



March 26, 2018

Brentwood Club Homeowners Association, Inc.
P.O. Box 783367
Winter Garden, FL 34778

Subject: Vegetative Buffer or Shadowbox Fence Requirement

Dear Sir or Madam:

It has been brought to Orange County's attention that unauthorized vegetative clearing has occurred on eleven (11) lots in Brentwood Club, Phase 2. These actions are not in compliance with Article IV of the October 1990 Declaration of Covenants and Restrictions for Brentwood Club, Phase 2 (DC&R), which reads as follows:

The West 35 feet of Lots 8-29, inclusive, is designated as a natural vegetation buffer. Clearing or removal of vegetation, including ground cover, and placement of any structures on the West 35 feet of these lots is prohibited.

The eleven lots are detailed in enclosed Exhibit "A", and further shown on a copy of the replat of Brentwood Club Phase 2. Please note the replat references a "35 foot natural vegetative buffer" along these lots. The DC&R was recorded at OR Book 4232, Pages 1228-30, on October 31, 1989, and a copy is enclosed as Exhibit "B".

Although Orange County does not enforce private DC&Rs, in this particular case the covenant and restriction found in Article IV was a condition of approval for the Brentwood Club Preliminary Subdivision Plan (PSP) adopted by the Board of County Commissioners (BCC) on October 16, 1989, stating as follows:

Condition 3. Prior to platting, deed restrictions and covenants shall be filed that prohibit clearing or removal of vegetation including ground cover or placement of any structures on the western 35 feet of the project.

A copy of the PSP and the minutes of the PSP approval reflecting the BCC condition are enclosed as Exhibit "C". Please note that while the lot numbers are different, the PSP document substantively mirrors the condition above.

Also, four months prior to that approval, on June 12, 1989, the BCC rezoned the subject property to allow development as a single family subdivision, imposing a condition requiring the owner of each lot located along the westerly boundary line to install a six (6) foot high shadowbox fence where no natural vegetation exists.

A copy of the minutes of the rezoning approval (Condition #7) is enclosed as Exhibit "D".

COMMUNITY, ENVIRONMENTAL AND DEVELOPMENT
SERVICES DEPARTMENT

JON V. WEISS, P.E., Director

201 South Rosalind Avenue, 2nd Floor ■ Reply To: Post Office Box 1393 ■ Orlando Florida 32802-1393
Telephone 407-836-5312 ■ Fax 407-836-0995 ■ Jon.Weiss@ocfl.net

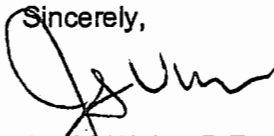
Brentwood Club Homeowners Association, Inc.
March 26, 2018
Page 2

In summary, according to the development approvals described herein, on the West 35 feet of Lots 8-29, where no natural vegetation existed, a six foot high shadowbox fence was required, and where natural vegetation did exist, the vegetation was not to be removed (and structures were not to be placed there). Presently, the eleven identified lots are not in compliance with the DC&R, PSP Condition of Approval #3, and/or rezoning Condition of Approval #7.

The purpose of this letter is to inform you that Article IV of the DC&R and those BCC imposed conditions cannot be violated.

We understand you may need time to investigate the matter, contact the owners of the lots, and develop a corrective action plan. We will therefore allow you until May 11, 2018, to review the situation and send us your response. In the meantime, if you have any questions on how to resolve the matter to the County's satisfaction, please do not hesitate to contact me.

Sincerely,



Jon V. Weiss, P.E.

JVW:am

Enclosures (4)

c: Southwest Property Management of Central Florida, Inc., 13350 W. Colonial Drive, Suite 330,
Winter Garden, FL 34787
Bob Spivey, Manager, Orange County Code Enforcement Division

Exhibit "A"
Brentwood Club Phase 2 Lots Not in Compliance

1. Lot 8 9732 Camberley Cir.
2. Lot 11 9714 Camberley Cir.
3. Lot 13 9702 Camberley Cir.
4. Lot 14 9696 Camberley Cir.
5. Lot 16 9684 Camberley Cir.
6. Lot 17 9678 Camberley Cir.
7. Lot 20 9548 Castleford Pt.
8. Lot 21 9542 Castleford Pt.
9. Lot 25 9518 Castleford Pt.
10. Lot 26 9512 Castleford Pt.
11. Lot 28 9500 Castleford Pt.

REPLAT OF BRENTWOOD CLUB PHASE 2 AS RECORDED IN P.BK. 27, PGS. 1-2 SECTION 3, TOWNSHIP 24 SOUTH, RANGE 28 EAST ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

PLAT OF THE WEST 1/2 OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AS RECORDED IN P.BK. 27, PGS. 1-2, SHOWING THE LOTS AND THE CENTERLINE CURVE, THE CURVE DATA AND THE



