

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

**AMENDMENT TO DECLARATION
FOR
THE STRAND AT INDIAN RIVER SHORES**

THIS AMENDMENT is made this 9th day of December, 2021 (this "Amendment") by GRBK GHO PROPERTIES, LLC, a Florida limited liability company ("Developer").

RECITALS

A. Developer is the "Developer" under, and as defined in, the **DECLARATION FOR THE STRAND AT INDIAN RIVER SHORES**, recorded in Official Records Book 3170, Page 997 of the Public Records of Indian River County, Florida (the "Declaration") by virtue of receiving an assignment of all of the rights of such by the **Assignment of Developer and Development Rights** recorded in Official Records Book 3467, Page 793 of the Public Records of Indian River County, FL. The capitalized terms used herein shall have the meanings given them in the Declaration.

B. Section 4.3 of the Declaration provides, in pertinent part, that the Declaration may be amended by Developer prior to the Turnover Date, which date has not yet occurred.

C. Developer now wishes to do so by this instrument.

NOW, THEREFORE, in consideration of the promises and the aforesaid authority of Developer, the following new Section 15.12 is hereby added to the Declaration:

15.12 Beach Access Easement. The entirety of the Strand at Indian River Shores is benefitted by that certain **Grant of Easement** recorded in Official Records Book 2797, Page 1623 of the Public Records of Indian River County, Florida, as modified by **Modification of Easement** recorded in Official Records Book 3072, Page 1724 of the Public Records of Indian River County, Florida (the "**Beach Access Easement**"). By virtue of this Section 15.2 and in order to afford all beneficiaries of the Beach Access Easements the benefits thereof, there shall be the absolute and unabated right to use, cross over, ride on or otherwise access on foot or any vehicle the right of way, roads, sidewalks or other suitable Common Areas located

anywhere reasonably necessary within the Phase 1 platted lands in The Strand at Indian River Shores for, among others, all individual owners in The Strand at Indian River Shores and their guests, tenants and/or invitees to use the Beach Access Easement.

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

WITNESSES:

GRBK GHO PROPERTIES, LLC, a Florida limited liability company

[Signature]
Print Name: Rebecca Dima

By: [Signature]
William N. Handler, Manager

[Signature]
Print Name: Victoria Grodzinski

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of December, 2021, by William N. Handler, Manager of **GRBK GHO PROPERTIES, LLC**, a Florida limited liability company, who is personally known to me or has produced a _____ as identification.

(Notary Seal)



[Signature]
Notary Public State of Florida at Large
Name Printed: Rebecca Dima
My Commission Expires: 1/9/2025
Commission No.: HH 075530