

Conquistador

Homeowners' Association, Inc.

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.

NOTICE TO ALL HOMEOWNERS

RE: Enforcement of Governing Documents - Hedge Height Requirements

Date: June 16, 2026

Dear Homeowner:

The Board of Directors of Conquistador Homeowners Association, Inc. is committed to maintaining the appearance, safety, and property values of the community through the fair and consistent enforcement of the Association's governing documents.

Pursuant to Article X, Section 5 of the Amended and Restated Declaration of Covenants and Restrictions for Conquistador Club and Apartments, as amended and recorded on January 27, 2026, hedges are permitted only in the locations authorized by the Declaration and may not exceed eight (8) feet in height.

Accordingly, any hedge located in an area where hedges are permitted must be maintained at a maximum height of eight (8) feet. Hedges located in areas where hedges are not permitted, or hedges exceeding the permitted height, may be subject to enforcement under the governing documents.

The Board of Directors has a fiduciary duty to enforce the Association's governing documents uniformly and consistently throughout the community. The Association is providing all homeowners with advance notice and ample time to review their property and address any non-compliant hedges.

All corrective work must be completed no later than **November 1, 2026**.

After November 1, 2026, the Association may proceed with enforcement as necessary to address unresolved violations. Enforcement actions may include violation notices, fines, legal action, and any other remedies available under the governing documents and Florida law. Any fines or suspensions will be imposed only after the notice and hearing procedures required by Florida law and the governing documents.

The Board encourages all homeowners to review their property and schedule any necessary trimming or maintenance well in advance of the compliance deadline.

1800 SE St. Lucie Blvd. • Stuart, FL 34996

Conquistador

Homeowners' Association, Inc.

If you have any questions regarding the hedge height requirements or whether your hedge complies, please contact the Association office. Management will be available to provide clarification regarding the requirements and enforcement process.

Thank you for your cooperation and assistance in preserving the beauty, safety, and character of our community.

Sincerely,

Renee Drentkiewicz

RENEE DRENTKIEWICZ
President of the Board of Directors
Conquistador Homeowners Association, Inc.

1800 SE St. Lucie Blvd. • Stuart, FL 34996



Record and Return to:
Jane L. Cornett
Becker & Poliakoff, P.A.
759 SW Federal Highway, Suite 213
Stuart, FL 34994

-----THIS SPACE FOR RECORDER'S USE-----

**CERTIFICATE OF AMENDMENT
TO THE
AMENDED AND RESTATED
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
CONQUISTADOR CLUB AND APARTMENTS
MARTIN COUNTY, FLORIDA**

The Second Declaration of Covenants and Restrictions for Conquistador Club and Apartments was recorded in the Public Records of Martin County, Florida, at Official Records Book 3480, Page 965 et.seq. The same Second Amended and Restated Declaration of Covenants and Restrictions is hereby amended as approved by the Members at the annual meeting held on December 5, 2025.

1. Article X Section 5 a, 5 b, and 5 c are hereby amended as follows:

**ARTICLE X
USE RESTRICTIONS**

5 a. No wall, hedge, fence or structure of any kind shall be constructed, grown or maintained, except as follows: (a) Between street and Front Setback Lines: NONE. (b) Between street and Side Setback Lines: NONE. (c) Along the Side Lot Line or Side Setback Line from the forwardmost street-facing point of the house to the Rear Lot Line: A hedge not over eight feet high, or a fence not over six feet high from earth to top of fence. (d) Along the Rear Lot Line: a hedge not over eight feet high, or a fence from earth to top of fence not over six feet high. (e) When surrounding the immediate perimeter of a terrace or patio area, and when attached to or in direct contact with the house, a hedge not over eight feet high, or a fence not over six feet high from earth to top of fence. All fences must be made of materials approved by the Architectural Control Board. This Restriction does not apply to completely enclosed screened area attached to house.

5 b. Pools and pool fences must meet Martin County Building Code and Martin County Pool Code. Pools are required to be surrounded by a permanent pool fence at least 48 inches high and made of materials approved by the Architectural Control Board.

5 c. Setback Lines are the outmost limits for the construction of a house. A roof overhang (usually 2 to 3 feet out) from the side of the house is part of the Setback Line.

2. *Article X Section 8 is hereby amended as follows:*

ARTICLE X
USE RESTRICTIONS

8. No vehicle shall be parked on any part of this property except on paved driveways and designated parking areas. No trailers, trucks or commercial vehicles, other than those present on business may be parked in the Subdivision, except that Residents pickup trucks are permitted if in compliance with the Rules attached as Exhibit "A". Boats, boat trailers and other recreational vehicles shall be parked inside of garages and concealed from public view. Vans, trailers, trucks, and motor homes may be parked within Conquistador for a period of up to 48 hours for the purpose of loading or unloading. Such vehicles parked beyond this limit may be towed away at the owner's expense. Visitors with pick-up trucks are allowed to park in the maintenance parking lot area for up to a maximum of three weeks while visiting a unit owner in residence at their house or condominium. Unit Owners whose guests who wish to park a pick-up truck in the maintenance area must submit a written request for such parking at least five (5) days in advance of the anticipated visit. Such requirement will be on a form adopted by the Board and requires advance approval by a Board member and the manager. This parking privilege is for pick-up trucks of guests and no trailers, RV's, campers, commercial trucks or oversized vans are allowed.

