

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR GRAND HARBOR COMMUNITY ASSOCIATION**

WHEREAS The Declaration of Covenants, Conditions and Restrictions for Grand Harbor Community Association (the "Declaration"), is recorded in Official Records Book 796, Page 163, of the Public Records of Indian River County, Florida, as amended and supplemented from time to time, and as Revived, at Official Record Book 3600, Page 958, of the Public Records of Indian River County, Florida;

WHEREAS Pursuant to Article VIII of the Declaration:

Subject to the consent of the owner thereof, the Association may annex real property other than that described on Exhibit "B" and following the expiration of the right in Section 1, any property described on Exhibit "B", to the provisions of this Declaration and the jurisdiction of the Association. Such annexation shall require the affirmative vote of Voting Members or alternates representing a majority of the Class "A" votes of the Association (other than those held by Declarant) present at a meeting duly called for such purpose and of the Declarant, so long as Declarant owns property subject to this Declaration or which may become subject hereto in accordance with Section 1 of this Article. Annexation shall be accomplished by filing of record in the public records of Indian River County, Florida, a Supplemental Declaration describing the property being annexed. Any such Supplemental Declaration shall be signed by the President and the Secretary of the Association, and by the owner of the property being annexed, and any such annexation shall be effective upon filing unless otherwise provided therein. The relevant provisions of the By-Laws dealing with regular or special meetings, as the case may be, shall apply to determine the time required for and the proper form of notice of any meeting called for the purpose of considering annexation of property pursuant to this Section 2 and to ascertain the presence of a quorum at such meeting.

WHEREAS in accordance with the aforesaid provision of the Declaration, the Association wishes to add the parcels of real property as described in Exhibit "A" attached hereto and made a part hereof (the "Supplemental Parcels") to the Properties subject to the Declaration.

WHEREAS the Annexation of the Supplemental Parcels was approved by the affirmative vote of Voting Members or alternates representing a majority of the Class "A" votes of the Association (other than those held by Declarant) present at a meeting duly called for such purpose on October 31, 2023.

NOW THEREFORE, it is hereby declared that:

1. The Supplemental Parcels are hereby added to and made a part of the Properties and subjected to the covenants, conditions and restrictions, easements, liens and all other provisions of the Declaration, subject to, the joinder and consent of the Owner(s) of the Supplemental Parcels.

2. The Joinders and Consents are attached hereto as Composite Exhibit "B", and additional Joinders and Consents may be recorded subsequently.
3. Notwithstanding the above, the annexation of the property more particularly described as:

The Reserve at Grand Harbor Unplatted Western Portion				
	Address	Parcel ID	Legal Description	Lot Size
1	GRAND HARBOR RESERVE SQ. VERO BEACH, FL 32967	32391400004000000000.1	THE RESERVE AT GRAND HARBOR PD PHASE 1 PLAT 33 PBI 28-85 TRACTS K AND L	19.87 Acres
				41 sites SUB TOTAL

will not be effective until the earlier of: (1) September 8, 2025, (2) the date upon which a Plat for that property is recorded in the Public Records of Indian River County, Florida or (3) a date mutually agreed upon by the Owner of such property and the Association, acting through its Board of Directors.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, and its Secretary and its corporate seal affixed this 31 day of October, 2023.

WITNESSES AS TO PRESIDENT

GRAND HARBOR COMMUNITY ASSOCIATION, INC.

Bridget Bowden
Print Name: Bridget Bowden

Suzanne Clark
Print Name: Suzanne Clark

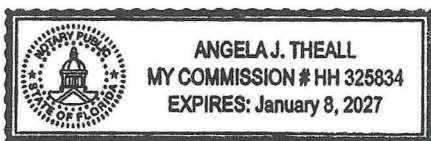
By: Jeffrey T. Caso
Jeffrey T. Caso, President

CORPORATE SEAL

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was subscribed, sworn and acknowledged before me by means of [] physical presence or [] online notarization, by Jeffrey T. Caso, as President of Grand Harbor Community Association, Inc., [] who is personally known to me, or [] who has produced _____ as identification on October 31, 2023.

Notarial Seal



Angela J. Theall
Notary Public
Print Name: Angela J. Theall
My Commission Expires: 1/8/27

WITNESSES AS TO SECRETARY:

Bridget Bowden
Print Name: Bridget Bowden
Suzanne Clark
Print Name: Suzanne Clark

GRAND HARBOR COMMUNITY ASSOCIATION, INC.

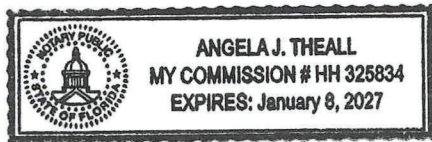
By: David Phillip
David Phillip Secretary

CORPORATE SEAL

STATE OF FLORIDA
COUNTY OF Indian River County

The foregoing instrument was subscribed, sworn and acknowledged before me by means of physical presence or online notarization, by David Phillip, as Secretary of Grand Harbor Community Association, Inc., who is personally known to me, or who has produced _____ as identification on October 31, 2023.

Notarial Seal



Angela J. Theall
Notary Public
Print Name: Angela J. Theall
My Commission Expires: 1/8/27