

This Instrument Recorded By:
KAYE BENDER REMBAUM P.L.
Alan Schwartzseid, Esq.
855 E S.R. 434
Suite 2209
Winter Springs, FL 32708

**CERTIFICATE OF RECORDING
OF
RAINBOW SPRINGS PROPERTY OWNERS ASSOCIATION, INC.**

THIS CERTIFICATE OF RECORDING is executed by the undersigned officers of Rainbow Springs Property Owners Association, Inc. (the "Association"), the corporation in charge of the operation and control of the Rainbow Springs subdivision, located in Marion County, Florida, according to the Declaration of Covenants, Conditions and Restrictions for Rainbow Springs recorded in the Public Records of Marion County, Florida, at Official Records Book 6605, beginning at Page 277, who hereby certify that the attached Resolution of the Architectural Control Board and Amended and Restated Rainbow Springs ACB Criteria Clarification and Guidelines were proposed and approved in accordance with the governing documents.

IN WITNESS WHEREOF, the following officers of the Association have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

**Rainbow Springs Property Owners
Association, Inc.**

By: Aida L. M. Hernandez
(First Witness Signature)

Aida L. M. Hernandez

(Print)
20372 E. Pennsylvania Ave.
(Address) Dunnellon, FL 34432

By: Tricia Reynolds
(Second Witness Signature)

(Print)
TRICIA REYNOLDS
2132 W. MAGENTA DR CITRUS SPRS.
(Address)

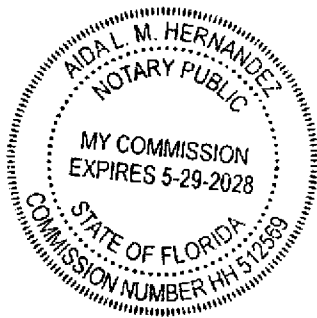
By: Brad Potts
Brad Potts, its President

By: Lynne Eder
By Lynne Eder, its Vice President

STATE OF FLORIDA)
)
COUNTY OF MARION)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of August, 2025, by Brad Potts, as President and Lynne Eder, as Secretary, of Rainbow Springs Property Owners Association, Inc., who are personally

known to me or have produced as identification their current and valid Driver's License(s) or the following government issued photographic identification: FL Driver License.



BY:

Aida L. M. Hernandez
Notary Public, State of Florida, At Large

Name: Aida C. M. Hernandez

My Commission Expires: May 29, 2028

**RESOLUTION OF THE ARCHITECTURAL CONTROL BOARD OF
RAINBOW SPRINGS PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, being all of the members of the Architectural Control Board of Rainbow Springs Property Owners Association, Inc. (the "ACB"), take the following action:

WHEREAS, violations of the covenants found in the Declaration of Covenants, Conditions and Restrictions for Rainbow Springs Property Owners Association, Inc. (the "Declaration") have arisen but were not enforced by prior ACBs, including without limitation various modifications and improvements to lots within the Rainbow Springs Community; and,

WHEREAS, the ACB finds it in the best interest of the Association to enforce all covenants governing Architectural Clarification and Guidelines of the Association.

IT IS THEREFORE:

RESOLVED THAT, all covenants as set forth in the Declaration within the purview of the ACB be enforced in a timely, uniform, consistent manner in the future pursuant to the policies adopted by the ACB including, without limitation, against all unauthorized improvements or alterations to a Lot which have not been approved in advance by the ACB or for which no approval was sought when required, and for which approval is not sought on or before March 26, 2025 and later granted by the ACB; and,

ALSO RESOLVED THAT, a Republication Memorandum be sent to the Owners of the Rainbow Springs community advising them of the adoption of an Amended and Restated Architectural Clarification and Guidelines ("A&R Guidelines"); and,

FURTHER RESOLVED THAT, consistent with the delivery of the Republication Memorandum and A&R Guidelines, that a Self-Reporting Form be provided to Owners so that they might report any unapproved alterations to their Lots which required approval by the ACB but which was not sought so that such violations as exist at the time of the adoption of this Resolution might receive waiver of the violation by the ACB to avoid future enforcement actions by the ACB and Association.

Adopted by the Architectural Control Board, this 26th day of March, 2025.