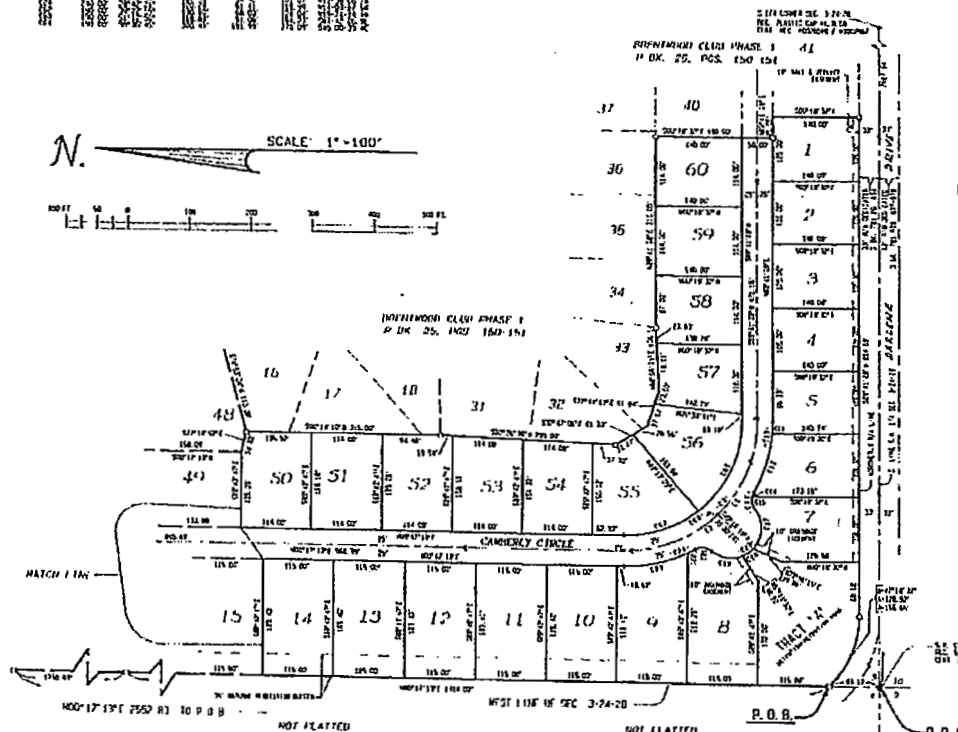
CENTERLINE CURVE DATA

CENTERLINE CURVE TABLE

Curve No.	Radius	Delta	Length	Chord	Chord Bearing
1	100.00	30.00	100.00	100.00	N 30.00° E
2	100.00	30.00	100.00	100.00	N 30.00° E
3	100.00	30.00	100.00	100.00	N 30.00° E
4	100.00	30.00	100.00	100.00	N 30.00° E
5	100.00	30.00	100.00	100.00	N 30.00° E
6	100.00	30.00	100.00	100.00	N 30.00° E
7	100.00	30.00	100.00	100.00	N 30.00° E
8	100.00	30.00	100.00	100.00	N 30.00° E
9	100.00	30.00	100.00	100.00	N 30.00° E
10	100.00	30.00	100.00	100.00	N 30.00° E
11	100.00	30.00	100.00	100.00	N 30.00° E
12	100.00	30.00	100.00	100.00	N 30.00° E
13	100.00	30.00	100.00	100.00	N 30.00° E
14	100.00	30.00	100.00	100.00	N 30.00° E
15	100.00	30.00	100.00	100.00	N 30.00° E
16	100.00	30.00	100.00	100.00	N 30.00° E
17	100.00	30.00	100.00	100.00	N 30.00° E
18	100.00	30.00	100.00	100.00	N 30.00° E
19	100.00	30.00	100.00	100.00	N 30.00° E
20	100.00	30.00	100.00	100.00	N 30.00° E
21	100.00	30.00	100.00	100.00	N 30.00° E
22	100.00	30.00	100.00	100.00	N 30.00° E
23	100.00	30.00	100.00	100.00	N 30.00° E
24	100.00	30.00	100.00	100.00	N 30.00° E
25	100.00	30.00	100.00	100.00	N 30.00° E
26	100.00	30.00	100.00	100.00	N 30.00° E
27	100.00	30.00	100.00	100.00	N 30.00° E
28	100.00	30.00	100.00	100.00	N 30.00° E
29	100.00	30.00	100.00	100.00	N 30.00° E
30	100.00	30.00	100.00	100.00	N 30.00° E
31	100.00	30.00	100.00	100.00	N 30.00° E
32	100.00	30.00	100.00	100.00	N 30.00° E
33	100.00	30.00	100.00	100.00	N 30.00° E
34	100.00	30.00	100.00	100.00	N 30.00° E
35	100.00	30.00	100.00	100.00	N 30.00° E
36	100.00	30.00	100.00	100.00	N 30.00° E
37	100.00	30.00	100.00	100.00	N 30.00° E
38	100.00	30.00	100.00	100.00	N 30.00° E
39	100.00	30.00	100.00	100.00	N 30.00° E
40	100.00	30.00	100.00	100.00	N 30.00° E
41	100.00	30.00	100.00	100.00	N 30.00° E
42	100.00	30.00	100.00	100.00	N 30.00° E
43	100.00	30.00	100.00	100.00	N 30.00° E
44	100.00	30.00	100.00	100.00	N 30.00° E
45	100.00	30.00	100.00	100.00	N 30.00° E
46	100.00	30.00	100.00	100.00	N 30.00° E
47	100.00	30.00	100.00	100.00	N 30.00° E
48	100.00	30.00	100.00	100.00	N 30.00° E
49	100.00	30.00	100.00	100.00	N 30.00° E
50	100.00	30.00	100.00	100.00	N 30.00° E
51	100.00	30.00	100.00	100.00	N 30.00° E
52	100.00	30.00	100.00	100.00	N 30.00° E
53	100.00	30.00	100.00	100.00	N 30.00° E
54	100.00	30.00	100.00	100.00	N 30.00° E
55	100.00	30.00	100.00	100.00	N 30.00° E
56	100.00	30.00	100.00	100.00	N 30.00° E
57	100.00	30.00	100.00	100.00	N 30.00° E
58	100.00	30.00	100.00	100.00	N 30.00° E
59	100.00	30.00	100.00	100.00	N 30.00° E
60	100.00	30.00	100.00	100.00	N 30.00° E

CURVE TABLE

Curve No.	Radius	Delta	Length	Chord	Chord Bearing
1	100.00	30.00	100.00	100.00	N 30.00° E
2	100.00	30.00	100.00	100.00	N 30.00° E
3	100.00	30.00	100.00	100.00	N 30.00° E
4	100.00	30.00	100.00	100.00	N 30.00° E
5	100.00	30.00	100.00	100.00	N 30.00° E
6	100.00	30.00	100.00	100.00	N 30.00° E
7	100.00	30.00	100.00	100.00	N 30.00° E
8	100.00	30.00	100.00	100.00	N 30.00° E
9	100.00	30.00	100.00	100.00	N 30.00° E
10	100.00	30.00	100.00	100.00	N 30.00° E
11	100.00	30.00	100.00	100.00	N 30.00° E
12	100.00	30.00	100.00	100.00	N 30.00° E
13	100.00	30.00	100.00	100.00	N 30.00° E
14	100.00	30.00	100.00	100.00	N 30.00° E
15	100.00	30.00	100.00	100.00	N 30.00° E
16	100.00	30.00	100.00	100.00	N 30.00° E
17	100.00	30.00	100.00	100.00	N 30.00° E
18	100.00	30.00	100.00	100.00	N 30.00° E
19	100.00	30.00	100.00	100.00	N 30.00° E
20	100.00	30.00	100.00	100.00	N 30.00° E
21	100.00	30.00	100.00	100.00	N 30.00° E
22	100.00	30.00	100.00	100.00	N 30.00° E
23	100.00	30.00	100.00	100.00	N 30.00° E
24	100.00	30.00	100.00	100.00	N 30.00° E
25	100.00	30.00	100.00	100.00	N 30.00° E
26	100.00	30.00	100.00	100.00	N 30.00° E
27	100.00	30.00	100.00	100.00	N 30.00° E
28	100.00	30.00	100.00	100.00	N 30.00° E
29	100.00	30.00	100.00	100.00	N 30.00° E
30	100.00	30.00	100.00	100.00	N 30.00° E
31	100.00	30.00	100.00	100.00	N 30.00° E
32	100.00	30.00	100.00	100.00	N 30.00° E
33	100.00	30.00	100.00	100.00	N 30.00° E
34	100.00	30.00	100.00	100.00	N 30.00° E
35	100.00	30.00	100.00	100.00	N 30.00° E
36	100.00	30.00	100.00	100.00	N 30.00° E
37	100.00	30.00	100.00	100.00	N 30.00° E
38	100.00	30.00	100.00	100.00	N 30.00° E
39	100.00	30.00	100.00	100.00	N 30.00° E
40	100.00	30.00	100.00	100.00	N 30.00° E
41	100.00	30.00	100.00	100.00	N 30.00° E
42	100.00	30.00	100.00	100.00	N 30.00° E
43	100.00	30.00	100.00	100.00	N 30.00° E
44	100.00	30.00	100.00	100.00	N 30.00° E
45	100.00	30.00	100.00	100.00	N 30.00° E
46	100.00	30.00	100.00	100.00	N 30.00° E
47	100.00	30.00	100.00	100.00	N 30.00° E
48	100.00	30.00	100.00	100.00	N 30.00° E
49	100.00	30.00	100.00	100.00	N 30.00° E
50	100.00	30.00	100.00	100.00	N 30.00° E
51	100.00	30.00	100.00	100.00	N 30.00° E
52	100.00	30.00	100.00	100.00	N 30.00° E
53	100.00	30.00	100.00	100.00	N 30.00° E
54	100.00	30.00	100.00	100.00	N 30.00° E
55	100.00	30.00	100.00	100.00	N 30.00° E
56	100.00	30.00	100.00	100.00	N 30.00° E
57	100.00	30.00	100.00	100.00	N 30.00° E
58	100.00	30.00	100.00	100.00	N 30.00° E
59	100.00	30.00	100.00	100.00	N 30.00° E
60	100.00	30.00	100.00	100.00	N 30.00° E



