

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 AMENDED AND RESTATED  
DECLARATION OF COVENANTS  
FOR SEGOVIA LAKES**

THIS AMENDMENT is made this 28<sup>th</sup> day of February, 2020, by GRBK GHO SEGOVIA LAKES, LLC, a Florida limited liability company (the "Developer").

**RECITALS:**

A. Developer is the "Declarant" under, and as defined in, the **Amended and Restated Declaration of Covenants for Segovia Lakes, recorded in Official Records Book 3064 at Page 878, of the Public Records of Indian River County, Florida**, as amended from time to time (the "Declaration"), by virtue of an **Assignment of Developer's Rights recorded in Official Records Book 3111, Page 1990, of said Public Records**. The capitalized terms used but not defined herein shall have the meanings given them in the Declaration.

B. Article XIV, Section 6 of the Declaration provides, in pertinent part, that the Declaration may be amended by the Declarant alone for so long as it holds title any Lot, which Declarant presently does.

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, Article V, Section 9 of the Declaration is hereby amended to read:

Upon the re-sale of a Lot and Home by an Owner to a party, the purchaser thereof shall pay to the Association a community contribution of One Thousand Two Hundred Fifty Dollars (\$1,250). Said contribution shall not be credited against any current assessments but shall become part of the general funds of the Association and may be used for such purposes as the Association, acting through the Board of Directors, may elect, whether for operating expenses or other purposes authorized by this Declaration. Unless and until changed by the Board of Directors: (i) \$750 of such contribution shall be held as contingency funds for uses such as capital replacements, deferred maintenance, unforeseen expenses not contemplated by the Association's budget or deficits created by cost overruns or unpaid assessments; and (ii) \$350 shall be used for operating funds and \$150 shall be held in an amenity improvement fund for the additions to or replacement of personal property serving Common Area amenities.

In the event that Declarant provides for a different amount of a community contribution in its contract for the initial sale of a Lot/Home, then the Association shall hold and use such funds as provided in such contract unless otherwise decided by the Board of Directors.

In no event shall any funds received or held as described herein be deemed reserves as described by the Act unless the membership of the Association votes to establish same as provided in the Act.


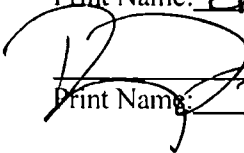
**THIS AMENDMENT** shall relate back to and be effective as of the date the Declaration was originally recorded.


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

**WITNESSES:**

**DECLARANT:**

**GRBK GHO SEGOVIA LAKES, LLC**, a Florida limited liability company

  
Print Name: Kristen Dixon  
  
Print Name: Rebecca Dixon

By:   
William N. Handler, Manager

STATE OF FLORIDA                    )  
  )  
COUNTY OF ST. LUCIE            )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28<sup>th</sup> day of February, 2020, by William N. Handler, as Manager of GRBK GHO SEGOVIA LAKES, LLC, a Florida limited liability company, on behalf of the company, he is personally known to me has produced \_\_\_\_\_ as identification.

My Commission Expires:

  
Notary Public State of Florida at Large