By: [Signature]
Date: 3-26-25

By: [Signature]
Date: 3/26/25

By: [Signature]
Date: 3-26-25

By: [Signature]
Date: 3/26/25

By: [Signature]
Date: 3/26/25

MEMORANDUM

To: All Owners, Tenants and Occupants of the Rainbow Springs Property Owners Association, Inc.
From: Architectural Control Board
Re: Republication of the Architectural Criteria
Date: March 26, 2025

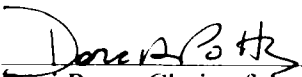
As you may know, Rainbow Springs Architectural Criteria and the Declaration of Covenants, Conditions and Restrictions for Rainbow Springs Property Owners Association, Inc. (collectively, the "Covenants"), requires Owners of Lots to seek prior approval of the Architectural Control Board ("ACB"), in compliance with established architectural criteria and guidelines, for any improvement or alteration to a Lot within the Rainbow Springs Community. Each Owner is responsible to ensure compliance with these requirements. Notwithstanding the foregoing, it has come to the attention of the ACB that, in recent years, certain Owners have neglected to abide by these restrictions, and/or the ACB and/or prior Boards have failed to properly enforce these restrictions pertaining to alteration, construction, or maintenance of any improvements or other violations of the Covenants which include, without limitation, removal of trees, screening of equipment, visibility at intersections, garbage and trash disposal, owner maintenance, exterior siding materials and colors, roofscapes, construction or design of garages and carports, installation of fences and screens, driveways, landscaping, grading, signage, parking of recreational vehicles, trailers and boats, erection of temporary structures, the keeping of pets, livestock, and poultry, parking of commercial vehicles or equipment, (collectively, and without limitation to those improvements mentioned above, the "Unauthorized Improvements"). The ACB has also noted that the architectural guidelines established by the Association have not been fully followed by the ACB in recent years, resulting in approval of improvements which, according to those criteria, should have been denied. The ACB has as a result decided that to allow further violations of these restrictions, the architectural guidelines, or any other covenants of the Covenants, would not be in the best interest of the Association. It is the intent of the ACB to again enforce all Covenants of the Association, and the architectural guidelines.

Effective on **March 26, 2025**, the ACB will begin uniformly enforcing Covenants and the architectural guidelines, and all other restrictions of the Association, pursuant to the Policies which have been adopted by the Board and are enclosed herewith. All Owners must obtain prior written approval of a prospective improvement or alteration and cure any existing covenant violation(s) on their respective Lots. Additionally, all future improvements and alterations, beginning on the date of this Memorandum, must comply with the architectural guidelines. Any Owner who installs or alters an improvement without first obtaining the written approval of the ACB at the time of the request (and not merely an individual director) will be in violation. Such violations will be subject to full enforcement by the ACB and Association, including without limitation, removal or restoration of the improvements or alterations by the Association, the full cost of which will be an assessment against the lot pursuant to Article VII and Article VIII, of the Declaration.

Please note, however, that all improvements and additions previously approved by the ACB or Board of Directors, and certain Unauthorized Improvements will be allowed to remain.

provided that for permitted Unauthorized Improvements, a belated Architectural Review Application must be submitted so that the violation is registered with the ACB, on or before **April 25, 2025**. **Please also note that vehicles or equipment parked on Lots in violation of the Covenants must be removed and will not be permitted to remain on Lots except in garages.** If the application is submitted and approved, the Unauthorized Improvement is allowed to remain in its existing form, but may not be altered, or replaced without the prior written approval of the ACB. If you currently have an improvement or alteration on your lot which violates these restrictions, you must submit the enclosed registration form to the ACB by the indicated date. Any Unauthorized Improvement that is not registered by the deadline will be unauthorized, in violation of the foregoing restrictions, and subject to full enforcement by the Association, which includes, but is not limited to, pursuing legal action to compel the removal of such improvement or alteration, and/or removal of the improvement or alteration by the Association. Other Unauthorized Improvements which represent maintenance failures on the part of the Owner must be reported and a date for repair or replacement arranged with the ACB. Failure to submit a form for such Unauthorized Improvements may result in further action by the Association with costs for same potentially recovered from the Owner.

