

Rec. \$ 1950  
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IN THE RECORDS OF  
JEFFREY K. BARTON  
CLERK CIRCUIT COURT  
INDIAN RIVER CO., FLA.

RETURN TO:  
SAMUEL A. BLOCK, P.A.  
2127 10th AVE.  
VERO BEACH, FL 32960

**THIRD 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,** said Declaration was amended by that certain First Amendment to Master Declaration of Covenants, Conditions, Reservations and Restrictions of Stonebridge Subdivision, dated May 28, 1995, and recorded May 5, 1995, in Official Record Book 1057, at Page 1046, public records of Indian River County, Florida; and,

**WHEREAS,** said Declaration was amended by that certain Second Amendment to Master Declaration of Covenants, Conditions, Reservations and Restrictions of Stonebridge Subdivision, dated November 28, 1995, and recorded January 16, 1996, in Official Record Book 1087, at Page 2511, public records of Indian River County, Florida; 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 to 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 8 *Condition of Lots*, subsection (e), of Article VIII *Restrictions*, set forth in the Declaration in the manner following.

**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, as subsequently amended, in the manner following:

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1. Subparagraph e) of Section 8. Condition of Lots of ARTICLE VIII Declaration shall be amended to read as follows:

"e) No weeds, underbrush or other unsightly growth shall be permitted to grow or remain upon any part of the property and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon, including vacant lots. Each vacant lot must be mowed or underbrushed, regularly, and at no time may growth thereon exclusive of trees, exceed eighteen (18) inches in height. Should there be a failure to comply with this requirement, then Developer or Association may clean and mow any lot and the cost of the work shall be paid by the lot owner and payment secured by a lien on the owner's lot enforceable in the manner provided by law for the enforcement of mechanics' liens.

2. Except as specifically amended herein, in all other respects, the **MASTER DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF STONEBRIDGE SUBDIVISION**, as previously amended, 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

14 day of February, 1997.

**WESTMARK ASSOCIATES DEVELOPMENT  
COMPANY, L.C.**

By: \_\_\_\_\_

David C. Bauer, Member

By: \_\_\_\_\_

Mark C. Falb, Member

By: \_\_\_\_\_

Ronald R. Malone, Member

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STATE OF IOWA )  
 )  
DUBUQUE COUNTY ) SS.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared **David C. Bauer**, personally known to me, and known to me to be a Member of **WESTMARK ASSOCIATES DEVELOPMENT COMPANY, L.C.**, a Florida Limited Liability Company, and that he acknowledged executing the same freely and voluntarily under authority duly vested in him 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 14 day of February, A.D., 1997.

(notary seal)



Tammy K. Ryan  
Notary Public in and for the State of Iowa

STATE OF IOWA )  
 )  
DUBUQUE COUNTY ) SS.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared **Mark C. Falb**, personally known to me, and known to me to be a Member of **WESTMARK ASSOCIATES DEVELOPMENT COMPANY, L.C.**, a Florida Limited Liability Company, and that he acknowledged executing the same freely and voluntarily under authority duly vested in him 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 17 day of February, A.D., 1997.

(notary seal)



Tammy K. Ryan  
Notary Public in and for the State of Iowa

OR1153PG2848

STATE OF IOWA                     )  
  )     SS.  
DUBUQUE COUNTY                 )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared **Ronald R. Malone**, personally known to me, and known to me to be a Member of **WESTMARK ASSOCIATES DEVELOPMENT COMPANY, L.C.**, a Florida Limited Liability Company, and that he 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 21st day of February, A.D., 1997.

(notary seal)



Lynne A. Hennings  
Notary Public in and for the State of Iowa  
My Commission Expires: 10/02/98

COPY

COPY

RETURN TO:  
SAMUEL A. BLOCK, P.A.  
2127 10th AVE.  
VERO BEACH, FL 32980

**RESOLUTION OF MEMBERS OF  
STONEBRIDGE SUBDIVISION**

**I HEREBY CERTIFY** that I am the duly elected and qualified Managing Member of **WESTMARK ASSOCIATES DEVELOPMENT COMPANY, L.C.**, a Florida Limited Liability Company, and the keeper of the records of the Company; that the following is a true and correct copy of the resolution duly adopted at a meeting of the Members of said Company, held in accordance with its Articles of Organization, and that the same is now in full force and effect:


**COPY OF RESOLUTION**

**BE IT RESOLVED**, that 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, be amended as follows:

1. Subsection e) of Section 8 of **ARTICLE VIII** Declaration shall be amended to read as follows:

"e) No weeds, underbrush or other unsightly growth shall be permitted to grow or remain upon any part of the property and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon, including vacant lots. Each vacant lot must be mowed or underbrushed, regularly, and at no time may growth thereon, exclusive of trees, exceed eighteen (18) inches in height. Should there be a failure to comply with this requirement, then Developer or Association may clean and mow any lot and the cost of the work shall be paid by the lot owner and payment secured by a lien on the owner's lot enforceable in the manner provided by law for the enforcement of mechanics' liens."

**IN WITNESS WHEREOF**, I have hereunto affixed my name as Managing Member, this  
14 day of February, 1997.

By:   
David C. Bauer, Managing Member

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