

This instrument prepared by  
and when recorded return to:  
Charles W. Edgar, III, Esq.  
Cherry, Edgar & Smith, P.A.  
8409 North Military Trail, Suite 123  
Palm Beach Gardens, FL 33410

**AMENDMENT TO THE  
DECLARATION OF COVENANTS  
FOR BELLA VISTA ISLES**

**THIS AMENDMENT** is made this 21<sup>st</sup> day of February, 2020, by **GRBK GHO CENTRAL VERO, LLC**, a Florida limited liability company (the “**Developer**”).

**RECITALS**

A. Developer is the “**Declarant**” under, and as defined in, the **Declaration of Covenants for Bella Vista Isles, recorded in Official Records Book 3274 at Page 318, of the Public Records of Indian River County, Florida**, as amended from time to time (the “**Declaration**”). The capitalized terms used herein shall have the meanings given them in the Declaration.

B. Article XV, Section 6 of the Declaration provides, in pertinent part, that the Declaration may be amended by the Declarant alone for so long as it is the “Class B” Member of the Bella Vista Isles of Vero Beach Homeowners Association, Inc. (the “**Association**”), which Declarant presently is.

C. Declarant now wishes to do so by this instrument in the manner and for the purposes set forth below.

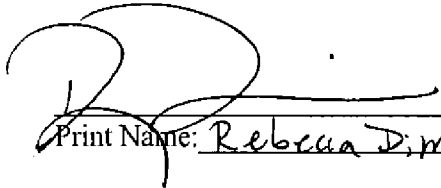
**NOW, THEREFORE**, in consideration of the promises and the aforesaid authority of Declarant, the Declaration is hereby amended as follows:

1. Inasmuch as the Articles of Incorporation for the Association were inadvertently not attached as an exhibit, when the Declaration was recorded by the Declarant, as required by Chapter 720, Florida Statutes, the Articles of Incorporation of the Association attached hereto as Exhibit “A” are hereby added to the Declaration as Exhibit “A” thereto, subject to amendment from time to time as provided in such instrument.

IN WITNESS WHEREOF, Declarant has executed this Amendment for the purposes herein stated as of the date and year first above written.

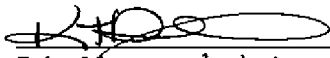
WITNESSES:

DECLARANT:

  
Print Name: Rebecca Dima

GRBK GHO CENTRAL VERO, LLC,  
a Florida limited liability company

By:   
William Handler, Manager

  
Print Name: Kristen Dixon

[Corporate Seal]

STATE OF FLORIDA            )  
  )  
COUNTY OF ST. LUCIE        )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of February, 2020, by William Handler, as Manager of GRBK GHO CENTRAL VERO, LLC, a Florida limited liability company, on behalf of the company, he is personally known to me has produced \_\_\_\_\_ as identification.

My Commission Expires:



Rebecca Dima  
Commission # GG060876  
Expires: January 9, 2021  
Bonded thru Aaron Notary

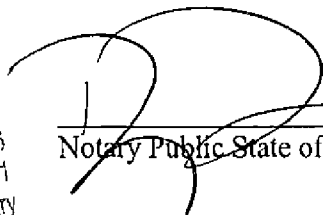
  
\_\_\_\_\_  
Notary Public State of Florida at Large



EXHIBIT "A"

**ARTICLES OF INCORPORATION  
FOR  
BELLA VISTA ISLES OF VERO BEACH  
HOMEOWNERS ASSOCIATION, INC.**

**FILED**  
2007 APR -4 PM 2:11  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**I. NAME**

The name of this nonstock corporation shall be BELLA VISTA ISLES OF VERO BEACH HOMEOWNERS ASSOCIATION, INC. (the "Association"). Its principal office and mailing address shall be 9825 S.W. 18<sup>th</sup> Street, Suite 100, Boca Raton, Florida 33428, or at such other place as may be designated from time to time by the Board of Directors.

