

Prepared by, record and return to:
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Our File No: 99-9684



CFN 2005232072 06-29-2005 02:41 pm
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Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 3	#Names: 2	
Trust: 2.00	Rec: 25.00	Serv: 0.00
Grant: 0.00		Exclse: 0.00
Mtg: 0.00		nt Tax: 0.00

CERTIFICATE OF AMENDMENT
TO RESTATED DECLARATION OF COVENANTS
AND RESTRICTIONS OF
SABAL GROVE HOMEOWNERS' ASSOCIATION, INC.

WHEREAS, the Sabal Grove Homeowners are subject to that Restated Declaration of Covenants and Restrictions of Sabal Grove Homeowners' Association, Inc. ("Declaration") imposing certain covenants and restrictions on the real property described therein, which Declaration was recorded in Official Records Book 4117, Page 2269, Public Records of Brevard County, Florida; and

WHEREAS, pursuant to Article 23, the Declaration may be amended by the affirmative vote of two-thirds (2/3) of all of the votes of the Association;

WHEREAS, on May 26, 2005, at a duly called meeting of the Sabal Grove Homeowners' Association, Inc., the undersigned hereby certify that the following amendments were approved by not less than two-thirds (2/3) of all votes cast in the Association.

NOW, THEREFORE, pursuant to Article 23, the Declaration is amended as follows:

1. Article 12, Section D of the Declaration shall be amended to provide as follows:

Lot owners are required to obtain approval from the ARC prior to painting the exterior of their residence or any other building on the lot. Only subdued or neutral colors will be approved. Loud or bright colors will not be permitted. No false stone or simulated brick veneer shall be is permitted on the exterior of any residence. All paint used on the exterior body of any residence shall be subdued in its tone. There shall be no loud or bright colors. Changes to paint colors originally applied by the builder of the residence shall be submitted for approval by the Committee prior to being applied on any residence.

2. Article 13, Section A of the Declaration shall be amended to provide as follows:

Storage sheds shall require the approval of the Committee prior to installation. Storage units require the approval of the Architectural Review Committee (ARC). The ARC will consider the proposed size, location on the lot, materials, color, and type of lot (waterfront, conservation, corner, etc.) in reviewing requests for storage units.

3. **Article 13, Section B of the Declaration shall be amended to provide follows:**

~~Storage sheds for homes that are not on the retention ponds are permitted and shall be of wood framed construction or stucco with a shingled roof. The shingled roof and sides of the shed shall match the respective colors on the primary residence. The shed must be tied down. The shed must be placed behind the back line of the structure. A location near the rear of the property and not visible from the street is the preferred position. Storage units exceeding 144 square feet in floor space and 8 feet in height will not be approved. The allowable size and height of units in particular cases may be restricted based on the factors stated in paragraph A above.~~

4. **Article 13, Section C of the Declaration shall be amended to provide as follows:**

~~Storage sheds for homes on the retention ponds and conservation easements shall not be detached from the rear of the primary residence and not be visible from the front of the residence. Storage units will be concealed from the view of neighbors and from the road by either a fence, landscaping (trees, shrubs, ect.) or the primary residence.~~

5. **Article 13, Section D of the Declaration shall be amended to provide as follows:**

~~Rubbermaid style outdoor storage closets shall be permitted as long as they are not detached from the primary residence. These style storage closets shall not be located ahead of the front line of the residence. The preferred location is either in the rear of the residence or on the side of the residence. Metal sided storage units are prohibited.~~

3. **Article 13, Section E shall be added to the Declaration to provide as follows:**

Storage units must be of neutral colors. All units must be maintained in good condition.

4. **Article 13, Section F shall be added to the Declaration to provide as follows:**

All units must be secured during high winds and must conform to local ordinances.

IN WITNESS WHEREOF, the Association has caused this instrument to be signed in its name and by its President and Secretary this ____ day of June, 2005, for purposes of certifying approval of the foregoing amendments to the Declaration, which shall be effective upon the recording of this instrument.

**SABAL GROVE HOMEOWNERS'
ASSOCIATION, INC., a Florida corporation**

By: Alan P. Kraft
Alan P. Kraft, as President



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SABAL GROVE HOMEOWNERS'
ASSOCIATION, INC., a Florida corporation

By: *Cherie Neal*
Cherie Neal, as Secretary

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 20th day of June, 2005, by Alan P. Kraft, as President of Sabal Grove Homeowners' Association, Inc., on behalf of the corporation who produced Florida Drivers License as identification and did not take an oath.




Susan A. Wolfrey
My Commission DD307780
Expires April 17 2009

Susan Wolfrey
NOTARY PUBLIC, State of Florida at Large
My Commission Expires:

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 21st day of June, 2005, by Cherie Neal, as Secretary of Sabal Grove Homeowners' Association, Inc., on behalf of the corporation who produced Florida Drivers Lic. as identification and did not take an oath.

NOTARY PUBLIC-STATE OF FLORIDA
 Carol L. Petry
Commission #DD403837
Expires: APR. 17, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Carol L. Petry
NOTARY PUBLIC, State of Florida at Large
My Commission Expires:



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