NOTICE:

BEFORE ANY DEED, MORTGAGE, OR OTHER INSTRUMENT IS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THE FOLLOWING NOTICE IS HEREBY GIVEN:

EASEMENTS:

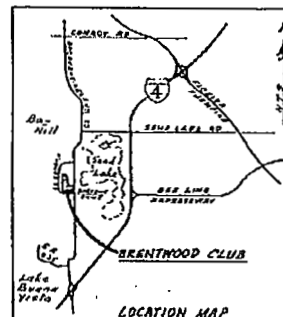
1. A 10' EASEMENT FOR THE PURPOSE OF THE CONVEYANCE OF THE PROPERTY DESCRIBED IN THE FOREGOING NOTICE TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, IS HEREBY GIVEN TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FOR THE PURPOSE OF THE CONVEYANCE OF THE PROPERTY DESCRIBED IN THE FOREGOING NOTICE TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

NOTES:

1. THE LOTS SHOWN ON THIS PLAT ARE THE SAME AS SHOWN ON THE PLAT OF BRENTWOOD CLUB PHASE 1, AS RECORDED IN P.BK. 25, PGS. 1-2, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LEGEND:

1. LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60.



CLIVE W. HUDSON
PROFESSIONAL LAND SURVEYOR
P.O. Box 2774 • Longwood, FL 32750
Phone: (407) 766-2141 • Fax: (407) 853-4046

REPLAT OF BRENTWOOD CLUB PHASE 2

BEFORE ANY DEED, MORTGAGE, OR OTHER INSTRUMENT IS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THE FOLLOWING NOTICE IS HEREBY GIVEN:

1. A 10' EASEMENT FOR THE PURPOSE OF THE CONVEYANCE OF THE PROPERTY DESCRIBED IN THE FOREGOING NOTICE TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, IS HEREBY GIVEN TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FOR THE PURPOSE OF THE CONVEYANCE OF THE PROPERTY DESCRIBED IN THE FOREGOING NOTICE TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

STATE OF Florida, COUNTY of Seminole

THIS IS TO CERTIFY, That on Sept 17th 1991

before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

William A. Stapp, President and

Bill D. Dechard, President

of the Brentwood Club, who acknowledged to me that they executed the foregoing instrument and severally acknowledged the execution thereof to be their

free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set

my hand and seal on the above date.

Kristine A. Stapp

NOTARY PUBLIC

My Commission Expires Feb. 27, 1994

CERTIFICATE OF SURVEYOR

I, CLIVE W. HUDSON, a duly licensed and registered land surveyor, do hereby certify that on

8-22-90

he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 172,

Florida Statutes, and that said land is located in Orange County, Florida.

Signature: Clive W. Hudson Date: 8-22-90

Name: C.W. Hudson Map No. 9805

(Print)

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: [Signature] Date: [Blank]

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: [Signature] Date: 11-18-91

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 8-19-90

the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Signature: [Signature] Date: 8-19-90

Name: [Blank] Map No. [Blank]

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it complies with all the requirements of Chapter 172, Florida Statutes, and was found for record on

8-22-90

at 2:27 PM, Fee \$11.50

by [Signature]

County Comptroller

In and for Orange County, Florida

BY: [Signature]

8-22-90

REPLAT OF BRENTWOOD CLUB PHASE 2 AS RECORDED IN P.BK. 27, PGS. 1-2 SECTION 3, TOWNSHIP 24 SOUTH, RANGE 28 EAST ORANGE COUNTY, FLORIDA

PLAT BOOK 29 PAGE 32

SHEET 2 OF 2

Curve No.	Radius	Chords	Length	Area	Perimeter
1	100.00	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00	100.00

Curve No.	Radius	Chords	Length	Area	Perimeter
1	100.00	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00	100.00

