

THIS INSTRUMENT PREPARED BY:
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**THIRD AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
VILLAGE ON THE GREENS AT WINSTON TRAILS HOMEOWNERS
ASSOCIATION, INC.**

WHEREAS, the Village on the Greens at Winston Trails Homeowners Association, Inc. (sometimes herein referred to as the "Association") originally caused to be filed the Declaration of Covenants, Conditions and Restrictions originally recorded at Official Records Book 8267 Page 327, et. seq. of the Public Records of Palm Beach County, Florida of the Public Records of Palm Beach County, Florida amended with such first amendment recorded at Official Records Book 26486 Page 1794, et. seq., and second amendment recorded at Official Records Book 30485 Page 51, et. seq., of the Public Records of Palm Beach County, Florida.

WHEREAS, the Association, through a vote of its members, desires to further amend said Declaration of Covenants, Conditions and Restrictions and any amendments related thereto in order to provide for the preservation of the values and amenities thus established;

The Declaration of Covenants, Conditions and Restrictions for the Association (hereinafter collectively referred to as the "Declaration") shall be further amended as follows (Additions indicated by "underlining"; deletions by "~~strikethrough~~" and are numerically categorized by general topic). To the extent an Article or a Section is not referenced herein, such Article and/or Section are unaltered by virtue of this amendment with the exception of sequencing of lettered and/or numbered paragraphs, however, to the extent any such language contained in this amendment conflicts or contradicts any terms in any other provisions of the Declaration, or any other previous amendment(s) the terms herein shall supersede, take priority over, and control in all respects:

**Third Amendment to the Declaration of Covenants, Conditions, and Restrictions for
Village on the Greens at Winston Trails Homeowners Association, Inc.**

Item 1:

16. Use Restrictions. In addition to any Rules and Regulations promulgated by the Board from time to time, in order to preserve the values and amenities of the Community, the following provisions shall be applicable to the Members and their use of the Lots, the common property, and any Association Property.

.....
(a) Restricted Vehicles.

(1) – (4) Unaltered.

(5) Motorcycles, motor scooters, motorbikes, mopeds, ~~or golf carts~~ of any kind, except that motorcycles may be permitted with the prior written consent of the Association, which may be withdrawn at any time. Any permitted motorcycle must be equipped with appropriate noise muffling equipment so that the operation of same does not create any unreasonable annoyance to the residents of the Community, as determined in the sole discretion of the Board, and all motorcycle must be operated and/or parked in such a manner as will not damage landscaping or other aspects of the common property. Golf carts are permitted provided such golf carts are "street-legal" in accordance with applicable municipal, county, and/or state law/regulation(s), registered with the Association, and liability insurance has been procured by the Owner as involving the operation of the golf cart and proof of such insurance coverage has been provided to the Association. Operators of the golf carts must be licensed drivers. Golf cart usage and operation may be further regulated by the Board of Directors in accordance with properly adopted rules and regulations. Notwithstanding anything to the contrary, Owners must fully comply with any and all covenants, restrictions, rules and regulations of Winston Trails Foundation, Inc. as amended from time to time. To the extent any of the language contained in this Amendment conflicts with any such covenants, restrictions, rules and/or regulations of Winston Trails Foundation, Inc., the covenants, restrictions, rules and/or regulations of Winston Trails Foundation, Inc. shall take priority and supersede the terms contained in this Amendment. The Association shall have the right to enforce the terms and conditions of this Amendment as well as any such covenants, restrictions, rules and/or regulations of Winston Trails Foundation, Inc. as amended by Winston Trails Foundation, Inc. from time to time.

[signatures, witnesses and notary on following page]

IN WITNESS WHEREOF, the Association has caused this Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Village on the Greens at Winston Trails Homeowners Association, Inc. to be duly executed and its corporate seal to be hereunto affixed this 13th day MAY, 2026.

Village on the Greens at Winston Trails Homeowners Association, Inc., a Florida not for profit corporation

Signed, Sealed & Delivered
in the presence of:

[Signature]

By: [Signature] President
Mitchell Group, President

Daniela-Dian Wilson

STATE OF FLORIDA)

)ss:

COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Mitchell Group, to me known to be the persons described in or who have produced _____ as identification and by way of physical presence [☒] or online notarization [☐] who executed the foregoing instrument and acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of MAY, 2026.



My Commission Expires:

Notary Public

Sign: [Signature]

Print: Lauren Mollenberg