

This Instrument Prepared by,  
Record and Return to:  
Shari Ben Moussa, Esq.  
Katz Barron Squitiero Faust  
2699 South Bayshore Drive, 7<sup>th</sup> Floor  
Miami, Florida 33133  
305-856-2444

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

This Amendment to the Declaration of Covenants, Restrictions, and Easements for The Falls at Grand Harbor (this "Amendment") is made and executed this 5<sup>th</sup> of April, 2016 by GH VERO BEACH DEVELOPMENT LLC, a Delaware limited liability company ("Declarant"), in accordance with that certain Declaration of Covenants, Restrictions, and Easement for The Falls at Grand Harbor recorded in Official Records Book 1922, Page 2473, in the Public Records of Indian River County, Florida ("Public Records"), as amended (the "Declaration").

WHEREAS, pursuant to the provisions of Article XIX, Section 6.D. of the Declaration, the Declarant may amend the Declaration for so long as it holds title to any Lot or Unit affected by this Declaration. Declarant continues to own Lots or Units affected by this Declaration as of the date set forth above.

WHEREAS, pursuant to the provisions of Article XIX, Section 6.D. of the Declaration, the Declarant approved and adopted those certain amendments to the Declaration as set forth herein; and

WHEREAS, new words inserted in the text below are underlined and words deleted are ~~lined through~~, and capitalized terms used herein but not defined shall have the meaning ascribed to them in the Declaration.

NOW THEREFORE, the Declaration is amended as hereinafter set forth:

1. The foregoing recitals are true and correct and incorporated herein by reference.
2. Article IX, Section 34 of the Declaration is hereby amended as follows:

Section 34. Screen enclosures. Screen enclosures extending outside the envelope of the unit shall ~~shall not~~ be permitted on lots 17 through 49 of The Falls at Grand Harbor Plat 29 (being those lots located on the lake), ~~and~~. ~~S~~screen enclosures contained within the envelope of the home shall be permitted as long as the screen enclosure and landscaping plans, specifications, and location are first approved by the ARB, in its sole discretion. Screen enclosures shall be permitted on lots 1 through 16 and 50 through 63 of The Falls at Grand Harbor (those not

being on the lake) as long as the screen enclosure and landscaping plans, specifications, and location are first approved by the ARB, in its sole discretion. Notwithstanding the foregoing, the approval rights of the ARB as set forth in this Section 34 shall not apply to any Lots or Units owned by the Declarant or the Declarant's Affiliates.

Except as otherwise expressly set forth herein, the terms and conditions of the Declaration and the By-Laws are hereby reaffirmed and approved. This Amendment shall become effective upon recording in the Public Records.

IN WITNESS WHEREOF, the Declarant has executed this Amendment the date first above written.

Signed, sealed and delivered  
in the presence of:

DECLARANT:

GH VERO BEACH DEVELOPMENT LLC, a  
Delaware limited liability company

Andrea C. Ferguson  
Print Name: Andrea C. Ferguson

By: [Signature]  
Christopher J. Cleary, President

Debra L Fletcher  
Print Name: Debra L Fletcher

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of April, 2016, by Christopher J. Cleary, President of GH VERO BEACH DEVELOPMENT LLC, a Delaware limited liability company. He is personally known to me and did not take an oath.

Debra L Fletcher  
Notary Public – State of Florida at Large  
My Commission Expires:

