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This Instrument Prepared by and Return to:
Charles W. McKinnon, Esq.
3055 Cardinal Drive, Suite 302
Vero Beach, FL 32963
Courthouse Box #79

COPY
CERTIFICATE OF AMENDMENTS TO THE ARCHITECTURAL PLANNING CRITERIA FOR STONEY BROOK FARM

THE UNDERSIGNED, being the President and Secretary of **STONEY BROOK FARM PROPERTY OWNERS' ASSOCIATION, INC.**, a Florida non-profit corporation, hereby certify that at a duly called meeting of the Board of Directors of the corporation, held on the 12th day of November, 2009, in accordance with the requirements of Florida law, and of the Bylaws of **STONEY BROOK FARM PROPERTY OWNERS ASSOCIATION, INC.**, not less than a majority of the members of the Board of Directors affirmatively voted to amend the Architectural Planning Criteria, recorded in Official Record Book 1906, Page 1401, Public Records of Indian River County, Florida as hereinafter set out.

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I. Paragraph 1 shall be amended to read as follows:

1. Building Type and Dimensions. No building shall be erected, altered, placed or permitted to remain on any Lot other than a detached single-family dwelling containing not less than two thousand five hundred (2,500) square feet of livable enclosed floor area, and not less than nineteen hundred (1,900) square feet on the ground floor in a two story dwelling, exclusive of open or screen porches, terraces and garages. Any dwelling erected shall not exceed more than thirty-five (35) feet in height from the highest point of elevation on said Lot and have a private and enclosed garage for not less than two (2) full sized cars. Single third car garages must be at least eight (8) feet in width.

Unless approved by the ARC as to the use, location and architectural design, no garage, tool or storage room, fixed game or play structure may be constructed separate and apart from the residential dwelling, nor can any such structure(s) be constructed prior to construction of the main residential dwelling.

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II. Paragraph 6 shall be amended to read as follows:

6. Roofs. There shall be no exposed flat roofs or roof pitches less than five feet in twelve feet except porches, patios and flared eaves. Roof surfaces shall be of barrel, rolled, "S" style, flat concrete or villa style concrete tiles, slate or approved simulated slate. Metal roofing material may be approved provided that the architectural design and character of the house is consistent with the use of metal roofing, in the sole determination of the ARC. Metal roofing style, gauge, design, and color must be approved by the ARC.

III. Paragraph 9 shall be amended to read as follows:

9. Exterior Flashing, Vents, Etc. No plumbing vents, exhaust fans, etc., are to protrude through the roof on the front side of the roof, and shall not be visible from the street. Solar collectors and other equipment shall also not be visible from the street and be placed in a location approved by the ARC. All vent stacks and similar items must be painted as to blend with the roof color.

IV. Paragraph 10 shall be amended to read as follows:

10. Driveway and Walkway Dimensions and Construction. All dwellings shall have a brick or cement pavers driveway approved by the ARC, of at least sixteen (16) feet in width at the entrance to the garage. Side exterior walks that connect with the driveway or lead to the front yard must be constructed of pavers. Side exterior walks that lead to the rear yard may be constructed of concrete. In the event a dwelling is to be constructed on the side of a road upon which a sidewalk is to be constructed, a sidewalk conforming to the Stoney Brook Farm overall site plan must be constructed upon the lot prior to a Certificate of Occupancy being issued.

V. Paragraph 11 shall be amended to read as follows:

11. Signs. Owners shall not display or place any sign of any kind, except for signs displaying "for Rent," "For Sale," "Open House," or the owner's name, not to exceed eighteen inches by twenty-four inches inside windows of homes constructed on lots. The Developer and Owner/Builders who own vacant lots in Stoney Brook Farm may place one sign on each vacant lot they own, not to exceed a total of three signs. The design of the sign shall be approved by the ARC.

VI. Paragraph 13 shall be amended to read as follows:

13. Fences and Walls. The composition, location and height of any fence or wall to be constructed on any lot shall be subject to the approval of the ARC. The ARC shall require the composition of any fence or wall to be consistent with the material used in the surrounding homes and other fences, if any. Fences may not be constructed of wood or exceed forty-eight (48) inches in height above the ground. If a lot abuts a lake or common areas the fence must be at least three feet from the property line and Faxachatee grass plants must be planted no more than thirty-six (36) inches apart on the outside of the fence.

VII. Paragraph 14 shall be amended to read as follows:

14. Landscaping. A basic landscaping plan for each lot must be submitted and approved by the ARC. All lots are required to have installed a standard automatic underground sprinkler system. This sprinkler system shall be of sufficient size and capacity to irrigate all sodded or landscaped areas and must be maintained in good working order on all lots. Wells may not be drilled or dug on any lot. The entire lot, together with that area between the street pavement and the right-of-way line, shall be sodded, irrigated and maintained. Sodding and/or landscaped areas shall be

required in the entire yard surrounding the dwelling. The sod shall be of the St. Augustine grass (or Floratam) with no other types permitted. The exterior heating and air conditioning unit shall be hidden from view by landscaping material which at maturity will conceal the unit.

All exterior walls must be landscaped. Plants used to landscape exterior walls must be not less than three (3) gallons in size (at least 36" tall when planted) and spaced not more than 36 inches apart. Smaller plants are permitted in other areas. Not less than four (4) hardwood trees (minimum 4 inch D.B.H., and not less than 18 feet tall) shall be added to each lot as part of the landscaping (credit may be given for existing hardwood trees). Two of the aforementioned hardwood trees must be in the front of the house and two shall be in the rear of the house.

An exterior lighting plan providing ample entry and yard lighting for the safety and welfare of property owners must accompany each landscaping plan and be approved by the ARC.

Any lot which does not have a dwelling on it must be mowed periodically and kept in a neat condition at all times. No weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any lot, and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon; and in the event that any Owner shall fail or refuse to keep their lot free of weeds, underbrush or refuse piles or other unsightly growth or objects then the Association may enter upon said lot and remove the same at the expense of the Owners, and such entry shall not be deemed a trespass.

VIII. Paragraph 22 shall be amended to read as follows:

22. Fascia. All dwellings shall have exterior fascia boards of a minimum nominal six (6) inches wide. Using stock material with a faced dimension of five and one-half inch materials is acceptable.

IX. Paragraph 33 shall be amended to read as follows:

33. Construction. Construction personnel may not begin work earlier than 7:00 a.m. and must cease and be off the property no later than 5:00 p.m.

IN WITNESS WHEREOF, the undersigned President and Secretary of have executed this Certificate of Amendment to Architectural Planning Criteria this 22nd day of December 2009.

STONEY BROOK FARM PROPERTY OWNERS' ASSOCIATION, INC.

By: [Signature]
President

ATTEST:

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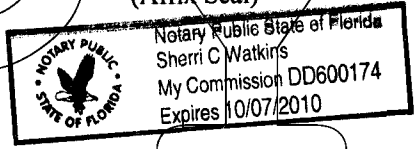
By: [Signature]
Secretary (SEAL)

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that before me, a Notary Public, personally appeared Chad Kelly and Kevin Bynum, the President and Secretary of STONEY BROOK FARM PROPERTY OWNERS' ASSOCIATION, INC., a Florida corporation, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged before me that they executed the same for the purposes therein set forth for and on behalf of said corporation. (Personally Known)

WITNESS my hand and official seal in the state and county last aforesaid this 22nd day of December, 2009.

COPY

[Signature]
Name: Sherri C. Watkins
Notary Public, State of Florida
(Affix Seal)


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