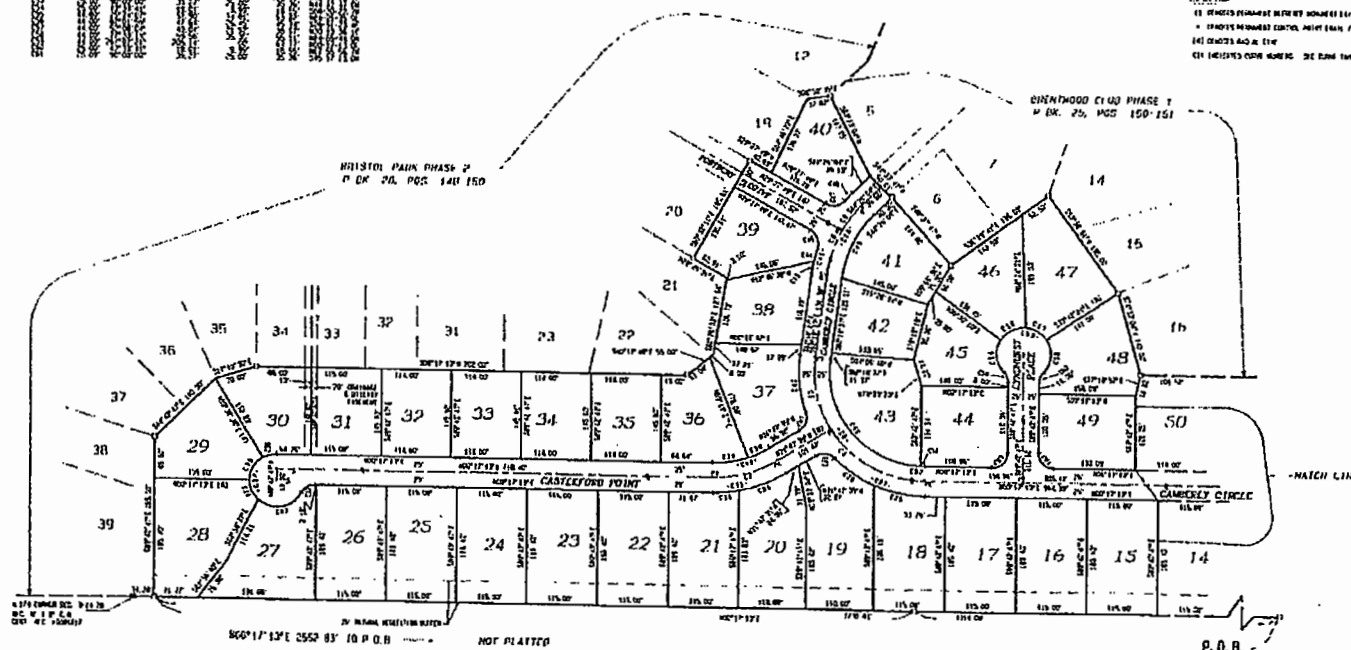


NOTICE:
THIS PLAT IS A REPLAT OF THE BRENTWOOD CLUB PHASE 2 PLAT AS RECORDED IN P.BK. 27, PGS. 1-2, AND IS NOT A REPLAT OF THE BRENTWOOD CLUB PHASE 1 PLAT AS RECORDED IN P.BK. 27, PGS. 1-2.

EASEMENTS:
A 10' EASEMENT FOR THE BRENTWOOD CLUB PHASE 2 PLAT IS SHOWN ALONG THE 10' EASEMENT FOR THE BRENTWOOD CLUB PHASE 1 PLAT.
A 10' EASEMENT FOR THE BRENTWOOD CLUB PHASE 2 PLAT IS SHOWN ALONG THE 10' EASEMENT FOR THE BRENTWOOD CLUB PHASE 1 PLAT.
A 10' EASEMENT FOR THE BRENTWOOD CLUB PHASE 2 PLAT IS SHOWN ALONG THE 10' EASEMENT FOR THE BRENTWOOD CLUB PHASE 1 PLAT.

NOTES:
1. THE BRENTWOOD CLUB PHASE 2 PLAT IS A REPLAT OF THE BRENTWOOD CLUB PHASE 1 PLAT AS RECORDED IN P.BK. 27, PGS. 1-2.
2. THE BRENTWOOD CLUB PHASE 2 PLAT IS A REPLAT OF THE BRENTWOOD CLUB PHASE 1 PLAT AS RECORDED IN P.BK. 27, PGS. 1-2.
3. THE BRENTWOOD CLUB PHASE 2 PLAT IS A REPLAT OF THE BRENTWOOD CLUB PHASE 1 PLAT AS RECORDED IN P.BK. 27, PGS. 1-2.

LEGEND:
1. THE BRENTWOOD CLUB PHASE 2 PLAT IS A REPLAT OF THE BRENTWOOD CLUB PHASE 1 PLAT AS RECORDED IN P.BK. 27, PGS. 1-2.
2. THE BRENTWOOD CLUB PHASE 2 PLAT IS A REPLAT OF THE BRENTWOOD CLUB PHASE 1 PLAT AS RECORDED IN P.BK. 27, PGS. 1-2.
3. THE BRENTWOOD CLUB PHASE 2 PLAT IS A REPLAT OF THE BRENTWOOD CLUB PHASE 1 PLAT AS RECORDED IN P.BK. 27, PGS. 1-2.



CLIVE W. HUDSON
PROFESSIONAL LAND SURVEYOR
P.O. Box 1788 • Longwood, FL 32750
Phone: (407) 709-2141 • Fax: (407) 709-2142

EXHIBIT "B"

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT THEIR MEETING
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR BRENTWOOD CLUB PHASE 2

OCT 22 1990

This Declaration is made this 31st day of August, 1990, by BRENTWOOD PARK SQUARE JOINT VENTURE, a Florida general partnership, which declares hereby that "the properties" described in Article I of this Declaration are and shall be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth.

ARTICLE I

3637197 ORANGE CO. FL.
08:47:00AM 10/31/90

PROPERTY SUBJECT TO THIS DECLARATION. The real property which is and shall be held, transferred, sold, conveyed, and occupied subject to this declaration is located in Orange County, Florida and is more particularly described as:

All of BRENTWOOD CLUB PHASE 2, according to the plat thereof recorded in Plat Book 27, Page 1-2, Public Records of Orange County, Florida.

004232 PG 1228

all of which real property, and all additions thereto, is hereby referred to collectively as "the properties".

ARTICLE II

The Developer, BRENTWOOD PARK SQUARE JOINT VENTURE, has heretofore filed a Declaration of Covenants and Restrictions recorded in O. R. Book 4183, Pages 2042 through 2069, Public Records of Orange County, Florida as the following property located in Orange County, Florida:

BRENTWOOD CLUB PHASE I according to the plat thereof recorded in Plat Book 25, Page 150, Public Records of Orange County, Florida.

wherein the Developer retained the right to make additional properties subject to the declaration.

ARTICLE III

INCORPORATION BY REFERENCE. Developer hereby declares that each and every of the Declaration of Covenants and Restrictions as contained in that certain instrument recorded in Official Records Book 4183, Pages 2042 through 2069 are hereby incorporated by reference, as though fully set forth herein, as Covenants and Restrictions to apply to the property described in Article I of this Declaration.

Rec Fee \$ 17.00 MARTHA O. HAYNIE,
Add Fee \$ 2.00 Orange County
Doc Tax \$ Comptroller
Int Tax \$ By: *RK*
Total \$ 15.00 Deputy Clerk

1

ARTICLE IV

ADDITIONAL RESTRICTIONS: In addition to the Covenants and Restrictions that are incorporated by reference as provided in Article III, the following additional restrictions shall apply to BRENTWOOD CLUB PHASE 2:

The West 35 feet of Lots 8-29, inclusive, is designated as a natural vegetation buffer. Clearing or removal of vegetation, including ground cover, and placement of any structures on the West 35 feet of these lots is prohibited.

ARTICLE V

ORA 232 PG 1229

ASSOCIATION MEMBERSHIP: Developer hereby declares that each and every person or entity who is a record owner of a fee or undivided fee interest in any lot of the property described in Article I, shall be a member of Brentwood Club Homeowner's Association, Inc. and shall be subject to the Articles of Incorporation and Bylaws of the Association as such are recorded in Official Records Book 4185, Page 0106 through 119, Public Records of Orange County, Florida.

