

Prepared by / Return to:

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**AMENDMENT TO DECLARATION OF COVENANTS
FOR
ARABELLA RESERVE**

THIS AMENDMENT is made this 17th day of June, 2020 (this "Amendment") by GRBK GHO ARABELLA RESERVE, LLC, a Florida limited liability company ("Declarant").

RECITALS:

A. Declarant is the "Declarant" under, and as defined in, the **DECLARATION OF COVENANTS FOR ARABELLA RESERVE**, recorded in Official Records Book 3285, Page 173 of the Public Records of Indian River County, Florida (the "Declaration"). The capitalized terms used herein shall have the meanings given them in the Declaration.

B. Article XV, Section 5 of the Declaration provides, in pertinent part, that the Declaration may be amended by Declarant alone so long as it holds title to any Lot, which is the case on the date hereof.

C. After additional review and input, Declarant has determined that it wishes to make certain adjustments and clarifications to the use restrictions contained in the Declaration.

D. Declarant now wishes to do so by this instrument.

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

1. Article VII, Section 6 of the Declaration is hereby amended to provide that underground gas tanks shall not exceed five hundred (500) pounds in capacity; larger tanks do need approval before installation.

2. Article VII, Section 11 of the Declaration is hereby amended by changing the two (2) dogs per Lot limit on the number of pets to a reasonable number of household pets, as determined by the Board of Directors from time to time.

3. Article VII, Section 13 of the Declaration is hereby amended by deleting the next-to-last paragraph thereof and replacing same with:

The ARC may adopt a manual for the submittal, review, approval and inspection procedures as well as standards for various improvements on Lots, which standards may require uniformity throughout The Properties such as for perimeter fences, hedges and other matters.

4. Article VII, Section 14 of the Declaration is hereby amended by adding the following new second (2nd) paragraph thereto:

Motorcycles may be kept and ridden within The Properties, provided that same comply with the following restrictions and requirements: No motorcycle shall be operated within The Properties in a manner which generates excessive noise or disturbance to multiple residents.

5. Article VII, Section 17 of the Declaration is hereby amended by changing the reference to walls by adding: "(with perimeter Lot walls to not be permitted within The Properties)".

6. Article VII, Section 20 of the Declaration is hereby amended by adding to the end of the first sentence thereof: "except for the outside component of a mini split air conditioning system mounted on a side garage wall or otherwise approved of by the ARC".

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

WITNESSES:

GRBK GHO ARABELLA RESERVE, LLC, a Florida limited liability company

[Signature]
Print Name: Rebecca Dima

By: [Signature]
William N. Handler, Manager

[Signature]
Print Name: Julie S. Prouty

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of June, 2020, by William N. Handler, Manager of **GRBK GHO ARABELLA RESERVE, LLC**, a Florida limited liability company, who is personally known to me or has produced a _____ as identification.

(Notary Seal)



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

[Signature]
Notary Public, State of Florida at Large
Name Printed: Rebecca Dima
My Commission Expires: Jan 9, 2021
Commission No.: GG060876