Thank you for your anticipated cooperation.

By: 
Dori Potts, Chair of the ACB

Enclosures: Copy of A&R Architectural Clarification and Guidelines, Self-Reporting Form.

AMENDED AND RESTATED RAINBOW SPRINGS ACB CRITERIA CLARIFICATION AND GUIDELINES

(Substantial Rewording. See governing documents for former text)

Purpose: The purpose of this document is to clarify restrictions that are identified in the Restated Declaration of Covenants, Conditions, Restrictions and Easements and the Architectural Criteria as recorded in the Public Records of Marion County, Florida at Book 6605, starting at Official Records Page 277, and again at Book 7271, starting at Page 61. The clarifications and guidelines below are meant to inform members of various restrictions or requirements within the Community pursuant to Article VII of the Restated Declaration of Covenants, Conditions, Restrictions and Easements as applied by the Architectural Control Board ("ACB"). Certain matters are recited in full from the Governing Documents of Rainbow Springs to present a full picture.

Background: Restrictions applicable to properties within the Community which are subject to the Covenants of the Community are set forth in:

Declaration Articles VII and VIII,
Declaration Exhibit B, Restrictive Covenants for Residential Lots,
Declaration Exhibit C, Restrictive Covenants for Multi-family Lots,
Rainbow Springs Architectural Criteria.

Clarifications, Guidelines and Criteria:

1. Trees: Declaration Article VIII Section 9 and ACB Criteria #10

- No tree other than pine trees with a diameter of four (4) inches or greater and more than ten (10) feet from the foundation of a home can be removed without approval of the ACB
- Any tree within ten (10) feet of the foundation can be removed or trimmed without ACB approval
- All trees, regardless of species or requirement of permission, that are removed within the POA, will be required to have the stump ground
- Trees to be removed must be marked so that the ACB is able to identify them during the application review process. (We suggest wrapping the trees to be removed with ribbon and not paint in the event the ACB denies your request.)

2. Screening of equipment: Declaration Article VIII Sections 4 and 10 and ACB Criteria #7

Any electrical/mechanical equipment, utility tanks or garbage areas if otherwise visible from any road right-of-way, shall be completely shielded therefrom by shrubbery or fence

- If using a fence, member must adhere to all fencing requirements included within this document
- Plants or shrubbery used to screen such equipment must be replaced if they die within 30 days

3. Visibility at Intersections Declaration Article VIII Section 4

- No obstruction to visibility at street intersections or access area intersections shall be permitted
- Members owning corner lots are required to maintain all landscaping near intersections to ensure clear visibility for drivers from all directions

4. Garbage and Trash Disposal Declaration Article VIII Section 5

- Any items (garbage, rubbish, equipment, household items or other debris) intended for disposal must be contained and out of site from roadway and neighboring properties until set out for removal/pick-up the following day.
- Members may store garbage cans outside if contained behind screening and must be kept clean and sanitary.
- Garbage cans (or recycling bins) kept outside must be kept in a manner which reduces attracting insects, rodents, or other scavengers and pests.

5. Owner Maintenance Declaration Article VIII Section 8

- Members are required to maintain the Lot and any improvements located on the Lot in neat and attractive condition which requires the Owner to repair and restore all improvements upon the Lot. Such maintenance and repair includes:
 - Grass is to be mowed, trees and other vegetation trimmed or cut down as necessary (following removal guidelines for ACB approvals as required), and debris removed promptly
 - All structures and fences shall be kept clean of mold, stains and damage
 - Roofs and gutters shall be kept clean and free of plants growing on them
 - Driveways and sidewalks shall be clean and not covered with black stain
 - Mailboxes shall be kept in tidy order. No rust, mold or damage
 - No construction waste or materials shall be kept outside unless approved by ACB during the period of any construction
 - All doors, windows, and screens (house, garage, or accessory structure) shall be in good working condition with no tears or broken glass

6. Exterior Siding Materials and Colors. ACB Criteria #3

The choice of exterior material and color is extremely important. Natural colors and textures shall be used. For Residential and Multifamily Units, exterior materials are rough sawn woods and masonry stucco. Muted or earth tone colors in the brown, gray

and green ranges are generally most appropriate, however, all colors must be approved by the ACB.

