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51 CTF-SCOTSDALE BLUFFS HOMEOWNERS
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✓ PREPARED BY AND RETURN TO:
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03-306216 JULY-24-2003 2:15PM
PINELLAS CO BK 12925 PG 2358

CERTIFICATE OF ADOPTION OF PLANNING CRITERIA
FOR THE
AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
SCOTSDALE BLUFFS

NOTICE IS HEREBY GIVEN that at a duly called meeting of the Architectural Review Board on June 23rd, 2003, and at a duly called meeting of the Board of Directors on JUNE 30th, 2003, the ARB and Board of Directors respectively approved the Planning Criteria attached as Exhibit "A", pursuant to ARTICLE VII of the Amended Declaration of Covenants, Conditions and Restrictions of Scotsdale Bluffs, as originally recorded in O.R. Book 9599, Page 350, et seq., of the Public Records of Pinellas County, Florida.

IN WITNESS WHEREOF, Scotsdale Bluffs Homeowners' Association, Inc., has caused this Certificate to be executed in accordance with the authority hereinabove expressed this day of July 14th, 2003.

SCOTSDALE BLUFFS
HOMEOWNERS' ASSOCIATION, INC.

(Corporate Seal)

ATTEST:

Donald K. Rhine
Secretary
Donald K. Rhine

By: _____
President
Kevin Ryan
KEVIN RYAN

PINELLAS COUNTY FLA.
OFF. REC. BK 12925 PG 2359

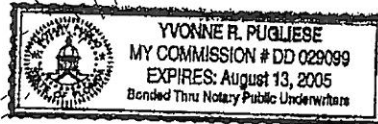
STATE OF FLORIDA
COUNTY OF PINELLAS

On this 14 day of July, 2003, personally appeared
before me KEVIN RYAN, President, and
DONALD K. RHINE, Secretary of Scotsdale Bluffs Homeowners'
Association, Inc., and acknowledged the execution of this
instrument for the purposes herein expressed.

Yvonne R. Pugliese

NOTARY PUBLIC
State of Florida at Large
My Commission Expires:

A:\ScotsdaleBluffs-PlanningCriteria.Cert.wpd



Scotsdale Bluffs Homeowners' Association, Inc.

Board Approval Date: June 30, 2003

Re: Architectural Review Board Planning Criteria "Planning Criteria"
Amendment to ARB Planning Criteria
- Article 7, section 5(h)

PINELLAS COUNTY FLA
OFF REC BK 12925 PG 2360

Section 5 (h) FENCES

h. Walls, Fences and Shutters. No wall or fence shall be constructed with a height of more than six (6) feet above the ground level of an adjoining Lot, and no hedge or shrubbery abutting the Lot boundary line shall be permitted with a height of more than six (6) feet without the prior written approval of the ARB. No wall or fence shall be constructed on any Lot until its height, location, design, type, color, composition and material shall have first been approved in writing by the ARB. The height of any wall or fence shall be measured from the existing property elevations. Chain link fences will not be permitted. Any dispute as to height, length, type, design, composition or material shall be resolved by the ARB, whose decision shall be final. Hurricane or storm shutters may be used on a temporary basis, but shall not be stored on the exterior of any Improvement unless approved by the ARB.

Planning Criteria adopted by the ARB in accordance with Article 7, section 3 for the construction and maintenance of Fences by Homeowners.

1. All fences installation or changes/modifications to existing installations require ARB review and approval. Fence plans must include gate size and location(s).

Fences for corner lots require closer attention during the ARB review process due to unique lot sizes, visibility, safety, esthetic matters as well as compliance with existing easements and city/county building code setback requirements.

2. Fences are to be constructed of pressure treated lumber or white polyvinyl material as approved by ARB.
3. Fences bordering ponds or conversation areas are discouraged. Each application will be considered on its own merit. In any event, fences constructed in such areas will be no more than 42 inches in overall height and constructed to Association requirements, which includes but is not limited to legal and environmental restriction(s) on pond or conservation areas. No fencing will be constructed by a homeowner in a pond easement or conservation easement area.
4. All fences are to be dog-eared in style and of the following designs:
 - a. Board on board
 - b. Shadow box
 - c. Butted
 - d. Other as approved.

Polyvinyl fence designs are to be submitted with picture sample before purchase or installation.

5. New fence installations will match into existing fence installations on adjacent lots or properties.

6. An ARB fencing installation approved for one homeowner cannot be transferred to a new homeowner. The new homeowner must submit necessary plans, etc. for approval.
7. Bottom of new fence installation will be maintained at two (2) inches from ground level.
8. Fencing Setback. Fences will require a two-thirds (2/3) setback from the front corner of the house. This should be clearly indicated on the site/survey plan submitted by the homeowner for approval.

Fencing will not be permitted to extend beyond the front corner of any home including adjacent homes.

10. Compliance. Existing fence installations must come into compliance with all ARB Planning Criteria when reconstructed, remodeled, renovated or relocated by the homeowner.
11. No fence installation should adversely impact adjacent properties. This would include but not limited to easements, rights-of-way, grading, re-grading, water runoff, new sodding, etc.
12. Painting of fence installations is not permitted.
13. Homeowner is responsible for ascertaining that any new fence installation is placed on their property and does not encroach upon an adjacent property. The homeowner requesting the new fence installation or any dispute arising out of a new fence installation is responsible for survey costs as necessary.

An adjacent property owner may request a boundary line survey at the expense of the homeowner constructing a new fence to determine the placement of the fence.

14. Maintenance. Fences must be cleaned and kept in good appearance at all times.

Wood fences should be cleaned and resealed every 2-3 years depending upon appearance of fencing. Wood fences are to be stained or sealed in a clear, natural wood finish.

Polyvinyl fences must be cleaned, kept free of all mildew growth and be in good appearance at all times.

15. All required governmental approvals and/or permits for fence construction are the responsibility of the homeowner and must be obtained prior to construction. It is the responsibility of the homeowner to comply with all government and/or Association requirements for fencing, whichever is most stringent.