Executed as of the date first above written.

BRENTWOOD-PARK SQUARE JOINT
VENTURE, a Florida General
Partnership

Signed, sealed and delivered
in the presence of:

BRENTWOOD HILLS, INC., a
Florida Corporation, a General
Partner

[Signature]
Julia E. Olsen

By Ellsworth G. Gallimore
Ellsworth G. Gallimore
President

Corporate Seal

Signed, sealed and delivered
in the presence of:

PARK SQUARE BRISTOL, INC., a
Florida Corporation, a
General Partner

[Signature]
Julia E. Olsen

By Anil Deshpande
Anil Deshpande, Vice-President

Corporate Seal

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ELLSWORTH G. GALLIMORE, President of Brentwood Hills, Inc., a Florida corporation, and acknowledged executing the same on behalf of the corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of October, 1990.

Julia E. Olson
Notary Public
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN 15, 1993
BONDED THRU HUCKLEBERRY & ASSOCIATES

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ANIL DESHPANDE, Vice-President of Park Square Birstol, Inc., a Florida corporation, and acknowledged executing the same on behalf of the corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of October, 1990.

Julia E. Olson
Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JAN 15, 1993
BONDED THRU HUCKLEBERRY & ASSOCIATES

BR4232 PG|230

This instrument prepared by

Frank McMillan
Attorney at Law
P. O. Box 3161
Orlando, FL 32802
Phone: 407-898-9191

RECORDED & RECORD VERIFIED

Martha A. Higgins
County Comptroller, Orange Co., FL

EXHIBIT "C"

October 16, 1989

Page 558

operation of all private facilities including recreation, lighting, screen wall, retention ponds, and roads prior to platting.

5. The developer shall be responsible for construction of the sidewalk along Apopka-Vineland Road abutting the subdivision. This may be accomplished by either construction of the sidewalk at time other infrastructure is completed or escrow sufficient monies to construct the sidewalk as part of the future road widening. The option to be determined by Orange County at time of construction plan approval.
6. The developer shall obtain water service from Orange County in accordance with Orange County Rate Resolution and Ordinances. Utility easements will be required for the entire width of private streets and lots.

PUBLIC HEARING - BRENTWOOD CLUB PRELIMINARY SUBDIVISION PLAN - DISTRICT #1

Notice was given that the Board of County Commissioners would hold a public hearing to consider the Brentwood Club Preliminary Subdivision Plan on the following described property:

North side Darlene Drive/West side Apopka-Vineland Road

The North 640 feet of the West 1/2 of Section 3, Township 24 South, Range 28 East, Orange County, Florida, lying West of Apopka-Vineland Road.

Being at the Northwest corner of Section 3, Township 24 South, Range 28 East, Orange County, Florida, and run S 89 deg 41'41" E along the North line of said Section 3 for a distance of 1242.07 feet; thence run S 01 deg 26'47" E along the Westerly right-of-way line of Apopka-Vineland Road (60' R/W) for a distance of 3937.09 feet to point of curvature of curve concave Easterly, having a radius of 5759.58 feet and a central angle of 01 deg 45'00"; thence run Southeasterly along the arc of said curve and said Westerly right-of-way line for a distance of 175.92 feet; thence run S 03 deg 11'47" E along said Westerly right-of-way line for a distance of 1182.93 feet; thence run S 89 deg 41'28" W along the South line of said Section 3 for a distance of 1406.65 feet to the Southwest corner thereof; thence run N 00 deg 17'13" E along the West line of the SW 1/4 of said Section 3 for a distance of 2670.15 feet to the West 1/4 of corner of said Section 3; thence run N 00 deg 27'43" W along the West line of the NW 1/4 of said Section 3 for a distance of 2636.86 feet to the Point of Beginning.

Containing 158.280 acres more or less and being subject to any rights-of-way and easements of record.

Tract 3 described as follows: (Included in total acreage above)

The North 640 feet of the West 1/2 of Section 3, Township 24 south, Range 28 East, Orange County, Florida, lying West of Apopka-Vineland Road. Containing 18.25 acres more or less.

October 16, 1989

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EXHIBIT "C"

October 16, 1989

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A public hearing was held; Public Works Director Tom Hastings recommended approval subject to zoning restrictions and to conditions as read into the record.

Steve Miller, Miller-Sellen Associates, Inc., representing the developer concurred with staff's recommendations and requested for modification of the last portion of Condition #2 to read approval instead of submittal.

Ellsworth Gallimore, developer, 925 Sunshine Lane, Altamonte Springs, Florida, agreed with Commissioner Carter regarding fencing where no natural vegetation exists.

John Lincoln, 9959 Kilgore Road, Orlando, Florida, spoke in favor of the project.

Upon a motion by Commissioner Carter, seconded by Commissioner Marston, and carried with all present commissioners voting AYE by voice vote; Commissioner Chapin was absent; the Board approved the Brentwood Club Preliminary Subdivision Plan subject to the following amended conditions:

1. Development shall conform to the Brentwood Club Preliminary Subdivision Plan, dated "Received September 5, 1989," and to the following conditions of approval. Development based upon this approval shall comply with all other applicable federal, state, and county laws, ordinances and regulations, which are incorporated herein by reference, except to the extent they are expressly waived or modified by these conditions or by action of Orange County.

This Preliminary Subdivision Plan Approval automatically expires on October 16, 1990, in accordance with Orange County Subdivision Regulations as amended.

2. Prior to platting or construction plan submittal, a survey for legally protected plant and animal species shall be submitted to the Planning Department for review and approval. If any legally protected species are found on-site, then a management plan for said species shall be submitted and approved by the Planning Department and the Florida Game and Freshwater Fish Commission prior to construction plan approval.
3. ~~Prior to platting, deed restrictions and covenants shall be filed that prohibit clearing or removal of vegetation including ground cover or placement of any structures on the western 35 feet of the project.~~
4. Prior to platting, the developer shall execute a developer's agreement or sales contract with the School Board regarding Tract #3.
5. The developer shall obtain wastewater service from Orange County subject to the Orange County Rate Resolution Rules and Ordinance. No construction plans will be approved until wastewater capacity has been purchased.
6. Prior to platting, documentation shall be submitted regarding formation of a mandatory Home Owners Association for maintenance of the stormwater retention pond.
7. Prior to platting, existing structures shall be removed.

EXHIBIT "C"

October 16, 1989

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8. Turn lanes shall be constructed on Apopka-Vineland Road at the project entrances.
9. Twenty-foot fee simple access shall be required for retention ponds.
10. The developer will be responsible for the fence along the westerly boundary where no natural vegetation exists prior to issuance of Certificate of Completion.
11. The developer will escrow the funds for the construction of the sidewalk along Apopka-Vineland Road prior to issuance of a Certificate of Completion.

