

**THIS INSTRUMENT PREPARED BY AND
RECORD AND RETURN TO:**

CHRISTOPHER H. MARINE, ESQ.
Gould Cooksey Fennell, P.A.
979 Beachland Boulevard
Vero Beach, FL 32963
(772) 231-1100

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

THIS AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE FALLS AT GRAND HARBOR ("Amendment") is made this 17th day of September, 2015, by **GH VERO BEACH DEVELOPMENT, LLC**, a Delaware limited liability company ("Declarant"), joined by **THE FALLS AT GRAND HARBOR PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation ("Falls Association") and **GRAND HARBOR COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation ("Community Association").

RECITALS

A. Declarant is the "Declarant" under that certain **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 definitions set forth in the Declaration are hereby incorporated herein by this reference.

B. Declarant previously filed The Falls at Grand Harbor, Plat 29 in Plat Book 19, Page 53, Docket Number 1679327 public records of Indian River County, Florida ("Plat 29"). Declarant subsequently filed Grand Harbor Plat 31 in Plat Book 27, Page 24, Docket Number 0017462, public records of Indian River County, Florida ("Plat 31"), which constituted a replat of certain portions of Plat 29 mentioned above, and which contains a modification and reduction of a Common Area identified as Landscape Tract "G" within each referenced Plat.

C. Article II, Section 1 and Article IV, Section 3 of the Declaration permit the Declarant to modify the boundaries of Common Areas.

D. Article XIX, Section 6 (D) reserves unto Declarant the right to amend the Declaration from time to time for so long as Declarant holds title to any Lot or Unit affected by the Declaration.

NOW, THEREFORE, by virtue of Declarant's authority as set forth in the Declaration including, without limitation, Declarant's authority stated in the recitals above, Declarant hereby declares the following:

1. **RECITALS.** The recitals set forth above are true, correct and incorporated herein by reference.
2. **MODIFICATION OF COMMON AREA BOUNDARY.** That portion of Landscape Tract "G" referred to in Plat 29 referenced above, more particularly identified as provided in Exhibit "A" hereto, which is incorporated by this reference herein, is hereby removed and eliminated from said Landscape Tract, and shall no longer constitute part of the Landscape Tract or the Common Areas. Grand Harbor Community Association, Inc. does hereby release and relinquish all right, title and

interest in and to the Exhibit "A" real property, effective immediately upon execution of this instrument. The entire remaining dedicated portion of Landscape Tract "G" shall remain in full force and effect, except as reduced and modified herein. From and after the effective date of this Amendment, Lot 50, as constituted and configured in Plat 31 referenced above, shall no longer be encumbered by that portion of Landscape Tract "G" referenced in attached Exhibit "A".

IN WITNESS WHEREOF, Declarant, Falls Association and Community Association have executed this instrument on the day and year first above written.

Witnesses:

Jennifer Grohol
Print Name: Jennifer Grohol
Margaret Asboth
Print Name: Margaret Asboth

GH VERO BEACH DEVELOPMENT, LLC, a Delaware limited liability company

By: [Signature]
CHRISTOPHER J. CLEARY, President

Witnesses:

Jennifer Grohol
Print Name: Jennifer Grohol
Margaret Asboth
Print Name: Margaret Asboth

THE FALLS AT GRAND HARBOR PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

By: [Signature]
CHRISTOPHER J. CLEARY, President

Witnesses:

Jennifer Grohol
Print Name: Jennifer Grohol
Margaret Asboth
Print Name: Margaret Asboth

GRAND HARBOR COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation

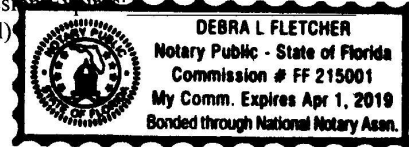
By: [Signature]
CHRISTOPHER J. CLEARY, President

STATE OF FLORIDA)
COUNTY OF INDIAN RIVER)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **CHRISTOPHER J. CLEARY**, well known to me to be the President of **GH VERO BEACH DEVELOPMENT, LLC**, a Delaware limited liability company, and that he acknowledged executing the same under authority duly vested in him by said company, and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of September, 2015.

Debra L Fletcher
Notary Public
Notary Printed Name: _____
My Commission Expires: _____
(Notary Seal)

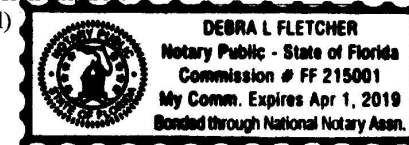


STATE OF FLORIDA)
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Debra L Fletcher
Notary Public
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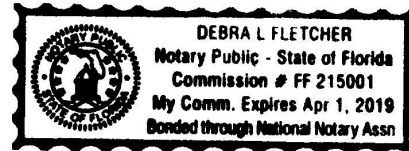


EXHIBIT "A"

A PORTION OF LANDSCAPE TRACT "G", THE FALLS AT GRAND HARBOR-PLAT 29, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 53, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 50, SAID FALLS AT GRAND HARBOR-PLAT 29 THENCE SOUTH 52°19'15" EAST ALONG THE EXTENSION OF THE NORTH LINE OF SAID LOT 50, A DISTANCE OF 15.99 FEET; THENCE SOUTH 00°05'07" WEST PARALLEL WITH THE EAST LINE OF SAID LOT 50, A DISTANCE OF 162.55 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 50; THENCE NORTH 89°54'53" WEST ALONG THE EASTERLY EXTENSION OF THE SAID SOUTH LINE OF SAID LOT 50, A DISTANCE OF 12.67 FEET TO THE EAST LINE OF SAID LOT 50; THENCE NORTH 00°05'07" EAST ALONG SAID EAST LINE, A DISTANCE OF 172.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,121.31 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.