

This instrument was prepared by  
Barry G. Segal, Esquire  
Barry G. Segal, P.A.  
621 17<sup>th</sup> Street  
Vero Beach, Florida 32960  
Will call box: 92

(DO NOT WRITE ABOVE THIS LINE)

**FIRST AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS, EASEMENTS,  
RIGHTS, LIMITATIONS, AND RESTRICTIONS  
FOR FIELDSTONE RANCH SUBDIVISION**

THIS FIRST AMENDMENT to the Declaration of Covenants, Conditions, Easements, Rights, Limitations, and Restrictions for FIELDSTONE RANCH SUBDIVISION is made and executed this 11 day of December, 2012, by GHO FIELDSTONE RANCH CORP., a Florida corporation, its successors and/or assigns ('the Developer') with the consent of The Fieldstone Ranch Homeowners' Association, Inc., a Florida not for profit corporation by William Handler, its President, with the approval of no less than sixty-six percent (66%) of the owners of the lots in the FIELDSTONE RANCH SUBDIVISION ('the Subdivision').

**WITNESSETH**

WHEREAS, the Fieldstone Ranch Subdivision Homeowners' Association, Inc. is governed by those certain Declaration of Restrictions Applicable to the FIELDSTONE RANCH SUBDIVISION, recorded on January 30, 2009, in Official Records Book 2317, Page 1528, of the Public Records of Indian River County, Florida; ('the Declaration') and

WHEREAS, pursuant to Article II subsection 23 of the Declaration, the Developer is granted the exclusive right to add and/or remove real property from this Development in its sole and absolute discretion; and

WHEREAS, the Developer is adding certain real property to the subdivision that will be subject to the control of the Declaration to be known as 'Phase II' specifically made up of 22 lots; and

WHEREAS, the Association may amend the Declaration upon the affirmative vote of at least sixty-six (66%) percent of the total voting interests; and

WHEREAS, the Association consents to the amendment of the Declaration to reflect the addition of the lands comprising Phase II;

NOW THEREFORE, the Fieldstone Ranch Homeowners' Association, Inc. does hereby declare that Declaration shall be amended to indicate the addition of the following described lands to the Subdivision and otherwise known as Phase II:

TRACT 3, LESS THE WEST 10 ACRES, IN SECTION 5, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS RIGHTS OF WAY FOR ROADS AND CANALS, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5, RUN N89°50'29"W (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 2651.35 FEET; THENCE LEAVING THE NORTH LINE OF SAID SECTION 5, RUN S00°28'29"W, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT CANAL "G-6" ACCORDING TO THE LAST GENERAL PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, AS THE SAME NOW EXISTS, FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S00°28'29"W, ALONG THE EAST LINE OF SAID TRACT 3, SAID LINE ALSO BEING THE WEST LINE OF TRACT 2, A DISTANCE OF 1267.95 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 3, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 2; THENCE RUN N89°45'05"W ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 982.55 FEET; THENCE LEAVING THE SOUTH LINE OF SAID TRACT 3, RUN N00°31'15"E, A DISTANCE OF 1266.41 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID INDIAN RIVER FARMS WATER CONTROL DISTRICT CANAL "G-6"; THENCE RUN S89°50'29"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 981.54 FEET TO THE POINT OF BEGINNING. SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA,

CONTAINING 29.12 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

Said land show be included in the definition of "Property" or "Properties" as provided in the Declaration. Phase II shall be comprised of Lots 1 through 22 of Phase II as shown on Exhibit "A". Each lot shall be deemed a "lot" as defined in the Declaration.

Upon the recordation of this Amendment in the Public Records, it shall be and become a part of the Declaration. Unless otherwise modified herein, the Declaration shall otherwise remain in full force and effect.

IN WITNESS WHEREOF, FIELDSTONE RANCH SUBDIVISION Property Owners' Association, Inc. has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

FIELDSTONE RANCH HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation

[Signature]  
Witness Signature

Debra J. Soucie  
Witness Print Name

Tanya Kopelakis  
Witness Signature

Tanya Kopelakis  
Witness Print Name

[Signature]  
By: William Handler  
Its: President

[Signature]  
By: William N. Handler  
Its: Managing Member

GHO FIELDSTONE RANCH CORP., a Florida corporation

[Signature]  
Witness Signature

Debra J. Soucie  
Witness Print Name

Tanya Kopelakis  
Witness Signature

Tanya Kopelakis  
Witness Print Name

[Signature]  
By: William N. Handler  
Its: Managing Member

STATE OF FLORIDA  
COUNTY OF Santa Lucia

The foregoing instrument was acknowledged before me this 11 day of December, 2012, by William Handler as President of Fieldstone Ranch Homeowners' Association, Inc. a Florida not for profit corporation, who is personally known to me or who has produced N/A as identification and who did take an oath.

