

EXHIBIT "A"

AMENDMENTS

THE FOLLOWING PROVISIONS OF THE DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR WATERCREST AT PARKLAND RECORDED IN OFFICIAL RECORDS BOOK 50488, AT PAGE 788, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS PREVIOUSLY AMENDED, ARE HEREBY AMENDED AS FOLLOWS:

18.9 Decorations. No decorative objects including, but not limited to, birdbaths, light fixtures, sculptures, statues, weather vanes, or flagpoles shall be installed or placed within or upon any portion of Watercrest without the prior written approval of the ACC, ~~which may establish standards for such items.~~ Notwithstanding the foregoing, Holiday lighting and decorations shall be permitted to be placed upon the exterior portions of the Home and upon the Lot in a manner permitted hereunder commencing ~~on Thanksgiving and shall be removed no later than January 15th of the following year~~ thirty (30) days before such Holiday, and such lighting and decorations shall be removed within a reasonable time not later than fifteen (15) days after the end of such Holiday. The term "Holiday" means all nationally recognized religious and secular holidays. The ACC may establish standards for lighting on fences and for Holiday lights and decorations. The ACC may require the removal of any lighting that creates a nuisance (e.g., unacceptable spillover to an adjacent Home).

~~**18.23.2** All grass and landscaping located within any rear yard of a Lot that is fenced pursuant to Section 18.14 herein, shall be maintained by the Owner of such Lot.~~ No gardens, Jacuzzis, fountains, playground equipment, pools, screened rooms, or other permitted improvements shall be constructed on or upon ~~within the rear yard of~~ a Lot without the prior written approval of the ACC. Each Owner understands that Lots within this Community may not be large enough to accommodate the foregoing items.

~~**18.26.8 Weeding.** All beds are to be weeded upon every cut at least once a month.~~ Weeds growing in joints in curbs, driveways, and expansion joints shall be removed as needed. Chemical treatment is permitted.

18.35 Pools. No above-ground pools shall be permitted. All in-ground pools, hot tubs, spas and appurtenances installed shall require the prior written approval of the ACC as set forth in this Declaration. The design must incorporate, at a minimum, the following: (i) the composition of the material must be thoroughly tested and accepted by the industry for such construction; ~~and~~ (ii) any swimming pool constructed on any Lot shall have an elevation at the top of the pool of not over two (2) feet above the natural grade unless approved by the ACC; (iii) pool cages and screens must be a design, color and material approved by the ACC; and (iv) pool screening shall in no event be higher than the roof line of the Home. All pools shall be adequately maintained and chlorinated (or cleaned with similar treatment). Unless installed by Developer, no diving boards, slides or platforms shall be permitted without ACC approval. Above-ground hot tubs and spas shall be permitted within Watercrest in the rear of a Home upon the prior written approval of the ACC as set forth in this Declaration and only if the hot tubs or spas are located within an enclosed area, such as, a courtyard, screened enclosure or landscaped or walled enclosure.

18.42 Signs and Flags. No sign (including brokerage or for sale/lease signs), flag, banner, sculpture, fountain, outdoor play equipment, solar equipment, artificial vegetation, sports equipment, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in or upon any portion of Watercrest that is visible from the outside without the prior written approval thereof being first had and obtained from the ACC as required by this Declaration; provided, however, signs required by governmental agencies and approved by the ACC may be displayed (e.g., permit boards); and further provided that no signs posted by NSID shall be subject to this Section. However, celebratory signs (i.e., for birthdays and similar events) may be installed in the Front Yard of a Home, or in the Side Yard of a corner Home, up to five (5) days prior to the date of the event, and shall be removed not later than five (5) days after the date of the event. No lawn ornament, fountain, solar equipment, artificial vegetation, shall be placed in or upon any part of a Home that is visible from the outside without the prior written approval thereof being first had and obtained from the ACC

as required by this Declaration. Developer is exempt from this Section. No in-ground flag poles (except as Developer may use) shall be permitted within Watercrest, unless written approval of the ACC is obtained. Notwithstanding the foregoing, no ACC approval is required for the installation of one portable, removable United States of America Flag or official flag of the State of Florida displayed in a respectful manner, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, Owners may display, in a respectful manner, portable, removable official flags, not larger than 4½ feet by 6 feet, which represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard. In addition, notwithstanding the foregoing, no ACC approval is necessary for the installation of an American Flag, up to two feet (2') by four feet (4') in size, posted on a three foot (3') pole and attached at a forty-five (45) degree angle from the Home.

