

**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

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**AMENDMENT TO AMENDED AND RESTATED DECLARATION  
FOR  
BELLA ROSA**

**THIS AMENDMENT** is made this 10<sup>th</sup> day of May, 2023 (this "**Amendment**") by **GRBK GHO CENTRAL VERO, LLC**, a Florida limited liability company ("**Declarant**").

**RECITALS**

A. Declarant is the "**Declarant**" under, and as defined in, the **AMENDED AND RESTATED DECLARATION OF COVENANTS FOR BELLA ROSA**, recorded in **Official Records Book 3233 Page 1998 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 6 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. Declarant has determined that it is appropriate to change the vehicle restrictions in the Declaration to automatically permit pick-up trucks to be kept within The Properties under certain circumstances and to make other clarifications.

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

**NOW, THEREFORE**, in consideration of the promises and the aforesaid authority of Declarant, the Covenants are hereby amended:

1. Article VII, Section 13, of the Declaration is hereby amended as follows:

No trucks (other than those of a type, if any, expressly permitted by the Association or those described in the immediately following sentence) or commercial vehicles, or campers, mobile homes, motorhomes, house trailers or trailers of every other description, recreational vehicles, boats, boat trailers, horse trailers or vans, shall be permitted to be parked or to be stored at any place on The Properties, nor in dedicated areas, except in (i) enclosed garages, and (ii) spaces for some or all of the above specifically designated by Declarant or the Association, if any. This provision shall not, however, prohibit non-commercial pick-up trucks as long as they in no manner fall within the following definition of a commercial vehicle; provided, however, that a permitted truck may have a bed cover of a color which is the same as, or compatible with, the color of the truck but no other after-market attachments or suspensions. For purposes of this Section, "commercial vehicles" shall mean those which are not designed ~~and~~ or used for customary, personal/family purposes. The absence of commercial-type lettering or graphics or special equipment or attachments on a vehicle shall not be dispositive as to whether it is a commercial vehicle, but their presence on a vehicle, even if such vehicle would otherwise be authorized, shall render them commercial in nature. The prohibitions on parking contained in this Section shall not apply to temporary parking of trucks and commercial vehicles, such as for construction use or providing pick-up and delivery and other commercial services, nor to passenger-type vans with windows for personal use which are in acceptable condition in the sole opinion of the Board (which favorable opinion may be changed at any time), nor to any vehicles of the Declarant or its affiliates.

**ALL OWNERS AND OTHER OCCUPANTS OF HOMES ARE ADVISED TO CONSULT WITH THE ASSOCIATION PRIOR TO PURCHASING, OR BRINGING ONTO THE PROPERTIES, ANY TYPE OF VEHICLES OTHER THAN A PASSENGER CAR OR A PICK-UP TRUCK SPECIFICALLY PERMITTED ABOVE INASMUCH AS SUCH OTHER TYPE OF VEHICLE MAY NOT BE PERMITTED TO BE KEPT WITHIN THE PROPERTIES.**

(Signature Page Follows)

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 CENTRAL VERO, LLC, a Florida limited liability company

*Kathy B. Modert*  
Print Name: Kathy B. Modert

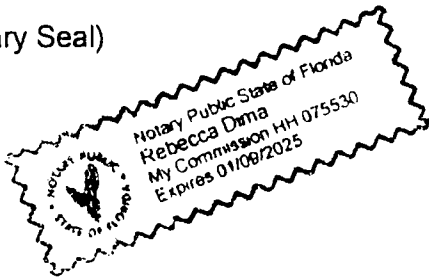
By: *[Signature]*  
William N. Handler, Manager

*Rebecca Dima*  
Print Name: Rebecca Dima

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10<sup>th</sup> day of May, 2023, by William N. Handler, Manager of GRBK GHO CENTRAL VERO, LLC, a Florida limited liability company, who is  personally known to me or has  produced a \_\_\_\_\_ as identification.

(Notary Seal)



*Rebecca Dima*  
Notary Public State of Florida at Large  
Name Printed: Rebecca Dima  
My Commission Expires: 01/09/25  
Commission No.: HH 075530