

**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

**THIRD AMENDMENT TO THE
DECLARATION OF COVENANTS
FOR BELTERRA**

**THIS THIRD AMENDMENT TO THE DECLARATION OF COVENANTS FOR
BELTERRA ("Amendment")** is made this 6th day of September 2022, by **GRBK GHOBELTERRA, LLC**, a Florida limited liability company (the "**Declarant**").

RECITALS

A. Declarant is the "**Declarant**" under, and as defined in, the **Declaration of Covenants for Belterra**, recorded in **Official Records Book 4599 at Page 402**, of the **Public Records of St. Lucie County, Florida**, as amended from time to time (the "**Declaration**"). 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 owns title to any Lot subject to the Declaration, which Declarant presently does.

C. Declarant now desires to amend the Declaration for the purposes set forth below.

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

1. The second paragraph of Article IV, Section 3 of the Declaration is hereby amended to add the following additional sentence thereto:

“The foregoing shall also apply to any maintenance required to be performed in accordance with any permit, restriction or other instrument including, without limitation, any Right of Way Occupancy Permit issued by SFWMD, which Permit(s) has been or will be assigned to the Association.

2. Article IV of the Declaration is hereby further amended by adding the follow new Section hereto:

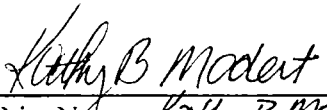
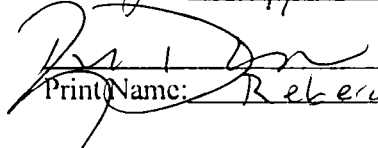
“Section 10. Maintenance of Landscape Buffer Easements. The Association and its contractors and designees shall have a perpetual easement for the maintenance and replacement of landscaping within any landscape buffer or similar easement, including the right to operate, repair and replace a common irrigation system serving same. Such easement shall include a right of access over portions of any adjacent Lot reasonably necessary and suited for such access.”

3. Article VII, Section 13 of the Declaration is hereby amended adding the following new paragraph thereto:

“The Architectural Review Committee shall not approve, and no Owner shall be permitted to cause, the placement of any additional landscaping or any object or portion of a structure in a landscape buffer easement adjacent to or nearby such Owner’s Lot, nor shall the alteration or removal of any landscaping within such easement be approved or permitted. Likewise, no fence or other installation shall be approved or permitted if same prevents (or fails to make reasonable allocation for), the access rights regarding the maintenance of landscape buffer easements as set forth in Article IV, Section 10 of this Declaration.”

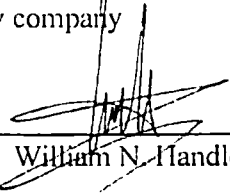
IN WITNESS WHEREOF, Declarant has executed this Amendment for the purposes herein stated as of the date and year first above written.

WITNESSES:


Print Name: Kathy B. Modert

Print Name: Rebecca Dima

DECLARANT:

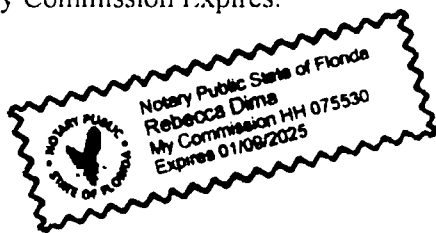
GRBK GHIO BELTERRA, LLC, a Florida limited liability company

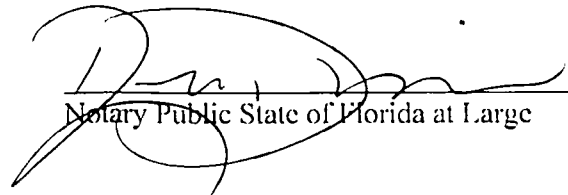
By: 
William N. Handler, Manager

STATE OF FLORIDA)
)
COUNTY OF ST. LUCIE:)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of September, 2022, by William N. Handler, as Manager of GRBK GHIO BELTERRA, LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

My Commission Expires:




Notary Public State of Florida at Large