

**FIRST AMENDMENT TO
MASTER DECLARATION OF
CONDITIONS, COVENANTS, RESERVATIONS AND
RESTRICTIONS
OF
STONEBRIDGE SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WESTMARK ASSOCIATES DEVELOPMENT COMPANY, L.C., a Florida Limited Liability Company (hereinafter referred to as "Developer"), is the maker of that certain **MASTER DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF STONEBRIDGE SUBDIVISION**, dated the 16th day of November, 1994, and recorded in Official Record Book 1051 Page 0966, public records of Indian River County, Florida (hereinafter referred to as "Declaration"); and,

WHEREAS, according to Section 5, *Amendment*, of Article XII of said Declaration, Members possessing at least two thirds (2/3) of the total number of votes possessed by all Members have the right to execute an amendment to said Declaration and file said amendment on the public records of Indian River County, Florida; and,

WHEREAS, as of the date of the execution of this document, **WESTMARK ASSOCIATES DEVELOPMENT COMPANY, L.C.** is the Developer; and,

WHEREAS, Developer is in possession of at least two-thirds (2/3) of the total votes of all members of Stonebridge Subdivision; and,

WHEREAS, Developer desires to amend Section 5 *Boats*, of Article VIII *Restrictions*, set forth in the Declaration in the manner following; and,

WHEREAS, Developer desires to amend Paragraph 25 of the **ARCHITECTURAL CRITERIA**, which is attached to the Declaration as Schedule "A".

NOW THEREFORE, Developer amends the **MASTER DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF STONEBRIDGE SUBDIVISION**, dated the 16th day of November, 1994, and recorded in Official Record Book 1051 Page 0966, public records of Indian River County, Florida, in the manner following.

Return to: Samuel A. Block, P.A., 2127 Tenth Avenue, Vero Beach FL 32960

Samuel A. Block, P.A.
2127 TENTH AVENUE
VERO BEACH,
FLORIDA
32960
TELEPHONE
(407) 562-1600
TELEFAX
(407) 562-1740

1. ARTICLE VIII Declaration shall be amended to read as follows:

"Section 5. Boats. Boats shall be permitted on the property, so long as they are stored in an enclosed garage. No boat house shall be permitted."

2. Subparagraph a) of Paragraph 19 of Schedule "A", ARCHITECTURAL CRITERIA, of the Declaration shall be amended to read as follows:

"a). All residences shall have a minimum of a two (2) car garage but shall have not more than a three (3) car garage."

3. Paragraph 25 of Schedule "A", ARCHITECTURAL CRITERIA, of the Declaration shall be amended to read as follows:

"25. Antennas. No aerial, antenna, or satellite dish antenna shall be placed or erected upon any lot, or affixed in any manner to the exterior of any building; except that satellite dishes no larger than 18" are permissible so long as they are not visible from the street."

4. Except as specifically amended herein, in all other respects, the MASTER DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF STONEBRIDGE SUBDIVISION, shall remain in full force and effect and are ratified and confirmed.

IN WITNESS WHEREOF, the said Developer has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the 28th day of May, 1995.

WESTMARK ASSOCIATES DEVELOPMENT
COMPANY, L.C.

By: 

David C. Bauer, Member

By: 

Mark C. Falby, Member

By: 

Ronald R. Malone, Member

Samuel A. Block, P.A.
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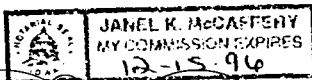
STATE OF Iowa

COUNTY OF Dubuque

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared David C. Bauer, personally known to me, or who produced _____ as identification, and known to me to be the Members of **WESTMARK ASSOCIATES DEVELOPMENT COMPANY, L.C.**, a Florida Limited Liability Company, and that they acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the county and state last aforesaid this 2nd day of May, A.D., 1995.

(notary seal)



Janel K. McCaffery
Notary Public.

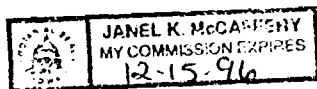
STATE OF Iowa

COUNTY OF Dubuque

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared Mark C. Falb, personally known to me, or who produced _____ as identification, and known to me to be the Members of **WESTMARK ASSOCIATES DEVELOPMENT COMPANY, L.C.**, a Florida Limited Liability Company, and that they acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the county and state last aforesaid this 28th day of May, A.D., 1995.

(notary seal)



Janel K. McCaffery
Notary Public.

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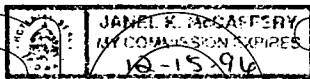
STATE OF Iowa

COUNTY OF Dubuque

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared **Ronald R. Malone**, personally known to me, or who produced _____ as identification, and known to me to be the Members of **WESTMARK ASSOCIATES DEVELOPMENT COMPANY, L.C.**, a Florida Limited Liability Company, and that they acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the county and state last aforesaid this 27th day of April, A.D., 1995.

(notary seal)



James K. McCaffery
Notary Public.

THIS INSTRUMENT PREPARED BY:

SAMUEL A. BLOCK, P.A.
2127 10th Avenue
Vero Beach, Florida 32960
(407) 562-1600

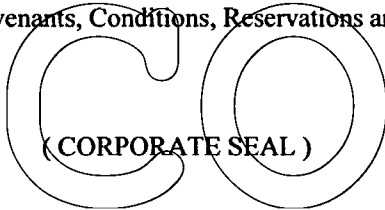
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JOINDER BY OWNER OF LOTS 1 AND 2
STONEBRIDGE SUBDIVISION

The undersigned, as owner of Lots 1 and 2, Stonebridge Subdivision, Indian River County, Florida, does hereby join in the execution of the First Amendment to Master Declaration of Covenants, Conditions, Reservations and Restrictions of Stonebridge Subdivision.



HOLIDAY BUILDERS, INC., a Florida Corporation

By: Thomas H. Wright

Thomas H. Wright, Assistant Vice President

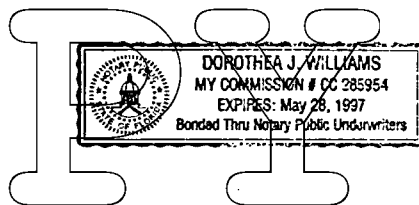
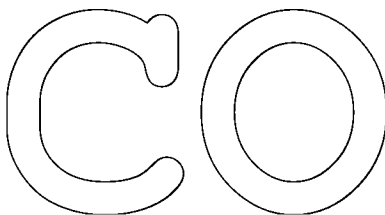
STATE OF FLORIDA

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 THOMAS H. WRIGHT, who is personally known to me or who produced _____ as identification, and stated that he is the Assistant Vice President of Holiday Builders, Inc., a Florida Corporation, and he acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation, and the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the state and county last aforesaid, this 19th day of April, 1995.

Dorothea J. Williams
Notary Public



The undersigned, as owners of Lot 13, Stonebridge Subdivision, Indian River County, Florida, do hereby join in the execution of the First Amendment to Master Declaration of Covenants, Conditions, Reservations and Restrictions of Stonebridge Subdivision.

Susan F. Rosier

COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state of _____ and county aforesaid to take acknowledgments, personally appeared George R. Rosier and Susan F. Rosier, his wife, who are personally known to me or who produced _____ as identification.

WITNESS my hand and official seal in the state and county last aforesaid, this 21st

day of April, 1995.

Notary Public

OR 1057 PG 1051