTING ARCHITECTURAL
STANDARDS REGARDING FENCES

This recorded codification of action taken by the rightfully elected Board of Directors who serve the Chancellors Row Homeowners Association, Inc, which was taken at a duly noticed meeting on _____ 20th _____ day of _____ NOVEMBER _____, 2024, shall be made part of the public record in and for Orange County, Florida.

Whereas the Developer recorded the Declaration of Covenants, Conditions and Restrictions of Chancellors Row in Official Records Book 3504, Page 933, and the Bylaws of Chancellors Row recorded in Official Records Book Doc#20160363816, and all written amendments or modifications recorded thereafter in the Public Records of Orange County, Florida [hereinafter referred to as the "Declaration"]; and,

Whereas Article V provides the Architectural Control Committee by and through the Board of Directors to adopt standards including those regarding fencing;

Now therefore, in consideration of the premises and other good and valuable consideration given, the Board of Directors and Architectural Review Committee of Chancellors Row Homeowners Association, Inc., hereby adopt the following guidelines with respect to permissible fences within Chancellors Row:

Material:

- White or Beige Vinyl.
- Black Rod Iron Ornamental
- Previously wood fences were allowed - those that exist as of the date of this Resolution are hereby grandfathered in. Upon such time that they need to be replaced, Owners shall be required to select the material provided herein.

Height:

- Six feet at the highest point.
- Four feet for vinyl picket.
- Posts 18" below Earth with cement support.

Gates:

- Gates shall be located such that they open only onto an Owner's Lot and not to an adjoining Lot or Common Area.

In Witness whereof, the undersigned hereby confirms the vote of the Board of Directors and Architectural Review Committee adopting the provisions contained herein. The same to be recorded in public record.


CHANCELLORS ROW HOMEOWNERS' ASSOCIATION, INC.



Vice President / Treasurer:

Printed Name: Vic A. Lovell

The foregoing instrument was acknowledged before me on 10 day of Dec, 2024, by the above listed Board of Director, and who is personally known to me, and who did take an oath that the matters contained therein are true and correct.



Notary Public of the State of Florida

Seal:



RYAN C. WEBNER
Notary Public
State of Florida
Comm# HH215137
Expires 1/10/2026