PUBLIC HEARING - JEFF DAVIES APPEALING DRC DECISION RE: SUBDIVISION DETERMINATION - DISTRICT 1

A public hearing was scheduled before the Board of County Commissioners to consider an appeal by Jeff Davies regarding a Subdivision Determination of the Development Review Committee decision of denial for the above project on the following described property:

North side of Rose Boulevard, west of Texas Avenue in Section 21, Township 23 South, Range 29 East.

A public hearing was held; Public Works Director Tom Hastings recommended denial of the lot split based on the following findings:

1. On April 25, 1989, the Planning Director denied the applicant's request to create one(1) additional parcel from the parent tract for a total of nine(9) parcels. The parent tract(Lot #3, McCoy Land Company, Plat Book F, Page \$48) had been previously split on March 21, 1972, August 6, 1984, and again on November 14, 1988. This additional land division request constitutes a subdivision and should be submitted under the subdivision review process.
2. Duskin Avenue and Coral Way are unopened rights-of-way. These roadways must be opened and paved in accordance with applicable Orange County regulations prior to any division of the property.
3. Section 8.2.3, Orange County Subdivision Regulations, requires each lot to have a minimum of 20-feet of fee simple access onto a public roadway. Proposed Parcel "C" does not have 20-feet of fee simple access onto a public right-of-way.
4. The lots apparently do not meet septic tank requirements for setbacks from lakes (50').

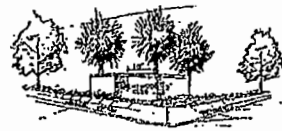
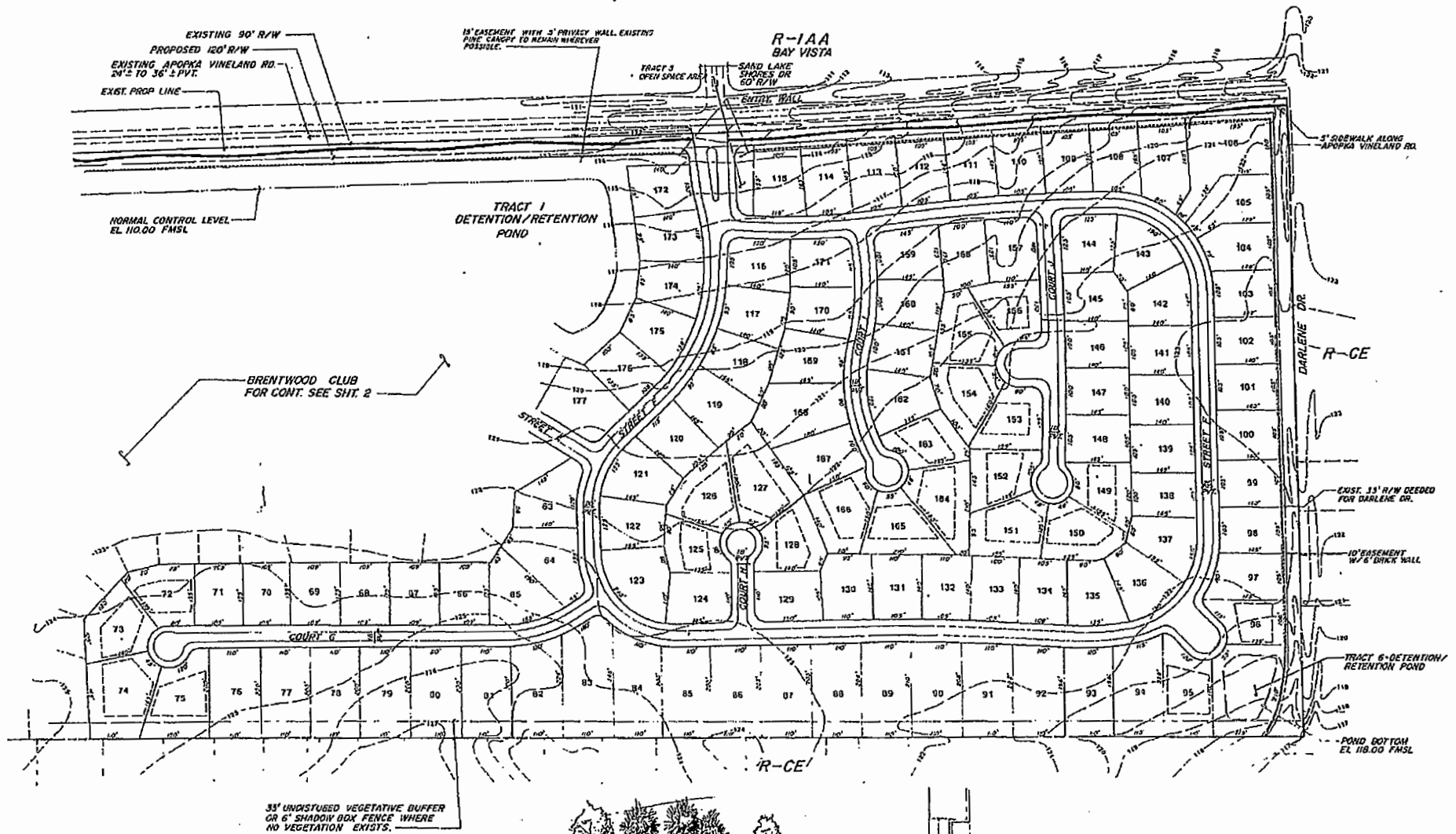
Jeff Davies, applicant, presented his appeal to the Board, of the Development Review Committee's decision.

Upon a motion by Commissioner Marston, seconded by Commissioner Donegan, and carried with commissioners Marston, Donegan, and Dorman voting AYE by voice vote; Commissioner Carter voting No by voice vote; Commissioner Chapin was absent; the Board overturned the DRC's decision and approved the request provided they meet all the setbacks and requirements; subject to a Hold Harmless Agreement and agreement to participate in road construction when it's paved.

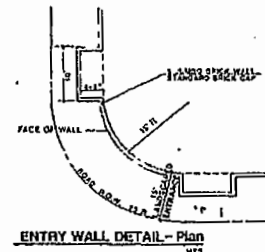
October 16, 1989

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EXHIBIT "C"



ENTRY WALL DETAIL - Perspective Sketch
HTS



ENTRY WALL DETAIL - Plan
HTS

DRAWN BY: J.S.
DESIGN BY: J.S.
CHECKED BY: J.S.
APPROVED BY: J.S.