- RSPOA office has a list of approved paint colors, can also be found on POA website
- New paint colors can be added or removed as they become available. Neon or fluorescent colors are not acceptable.
- Reflective or mirror glass that is highly reflective is prohibited
- All structures built or added to lots must have similar appearance with respect to materials and colors already on the residence so as to match the residence.
- All exterior materials must be approved by the ACB.

7. Roofscape. ACB Criteria #4

One of the most visible elements of any home or multifamily dwelling complex is the roof. Its ultimate appearance in relation to the structure should be carefully considered.

- Acceptable roof materials are Asphalt Shingle, Tile, Metal, Concrete, Photovoltaic shingles, Cedar shakes or Cedar shingles or Clay
- Bare galvanized/raw aluminum or raw steel/metal roofs of any kind are prohibited
- All metal needs to be powder coated, acrylic coated galvalume or painted.
- Any roofing material which is reflective is prohibited
- New materials may be added or removed from this list by the Board from time to time

8. Garages and Carports ACB Criteria #5 and Exhibit B Section 16

Garages must be designed as an integral part of the house. All storage areas included in the garage shall be planned to minimize their exposure to street view.

- Garages attached to single family residence shall be no larger than 3 car stalls
- Carports are required to be affixed to the ground with concrete footings and must have similar characteristics (e.g., roofscape, material, and color), to the residence
- Carports larger than 12'x16' must be fixed to a concrete floor.
- Carports smaller than 12'x16' must have aggregate or gravel for flooring material and have appropriate hurricane tie-downs.
- All carports must have landscaping on both sides to provide an aesthetically pleasing appearance for the carport.

9. Fences Exhibit B Section 10 and ACB Criteria #7

- No fence or wall shall be erected in the front or side yard of a lot
- Fences must be behind the back plane of the house.

- Fences must not be placed within the applicable setbacks.
- The ACB may require a survey to be obtained to ensure the proposed fence follows required setbacks and does not encroach upon other lots. The Association will not be responsible for any such encroachment even if a survey is required.
- Fences are not permitted around the perimeter of individual lots.
- Fencing along the golf course is not permitted.
- Fence height cannot exceed 4 feet from ground to top of fence.
- Chain link fences must be black powder-coated or coated in green vinyl.
- Any wood used must be treated or painted.
- No reflective material may be used.

10. Landscaping. ACB Criteria #9

- Proper landscaping adds the finishing touch to your home. A minimum of 2% of construction cost should be spent for new landscape plant materials for each single-family residence. Member should include with new build application an itemized plant list with costs
- Site planning and clearing should be accomplished, insofar as is feasible, in a manner which respects and preserves the existing natural trees, vegetation and land contours
- If at any time the ACB deems it proper, a property owner with a single-family dwelling may be required to sod and/or seed from the property line to the edge of the street paving

11. Signs: ACB Criteria #11

- During construction a sign not exceeding ten (10) square feet and setting forth the name or the architect and contractor may be displayed on the lot. After the house is completed, it must be removed immediately
- No signs of any kind shall be displayed to the public view except real estate sales/rental signs and signs provided by security system monitoring services.

12. Parking of Recreational Vehicles and Boats Exhibit B Section 5

- Recreational vehicles, utility trailers and boats (collectively, "RVs") may only be kept outside of a garage on lots of 1 acre or larger in area.
- RVs must be parked behind the back plane of the residence.
- No more than two (2) RVs are allowed on a Lot.
- Prior written approval of the ACB is required before any RV may be stored on any lot.

- Screening of the RV by means of plants or fencing may be required by the ACB as a condition of approval.
- All approved RV parking will expire after 2 years and require re-approval.
- Replacement of any approved RV will require approval for parking of the new RV.