**II. PURPOSE**

The general nature, objective and purpose of the Association is to serve and promote the collective interests of the owners of property at the development in Indian River County, Florida, known as Bella Vista Isles of Vero Beach Homeowners Association, Inc. ("Property") as those interests relate to the Property subject to the Declaration of Covenants and Restrictions therefor, as may be recorded in the Public Records of Indian River County, Florida and amended from time to time (the "Declaration"). (Capitalized terms used in these Articles of Incorporation and not otherwise defined herein shall have the meanings given them in the Declaration). Specific purposes of the Association include, but are not limited to, maintenance of the Common Area, if any, and the enforcement of terms and restrictions as set forth in the Declaration.

**III. GENERAL POWERS**

The Association shall have all of the powers provided for in Chapter 617 and 720 of Florida Statutes, as amended from time to time, together with all other powers conferred by the Declaration, these Articles and/or the Bylaws, including but not limited the power to assess Members for the costs of performing Association duties and otherwise fulfilling its purposes, to maintain, repair, replace, operate and manage the Common Areas and such surface water management system as the appropriate local governmental agencies may authorize and require, to promulgate rules and regulations to effectuate the Association's purposes and to do any and all acts necessary or expedient for carrying out any and all of the activities, objects and purposes consistent with the provisions set forth in these Articles, the Declaration or the Bylaws and not prohibited by the laws of the State of Florida.

The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit no. 40-061-98086-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions of Bella Vista Isles of Vero Beach Homeowners Association, Inc. which, amongst other things, relate to the surface water or stormwater management system.

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#### **IV. MEMBERS**

1. A person or entity shall become a Member of the Association upon becoming the Owner of any Lot within the Property. Membership shall continue until such time as the Member transfers or conveys the interest of record or the interest is transferred and conveyed by operation of law. If title to a Lot is held by more than one person, each person shall be a Member of the Association, but no Lot shall be entitled to more than one (1) vote. Membership shall be appurtenant to and may not be separated from ownership of a Lot. The Declarant, by subjecting additional real property to the Declaration, may create additional membership in the Association and may designate the ownership basis for such additional membership.

2. There shall be two classes of Members. Class A Members shall be all Owners other than the Class B Member. The Class B Member shall be the Declarant.

#### **V. VOTING INTERESTS AND ASSESSMENTS**

1. Voting rights of each class of membership shall be as provided in the Bylaws of the Association.

2. The Declarant shall have the right (but not the obligation) to appoint a majority of the Board of Directors until the Turnover, as described in the Declaration and Bylaws.

3. The Association will obtain funds with which to operate by assessment of its Members in accordance with the provisions of the Declaration, as supplemented by the provisions of the Articles and Bylaws of the Association relating thereto.

#### **VI. BOARD OF DIRECTORS**

1. The affairs of the Association shall initially be managed by a Board of Directors consisting of three (3) Directors. From and after Turnover, the Board of Directors shall consist of three (3) members, as established by a duly adopted resolution of the Board of Directors. As long as the Declarant has the right to appoint a majority of the Board of Directors, Directors need not be Members of the Association and need not be residents of the State of Florida. Election and removal of Directors shall be as provided in the Bylaws.

2. The names of the members of the first Board of Directors who shall hold office until Turnover as provided in the Bylaws, or until their successors are elected or appointed or have qualified, shall be as determined by Declarant.

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**VII. OFFICERS**

The officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board may from time to time, by resolution, create. Any two (2) or more offices may be held by the same person. Officers shall be elected for one (1) year terms in accordance with the procedure set forth in the Bylaws.

**VIII. CORPORATE EXISTENCE**

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity

**IX. BYLAWS**

The Board of Directors shall adopt Bylaws consistent with these Articles of Incorporation.

**X. AMENDMENT TO ARTICLES OF INCORPORATION AND BYLAWS**

These Articles of Incorporation may be altered, amended or repealed by the affirmative vote of a majority of the Members representing all of the votes in the Association. Until such time as Declarant no longer owns any Lot, no amendment affecting Declarant shall be effective without the prior written consent of Declarant.