(SEAL)



DEBORA J. SOUCIE  
MY COMMISSION # DD 923563  
EXPIRES: October 30, 2013  
Bonded Thru Budget Notary Services

[Signature]  
Notary Public

STATE OF FLORIDA  
COUNTY OF Santa Lucia

The foregoing instrument was acknowledged before me this    day of December, 2012, by William N. Handler as President of GHO FIELDSTONE RANCH CORP., a Florida corporation, who is personally known to me or who has produced N/A as identification and who did take an oath.

(SEAL)

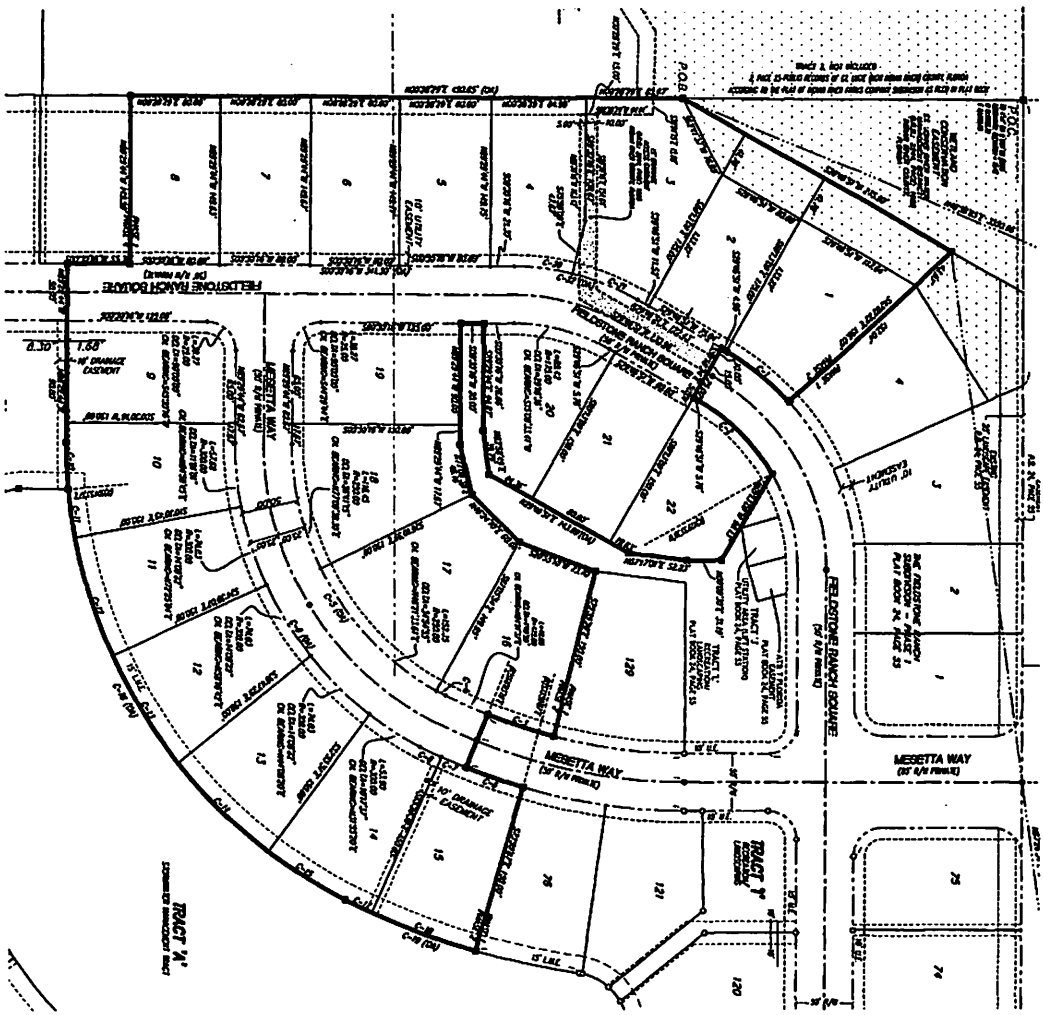


DEBORA J. SOUCIE  
MY COMMISSION # DD 923563  
EXPIRES: October 30, 2013  
Bonded Thru Budget Notary Services

[Signature]  
Notary Public

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EXHIBIT "A"



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