13. Temporary Structures (Exhibit B Section 4)

Temporary Structures are prohibited. Any structure other than a single-family residence (an "accessory structure") must be approved by the ACB and must meet the following criteria:

- No accessory structure may be larger than 30' x 40' and 15' in height.
- No accessory structure may be used as living area.
- All accessory structures must be fixed to a concrete foundation.
- Landscaping around any accessory structure is required to blend the appearance of the structure into the surroundings of the Community.
- Any door on an accessory structure larger than a standard 36" door must be oriented so as to face the owner's home. Such larger doors cannot face towards neighbors' home'. This requirement is intended to limit noise affecting neighboring homes.
- All accessory structures must be constructed behind the back plane of the home
- Accessory structures must meet all required setbacks
- Accessory structures should be constructed to look like the residence with similar overhangs, residential-style garage doors, and similar exterior materials, roofing style, and colors
- Only one accessory structure may be constructed on a Lot.
- Owners must maintain accessory structures in neat and attractive condition at all times.

14. Pets, Livestock and Poultry: Exhibit B Section 8

- Pets not subject to the voice command of their owners must be kept on a leash when outside even if on the Member's own lot.
- Owners are required to clean up after their pets
- Members must keep yards clean of animal waste and ensure no neighbor smells pet waste.
- No member shall have or keep bees or hives on any lot

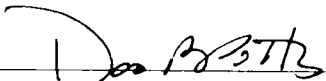
15. Commercial Trucks: Exhibit B Section 9

- Commercial trucks or vehicles shall not be parked or stored on any Lot, except as may be approved by the ACB.

- Construction equipment shall be parked or stored inside a garage when not in use and items fitting this description, include, but are not limited to:
 - Backhoe loaders of any size and attachments that are designed for them
 - Bulldozers of any size and any attachments designed for them
 - Excavators of any size and any attachments designed for them
 - Motor graders and any attachments designed for them
 - Skid steer loaders of any size and any attachments designed for them
 - All Earth Augers
 - Sod cutters
 - Lawn tractors larger than 30 HP
 - Trenchers of any size
 - Wheel loaders of any size and any attachments designed for them
 - Earth Shoring equipment (trench boxes)
 - Stationary or mobile liquid pumps other than sump pumps or small cradled trash/water pumps
 - Stationary or mobile Refrigerated containers/trailers
 - Stationary or mobile equipment used in distribution of electrical power - temporary or permanent
 - Woodchipper/shredder combination towed behind a licensed vehicle, car or truck of any size
 - Stationary or Mobile Air Compressor larger than 30-gallon capacity - regardless of how it's powered
 - Stationary or Mobile Wood splitter – regardless of how it's powered
 - Trailer mounted lighting equipment – any size
 - Any truck or trailer mounted power washing equipment
 - Storage/jobsite containers regardless of material constructed from
 - Other than vehicle mounted welding equipment
 - Other than vehicle mounted gas torch or plasma cutting equipment
 - No trailers unless approved by the ACB
 - Forklifts of any size internal combustion engine or electric whether a standalone vehicle or attached to a tractor, and any attachments that are designed for them
 - Telehandler/Boom trucks of any size and any attachments that are designed for them
 - Ride on/in floor scrubbers and sweepers
 - Street sweepers of any size including small units designed to sweep sidewalks
 - Temporary stationary or mobile jobsite air handling equipment with or without heat/cool functionality to include dehumidifiers and air scrubbers
 - Anything that mixes or transports mixed or dry masonry products – concrete, cement, grout, mortar, etc.

- Motorized Concrete surface prep or finishing equipment – regardless of how it's powered
- Any roller or compactor of any size and regardless of how it's powered – walk behind or ride on/in
- Aerial work platforms such as; man life, scissor lift, atrium lift or bucket lift regardless of size and regardless of how it's powered except those permanently mounted to a vehicle
- Scaffolding - either erected or disassembled
- Cranes and Gantries of any size
- Extendable Boom vehicles of any size

THIS AMENDED AND RESTATED RAINBOW SPRINGS ACB CRITERIA CLARIFICATION AND GUIDELINES is hereby adopted this 26th day of March, 2025, by the Architectural Control Board of the Rainbow Springs Property Owners Association. Inc., and subject to review and modification by the Architectural Control Board in the future as deemed necessary.


Dora A. Potts, Chairperson


Lynne Eder, ACB Member


Bill Dexter, ACB Member


Randy Shultz, ACB Member


Mechelle Walker, ACB Member