3. *Article X Section 13 is hereby amended as follows:*

ARTICLE X
USE RESTRICTIONS

13. All house owners shall, as a minimum, have the grass regularly cut and properly irrigated. All trash and debris removed to the end that all lots shall be kept and maintained in a sightly manner. In the event that any lot shall not be kept in a sightly manner the (the determination of which shall be in the sole discretion of the Board of Directors of the Homeowners' Association), Homeowners' Association, after ten (10) days notice to a lot owner, may proceed to cut the grass and remove trash and debris from said lot and assess the sum to the lot owner. All such assessments shall be subject to and collected in accordance with the provisions of Article VI of the Declaration.

4. *The foregoing amendments to the Second Amended and Restated Declaration of Covenants and Restrictions were adopted by the members by a vote sufficient for approval.*

5. *All provisions of the Amended and Restated Declaration of Covenants and Restrictions are herein confirmed and shall remain in full force and effect, except as specifically amended herein.*

EXHIBIT "A"

PROPOSED AMENDMENT TO THE CONQUISTADOR HOMEOWNERS ASSOCIATION, INC. RULES AND REGULATIONS (Revised 10/24/2022)

The following is a proposed amendment to the Rules and Regulations that were updated 5/25/2022. Underlining indicates new language.

F. MOTOR VEHICLES, BICYCLES, PARKING, PEDESTRIAN TRAFFIC

7. PICKUP TRUCKS

- a. Resident pickup trucks are for private use only, not for business. No commercial vehicles allowed. Commercial displays, logos, or advertising are not permitted on resident vehicles.
- b. Vehicle length not to exceed 240", width not to exceed 82", and height not to exceed 84". No modifications that increase the length, width, height, or ground clearance are allowed.
- c. Bed covers, tonneau covers, only installed toolboxes are allowed.
- d. Camper shells are not allowed.
- e. No exposed fifth wheel attachments are allowed. In addition, removeable tow hitches must be removed from vehicles when parked.
- f. No dual rear wheels are allowed. No wheels or tires larger than those available on the manufacturer's price list or order specification are allowed.
- g. No diesel engines allowed.
- h. No modifications of exhaust systems or any other components that increase noise emissions are allowed.
- i. Only factory issued standard size mirrors are allowed.
- j. Open bed pickup trucks with goods or packaging must be loaded and unloaded within a 24-hour period.

IN WITNESS WHEREOF, the undersigned has caused these to be signed by its President and its Secretary this 21 day of January, 2026.

WITNESSES:

Claudine Defecto
Signature
Claudine CoFonte
Printed Name
549 SE Monet Dr. ASc 34984
Address
Daniel Waterman
Signature
Daniel Waterman
Printed Name
121 SW Pisces Trl
Address
Port St Lucie FL 34984

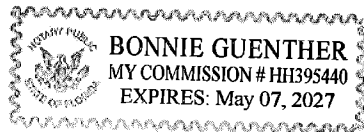
Conquistador Homeowners Association, Inc.

By: Renee Drentkiewicz
Renee Drentkiewicz, President
Address: 1800 SE St. Lucie Blvd 6-105
Stuart, FL 34996
Attest: Jan Barnes
Jan Barnes, Secretary
Address: 1800 SE St. Lucie Blvd
Apt. W-02 Stuart FL
34996

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of January, 2026, by Renee Drentkiewicz and Jan Barnes, in their capacities as President and Secretary of Conquistador Homeowners Association, Inc. respectively, who are personally known to me or who have produced N/A as identification.

(notary stamp)



[Signature]
Signature of Notary Public

CERTIFICATE

Conquistador Homeowners Association, Inc., by its duly authorized officers, hereby certifies that the Amendments to the Second Amended and Restated Declaration of Covenants and Restrictions for Conquistador Club and Apartments, a copy of which is attached hereto, were duly and regularly approved by the Members at the annual meeting held on December 5, 2025.

IN WITNESS WHEREOF, the undersigned has caused these to be signed by its President and its Secretary this 21 day of January, 2026.

WITNESSES:

Conquistador Homeowners Association, Inc.

Claudine LaForte
Signature
Claudine LaForte
Printed Name
549 SE Monet Dr. FL 34984
Address
Daniel Waterman
Signature
Daniel Waterman
Printed Name
181 SW PISCES TER
Address
Port St Lucie FL 34984

By: Renee Drentkiewicz
Renee Drentkiewicz, President
Address: 1850 SE St. Lucie Blvd. 6-105
Stuart FL 34996

Attest: Jan Barnes
Jan Barnes, Secretary
Address: 1800 SE St. Lucie Blvd 10-102
Stuart, FL 34996

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of January, 2026, by Renee Drentkiewicz and Jan Barnes, in their capacities as President and Secretary of Conquistador Homeowners Association, Inc. respectively, who are personally known to me or who have produced N/A as identification.

(notary stamp)

B. Guenther
Signature of Notary Public