18.43 Sports Equipment. No recreational, playground or sports equipment shall be installed or placed within or about any portion of Watercrest without prior written consent of the ACC. "Basketball Equipment" is defined as portable basketball poles with backboards and nets, and, permanent poles, bases for such poles, backboards and nets. No Basketball ~~Equipment, backboards~~ skateboard ramps, or play structures will be permitted without written approval by the ACC. Such approved recreational or playground equipment other than Basketball Equipment shall be located at the rear of the Home or on the inside portion of corner Homes within the setback lines. Tree houses or platforms of a similar nature shall not be constructed on any part of a ~~Lot Home~~. Permanent in ground Basketball Equipment may be installed on a pole in the ground next to a driveway or in an approved location at the rear of a Home. Portable basketball poles shall be collapsed and stored inside the Home when not in use. However, there is no storage requirement for portable basketball poles kept in an approved location in a Back Yard. The ACC shall develop Community Standards for, and shall require prior written approval of, any installation of Basketball Equipment. Basketball Equipment affixed to a Home is not allowed. No basketball hoops shall be attached to a Home and any portable basketball hoops must be stored inside the Home when not in use. No play courts, game courts or tennis courts are permitted within Lots.

18.46 Substances. No flammable, combustible or explosive fuel, fluid, chemical, hazardous waste, or substance shall be kept on any portion of Watercrest or within any Home or Lot, except those which are required for normal household use. All propane tanks and bottled gas for household and/or pool purposes (excluding barbecue grill tanks) must be installed underground or in a manner to be screened from view by landscaping or other materials all of which shall be approved by the ACC.

18.53 Windows or Wall Units. No window or wall air conditioning unit may be installed in any window ~~or wall~~ of a Home. Wall air conditioning units shall be approved by the ACC.

26.1 Architectural Control Committee. The ACC shall be a permanent committee of the Association and shall administer and perform the architectural and landscape review and control functions relating to Watercrest. The ACC shall consist of a minimum of three (3) members who shall ~~initially be named by Developer and who shall hold office at the pleasure of Developer. Until the Community Completion Date, Developer~~ be appointed by the Board from time to time, and who shall hold office at the pleasure of the Board. Developer ~~The Board~~ shall have the right to change the number of members on the ACC, and to appoint, remove, and replace any or all members of the ACC. ~~Developer~~ The Board shall determine which members of the ACC shall serve as its chairman and co-chairman, if any. In the event of the failure, refusal, or inability to act of any of the members appointed by ~~Developer~~ the Board, ~~Developer~~ the Board shall have the right to replace any member within thirty (30) days of such occurrence. If ~~Developer~~ the Board fails to replace that member, the remaining members of the ACC shall fill the vacancy by appointment. ~~From and after the Community Completion Date, the Board shall have the same rights as Developer with respect to the ACC.~~ The Board may appoint one or more alternative members of the ACC. The ACC shall have no authority over any facilities owned by NSID.

NOTE: NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED ARE LINED THROUGH.

THE FOLLOWING PROVISIONS OF THE BY-LAWS OF WATERCREST AT PARKLAND HOMEOWNERS ASSOCIATION, INC., ATTACHED AS EXHIBIT 3 TO THE DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR WATERCREST AT PARKLAND RECORDED IN OFFICIAL RECORDS BOOK 50488, AT PAGE 788, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS PREVIOUSLY AMENDED, ARE HEREBY AMENDED AS FOLLOWS:

4.6 Election. Election to the Board of Directors shall be by secret written ballot ~~(and not by proxy)~~, unless unanimously waived by all members present. The person(s) receiving the largest numbers of votes shall be elected. Cumulative voting is not permitted. Voting by proxy at any election of the Board of Directors shall be permitted.

NOTE: NEW WORDS INSERTED IN THE TEXT ARE UNDERLINED AND WORDS DELETED ARE LINED THROUGH.