

Prepared by / Return to:

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Palm Beach Gardens, Florida 33410

**AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND
EASEMENTS FOR THE FALLS AT GRAND HARBOR**

THIS AMENDMENT is made this 29 day of August, 2022 (this "**Amendment**")
by **GRBK GHO LUXURY HOMES, LLC**, a Florida limited liability company
("**Declarant**").

RECITALS

A. Declarant is the "**Declarant**", by way of the assignment of the rights of such, under, and as defined in, the **DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE FALLS AT GRAND HARBOR** recorded in **Official Records Book 1922, Page 2473** 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 IV, Section 6 of the Declaration provides, in pertinent part, that the Declaration may be amended by Declarant alone for so long as it holds title to any Lot or Unit, which is the case on the date hereof.

C. Declarant now wishes to amend the Declaration for the long term benefit of the Association in the manner herein set forth.

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

NOW, THEREFORE, in consideration of the promises and the aforesaid authority of Declarant, Article VI, Section 12 of the Declaration is hereby amended to read:

12. Capital Contribution. Each purchaser of a Lot or Unit, regardless of whether directly from Declarant, a designated builder of Declarant or in a re-sale, shall pay to the Association a one-time only Capital Contribution in the amount of One Thousand Five Hundred and No/100 Dollars (\$1,500.00), subject to a change in such amount by the Board in its discretion from time to time. Such contribution shall be used for such purposes as the Board of Directors may determine from time to time including, without limitation, operating expenses, contingency funds, statutory or non-statutory reserves for capital replacement and deferred maintenance or any combination of same. The Capital Contribution shall be in addition to any sums payable to Grand Harbor Community Association in accordance with the Grand Harbor Declaration.

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 LUXURY HOMES, LLC, a Florida limited liability company

[Signature]
Print Name: Julie Prouty

By: [Signature]
William N. Handler, Manager

[Signature]
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 29th day of August, 2022, by William N. Handler, Manager of **GRBK GHO LUXURY HOMES, 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: 01/09/2025
Commission No.: HH 075530