REVISED: 6-30-89
9-22-89
8-24-89

SEP 06 1989

TITLE:
DEVELOPMENT PLAN

JOB NO. 8910.11
DATE: JUN 20, 1989
SCALE: 1"=100'



SHEET 3 OF 5



MILLER-SELLEN ASSOCIATES, INC.
210 EAST LUCAS AVENUE • GAITHERSBURG, MD 20878
URBAN PLANNERS & ENGINEERS

BRENTWOOD CLUB PRELIMINARY SUBDIVISION PLAN

EXHIBIT "D"

June 12, 1989

Page 600

This Preliminary Short Form Subdivision Plan Approval automatically expires on June 12, 1990, in accordance with Orange County Subdivision Regulations, as amended.

2. Access rights shall be dedicated to Orange County, except for those shown on the plan.
3. A six(6)-foot masonry wall shall be erected along the north property line.
4. A Developer's Agreement shall be executed prior to platting to address ownership/maintenance of common facilities and cross access easements.
5. Eastern most access onto Oakridge Road shall be limited to right-in/right-out.
6. Subdivision approval does not constitute approval of proposed shopping center as depicted on plan.

PUBLIC HEARING - RICHARD E. BOSSERMAN, AGENT - PLANNING AND ZONING COMMISSION #9 (BOARD CALLED) - DISTRICT #1

Notice was given that the Board of County Commissioners would hold a public hearing to consider Richard E. Bosserman, Agent's, request for a change in zoning classification from IND-1A to R-1AA on the following described property:

W 1/2 Sec. 3, T 24 S, R 28 E, Orange County, Florida, lying W of Apopka-Vineland Road described as follows:
Beg. NW cor. Sec. 3, T 24 S, R 28 E, run S 89° E along N line sd. Sec. 3 for a distance of 1242.07 ft., th S 01° E along W'ly R/W line Apopka-Vineland Road 3937.09 ft. to pt. of curvature of a curve concave E'ly, having a radius of 5759.58 ft. and a central angle of 01° 45' 00", th run SE'ly along arc of sd. curve and sd. W'ly R/W line 175.92 ft., th S 03° E along sd. W'ly R/W line 1182.93 ft., th S 89° W along S line of sd. Sec. 3 for a distance of 1406.65 ft. to SW cor. thereof; th N along W line of SW 1/4 of sd. Sec. 3 for a distance of 2670.15 ft. to W 1/4 cor. of sd. Sec. 3, th N along W line of NW 1/4 of sd. Sec. 3 for a distance of 2636.86 ft. to POB, which is located Northwest corner Apopka-Vineland Road and Darlene Drive.
(W 1/2 3-24-28 Tract Size: 156 acres
District #1)

A public hearing was held; Assistant Zoning Director Joanne McMurray outlined the location of the subject property, the various zoning classifications in the area, and explained the request noting that similar opposition was anticipated at this hearing.

Jim Sellen, on behalf of the applicant, stated that the conditions of approval were acceptable as outlined, adding several other areas of concern raised by the neighboring properties.

Maurice Dean, 9757 Kilgore Road, Orlando, spoke with regard to a meeting between Ellsworth G. Gallimore and the neighborhood to discuss the proposed zoning changes. He stated that while the additional conditions as presented were consistent with the wishes of the neighborhood, he presented a petition to the Board containing items they were opposed to.

June 12, 1989

Page 600

EXHIBIT "D"

June 12, 1989

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Upon a motion by Commissioner Carter, seconded by Commissioner Dorman, and carried with all present commissioners voting AYE by voice vote; Commissioner Donegan was absent; the Board approved the request of Richard E. Bosserman, Agent, for a change in zoning classification from IND-1A to R-1AA on the above-described property, subject to the following conditions, as amended:

1. All lots abutting the Western property boundary shall be a minimum of 1/2 acre;
2. All lots abutting the Southern property boundary shall be a minimum of 1/3 acre;
3. No access shall be permitted onto Darlene Drive;
4. Construction of a six(6)-foot high brick wall along the southern boundary line abutting Darlene Drive;
5. Minimum living area shall be 2200 square feet for all lots within the subdivision;
6. Building setbacks for principal structures along the rear (westerly) boundary line shall be a minimum of fifty(50) feet; the westerly thirty-five(35) feet of which is to remain in its natural vegetative state;
7. The owner of each lot located along the Westerly boundary line shall be required to install a six(6) foot high shadowbox fence where no natural vegetation exists;
8. Sewer and water services are to be obtained from Orange County.

PUBLIC HEARING - ORANGE COUNTY PLANNING AND ZONING COMMISSION -
PLANNING AND ZONING COMMISSION #4 (CONTINUED FROM 5/30/89) -
DISTRICT #1

It was the consensus of the Board to continue with the public hearing of the Orange County Planning and Zoning Commission, concerning a change in zoning classification from A-1 to R-1A, previously scheduled for the May 30, 1989 Board meeting.

A public hearing was held; a court reporter was present and Deputy Clerk Mary Jo Garrison read the Notice of Appeal into the record.

Assistant Zoning Director Joanne McMurray located the property and explained the various zoning classifications surrounding the subject property as well as the background regarding the appeal.

Attorney Gloria Lockridge advised the Board that she represented the property owner, Hilton Cooper, who lives in Alabama; she further stated that on behalf of the appellant, she would like to register as a matter of record his strong opposition to the rezoning of his property.

A copy of a contract, including a site plan for a veterinary clinic, was entered into the record marked as Exhibit I.

Bob Breman Land Plus, Inc., appeared in opposition to the rezoning.

Patrick McGarry, 298 Bay West Neighbors Circle, Orlando, presented a petition supporting the rezoning to the Board from the property

June 12, 1989

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Main - Exhibit PC

EXHIBIT "C"

October 16, 1989

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A public hearing was held; Public Works Director Tom Hastings recommended approval subject to zoning restrictions and to conditions as read into the record.

Steve Miller, Miller-Sellen Associates, Inc., representing the developer concurred with staff's recommendations and requested for modification of the last portion of Condition #2 to read approval instead of submittal.

Ellsworth Gallimore, developer, 925 Sunshine Lane, Altamonte Springs, Florida, agreed with Commissioner Carter regarding fencing where no natural vegetation exists.

John Lincoln, 9959 Kilgore Road, Orlando, Florida, spoke in favor of the project.

Upon a motion by Commissioner Carter, seconded by Commissioner Marston, and carried with all present commissioners voting AYE by voice vote; Commissioner Chapin was absent; the Board approved the Brentwood Club Preliminary Subdivision Plan subject to the following amended conditions:

1. Development shall conform to the Brentwood Club Preliminary Subdivision Plan, dated "Received September 5, 1989," and to the following conditions of approval. Development based upon this approval shall comply with all other applicable federal, state, and county laws, ordinances and regulations, which are incorporated herein by reference, except to the extent they are expressly waived or modified by these conditions or by action of Orange County.

This Preliminary Subdivision Plan Approval automatically expires on October 16, 1990, in accordance with Orange County Subdivision Regulations as amended.