**XI. INCORPORATOR**

The name and address of the incorporator is as follows:

Gary Brown  
c/o BVI of Vero Beach, LLC.  
9825 S.W. 18<sup>th</sup> Street, Suite 100  
Boca Raton, Florida 33428

**XII. INDEMNIFICATION OF OFFICERS, DIRECTORS  
AND COMMITTEE MEMBERS**

1. The Association hereby indemnifies any Director, officer or Association committee member made a party to or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

A. Whether civil, criminal, administrative or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for an act alleged to have been committed by such person in his capacity as Director, officer or committee member, or in his capacity as Director, officer, employee or agent of any corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director, officer or committee member did not act in good faith and in the reasonable belief that such action was unlawful; and

B. By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director, officer or committee member for the Association, or by reason of his being or having been a Director, officer, employee or agent of any corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses, including attorneys' fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein, if such person acted in good faith and in the reasonable belief that such action was in the best interests of the Association. Such person shall not be entitled to indemnification relative to matters as to which such person has been adjudged to have been guilty of negligence or misconduct in the performance of his duty to the Association unless and only to the extent that the court, administrative agency or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

2. The Board of Directors shall determine whether amounts for which a Director, officer or committee member seeks indemnification were properly incurred and whether such Director or officer acted in good faith and in a manner he reasonably believed to be in the best interests of the Association, and whether, with respect to any criminal action or proceeding, he had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding.

3. The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the Association to indemnify under applicable law.

**XIII. TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED**

1. No contract or transaction between the Association and one (1) or more of its Directors or officers, or between the Association and any other corporation, partnership, association or other organization in which one (1) or more of its Directors or its officers are directors or officers, or have a financial interest, shall be invalid, void or voidable solely for this reason, or solely because the Director or officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction, or solely because his or their votes are counted for such purpose. No Director or officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

2. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

**XIV. DISSOLUTION OR MERGER OF THE ASSOCIATION**

1. Upon dissolution of the Association, all of its assets remaining after provision for creditors and payment of all costs and expenses of such dissolution shall be distributed in the following manner:

- A. Real property contributed to the Association without the receipt of other than nominal consideration by the Declarant shall be returned to the Declarant unless it refuses to accept the conveyance in whole or in part.
- B. Common Property designated as streets, if any, shall be dedicated to the appropriate local governmental agency.
- C. In the event of termination, dissolution, or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C 42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.
- D. Remaining assets shall be distributed among the Members as tenants in common, each Member's share of the assets to be determined in accordance with its voting rights.

2. The Association may be dissolved upon a resolution to that effect being recommended by not less than all of the Board of Director, and, if a decree be necessary at the time of dissolution, after receipt of an appropriate decree as set forth in Florida Statutes, and approved by all of the voting rights of each and every class of membership as voted by the Members.

3. The Association may be merged into another not for profit corporation upon a resolution to that being recommended by all of the members of the Board of Directors, and approved by all of the voting rights of each and every class of membership, as voted by the Members; provided, however, that no merger shall be effective without the consent of the Declarant as long as they have the right to appoint any Director to the Board of the Association, which consent may be withheld for any reason whatsoever.

**XV. REGISTERED AGENT**

The initial registered agent of the Association shall be:

Edward S. Hammel, Esquire  
Sachs & Sax  
301 Yamato Road, Suite 4150  
Boca Raton, Florida 33431

IN WITNESS WHEREOF, the said subscriber has hereunto set his hand this 12 day of March, 2007.


  
GARY BROWN, Incorporator

STATE OF FLORIDA            )  
COUNTY OF PALM BEACH    )

I HEREBY CERTIFY that on this 12 day of March, 2007, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared GARY BROWN, who is personally known to me and who did take an oath.

(SEAL)



  
Notary Public, State of Florida



**ACCEPTANCE OF REGISTERED OFFICE / REGISTERED AGENT**

Having been designated to accept service of process for the above-stated Corporation at the place set forth hereinabove, EDWARD S. HAMMEL, ESQUIRE, hereby accepts such designation and agrees to act in such capacity and to comply with all provisions of Section 617.0503 of the Florida Statutes. The undersigned is familiar with, and accepts the obligations of that position.



EDWARD S. HAMMEL, ESQUIRE

**FILED**  
2007 APR -4 PM 2:11  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA