

Prepared by / Return to:
Charles W. Edgar, III, Esquire
Cherry, Edgar & Smith, P. A.
8409 North Military Trail, Suite 123
Palm Beach Gardens, Florida 33410

3120140061206
RECORDED IN THE PUBLIC RECORDS OF
JEFFREY R SMITH, CLERK OF COURT
INDIAN RIVER COUNTY FL
BK: 2796 PG: 924 Page 1 of 2 10/17/2014 3:32 PM

**SECOND AMENDMENT TO DECLARATION OF COVENANTS FOR
THE VILLAS AT THREE OAKS**

THIS AMENDMENT is made this 13 day of October, 2014 by **VB THREE OAKS, LLLP**, a Florida limited liability limited partnership ("Declarant").

RECITALS

A. Declarant is the "Declarant" under, and as defined in, the **DECLARATION OF COVENANTS FOR THE VILLAS AT THREE OAKS** recorded in **Official Records Book 2725, Page 132 of the Public Records of Indian River County, Florida**, as amended and supplemented from time to time (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 the Declarant alone for so long as it or its affiliates own title to any Lots, which in presently does.

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

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

1. Article V, Section 1 of the Declaration is hereby amended by adding to the following new paragraph thereto:


In the event that two (2) Homes are constructed on three (3) Lots, then for the purposes of this Article V (including, without limitation, assessments and liens) the platted Lots shall be disregarded and each Home shall be deemed a single Lot.

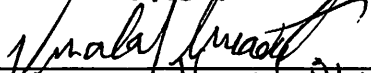
IN WITNESS WHEREOF, Declarant has executed this Amendment for the purposes herein stated as of the date and year first above written.

Signed in the presence of:

VB THREE OAKS, LLLP a Florida limited liability limited partnership

By: VB Three Oaks GP, Inc., as General Partner



Print Name: Clarette Ordóñez


Print Name: Vimala Alvarado

By: 
James Donnelly, President

STATE OF FLORIDA
COUNTY OF BROWARD

This instrument was acknowledged before me the 13 day of October, 2014, by James Donnelly, as President of VB Three Oaks GP, Inc., a Florida corporation as General Partner of VB Three Oaks, LLLP, a Florida limited liability limited partnership, on behalf of the corporation as General Partner as aforesaid.. He is personally know to me or has produced _____ as identification.

Name: 

Notary Public, State of Florida
Commission No.: EE 148272

My Commission Expires:
Nov. 22, 2015

(Notarial Seal)