2. Prior to platting or construction plan submittal, a survey for legally protected plant and animal species shall be submitted to the Planning Department for review and approval. If any legally protected species are found on-site, then a management plan for said species shall be submitted and approved by the Planning Department and the Florida Game and Freshwater Fish Commission prior to construction plan approval.

3. Prior to platting, deed restrictions and covenants shall be filed that prohibit clearing or removal of vegetation including ground cover or placement of any structures on the western 35 feet of the project.

4. Prior to platting, the developer shall execute a developer's agreement or sales contract with the School Board regarding Tract #3.
5. The developer shall obtain wastewater service from Orange County subject to the Orange County Rate Resolution Rules and Ordinance. No construction plans will be approved until wastewater capacity has been purchased.
6. Prior to platting, documentation shall be submitted regarding formation of a mandatory Home Owners Association for maintenance of the stormwater retention pond.
7. Prior to platting, existing structures shall be removed.

October 16, 1989

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Exhibit "A"
Brentwood Club Phase 2 Lots Not in Compliance

1. Lot 8 9732 Camberley Cir.
2. Lot 11 9714 Camberley Cir.
3. Lot 13 9702 Camberley Cir.
4. Lot 14 9696 Camberley Cir.
5. Lot 16 9684 Camberley Cir.
6. Lot 17 9678 Camberley Cir.
7. Lot 20 9548 Castleford Pt.
8. Lot 21 9542 Castleford Pt.
9. Lot 25 9518 Castleford Pt.
10. Lot 26 9512 Castleford Pt.
11. Lot 28 9500 Castleford Pt.

ARTICLE IV

ADDITIONAL RESTRICTIONS: In addition to the Covenants and Restrictions that are incorporated by reference as provided in Article III, the following additional restrictions shall apply to BRENTWOOD CLUB PHASE 2:

The West 35 feet of Lots 8-29, inclusive, is designated as a natural vegetation buffer. Clearing or removal of vegetation, including ground cover, and placement of any structures on the West 35 feet of these lots is prohibited.

ARTICLE V

OR 4232 PG 1229

ASSOCIATION MEMBERSHIP: Developer hereby declares that each and every person or entity who is a record owner of a fee or undivided fee interest in any lot of the property described in Article I, shall be a member of Brentwood Club Homeowner's Association, Inc. and shall be subject to the Articles of Incorporation and Bylaws of the Association as such are recorded in Official Records Book 4185, Page 0106 through 119, Public Records of Orange County, Florida.

Executed as of the date first above written.

BRENTWOOD-PARK SQUARE JOINT
VENTURE, a Florida General
Partnership

Signed, sealed and delivered
in the presence of:

BRENTWOOD HILLS, INC.,
Florida Corporation, a General
Partner

[Signature]
Julia C. Olsen

By Ellsworth G. Gallimore
Ellsworth G. Gallimore,
President

Corporate Seal

Signed, sealed and delivered
in the presence of:

PARK SQUARE BRISTOL, INC., a
Florida Corporation, a
General Partner

[Signature]
Julia C. Olsen

By Anil Deshpande
Anil Deshpande, Vice-President

Corporate Seal



March 26, 2018

Brentwood Club Homeowners Association, Inc.
P.O. Box 783367
Winter Garden, FL 34778

Subject: Vegetative Buffer or Shadowbox Fence Requirement

Dear Sir or Madam:

It has been brought to Orange County's attention that unauthorized vegetative clearing has occurred on eleven (11) lots in Brentwood Club, Phase 2. These actions are not in compliance with Article IV of the October 1990 Declaration of Covenants and Restrictions for Brentwood Club, Phase 2 (DC&R), which reads as follows:

The West 35 feet of Lots 8-29, inclusive, is designated as a natural vegetation buffer. Clearing or removal of vegetation, including ground cover, and placement of any structures on the West 35 feet of these lots is prohibited.

The eleven lots are detailed in enclosed Exhibit "A", and further shown on a copy of the replat of Brentwood Club Phase 2. Please note the replat references a "35 foot natural vegetative buffer" along these lots. The DC&R was recorded at OR Book 4232, Pages 1228-30, on October 31, 1989, and a copy is enclosed as Exhibit "B".

Although Orange County does not enforce private DC&Rs, in this particular case the covenant and restriction found in Article IV was a condition of approval for the Brentwood Club Preliminary Subdivision Plan (PSP) adopted by the Board of County Commissioners (BCC) on October 16, 1989, stating as follows:

Condition 3. Prior to platting, deed restrictions and covenants shall be filed that prohibit clearing or removal of vegetation including ground cover or placement of any structures on the western 35 feet of the project.

A copy of the PSP and the minutes of the PSP approval reflecting the BCC condition are enclosed as Exhibit "C". Please note that while the lot numbers are different, the PSP document substantively mirrors the condition above.

Also, four months prior to that approval, on June 12, 1989, the BCC rezoned the subject property to allow development as a single family subdivision, imposing a condition requiring the owner of each lot located along the westerly boundary line to install a six (6) foot high shadowbox fence where no natural vegetation exists.

A copy of the minutes of the rezoning approval (Condition #7) is enclosed as Exhibit "D".

COMMUNITY, ENVIRONMENTAL AND DEVELOPMENT
SERVICES DEPARTMENT
JON V. WEISS, P.E., Director

201 South Rosalind Avenue, 2nd Floor ■ Reply To: Post Office Box 1393 ■ Orlando Florida 32802-1393
Telephone 407-836-5312 ■ Fax 407-836-0995 ■ Jon.Weiss@ocfl.net

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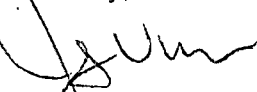
Brentwood Club Homeowners Association, Inc.
March 26, 2018
Page 2

In summary, according to the development approvals described herein, on the West 35 feet of Lots 8-29, where no natural vegetation existed, a six foot high shadowbox fence was required, and where natural vegetation did exist, the vegetation was not to be removed (and structures were not to be placed there). Presently, the eleven identified lots are not in compliance with the DC&R, PSP Condition of Approval #3, and/or rezoning Condition of Approval #7.

The purpose of this letter is to inform you that Article IV of the DC&R and those BCC imposed conditions cannot be violated.

We understand you may need time to investigate the matter, contact the owners of the lots, and develop a corrective action plan. We will therefore allow you until May 11, 2018, to review the situation and send us your response. In the meantime, if you have any questions on how to resolve the matter to the County's satisfaction, please do not hesitate to contact me.

Sincerely,



Jon V. Weiss, P.E.

JWW:am

Enclosures (4)

c: Southwest Property Management of Central Florida, Inc., 13350 W. Colonial Drive, Suite 330,
Winter Garden, FL 34787
Bob Spivey, Manager, Orange County Code Enforcement Division