

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

IN THE RECORDS OF
JERRY A. BARTON
CLERK OF COURT
INDIAN RIVER CO., FLA.

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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 in Indian River County, Florida; and,

WHEREAS, said Declaration was amended by that certain Third Amendment to Master Declaration of Covenants, Conditions, Reservations and Restrictions of Stonebridge Subdivision, dated February 14, 1997, and recorded May 22, 1997, in Official Record Book 1153, at Page 2846, public records in 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 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 Article VI, *Use of Common Properties*, set forth in the Declaration in the manner following.

WHEREAS, Developer desires to amend Article XII, *General Provisions*, set forth in the Declaration in the manner following.

NOW, THEREFORE, Developer amends the MASTER DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF

Return to: Samuel A. Black

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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:

1. Article VI shall be amended with the addition of **Section 5. Use of Lake** which shall read as follows:

Section 5. Use of Lake. Every member of the Association shall have the right to the enjoyment of the lake. A Member is hereby permitted to use the lake for boating and fishing. The use of non-motorized boats is allowed. Swimming is not permitted in the lake. Owner ASSUMES THE RISKS inherent to the use of said lake, said risks to include, but not be limited to accidents, illnesses, and/or death.

2. Article XII shall be amended with the addition of **Section 7. Rules and Regulations** which shall read as follows:

Section 7. Rules and Regulations. The Board of Directors may establish reasonable rules and regulations concerning the use of the Property. Copies of such rules and regulations and amendments thereto shall be furnished by the Association to all Owners prior to the rule's effective date. Such rules and regulations shall be binding upon the Owners, their families, as the case may be, tenants, guests, invitees and agents, until and unless such regulation, rule or requirement be specifically overruled, canceled or modified by the Board or in a regular or special meeting by the vote of members holding a majority of the total votes in the Association. The Board shall have the authority to impose reasonable monetary fines and other sanctions as may be provided in this Declaration, and monetary fines may be collected by lien and foreclosure as provided herein.

3. 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 3 day of November, 1997.

WESTMARK ASSOCIATES DEVELOPMENT
COMPANY, L.C.

By: [Signature]
David C. Bauer, Member

By: [Signature]
Mark C. Falb, Member

By: [Signature]
Ronald R. Malone, Member

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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 **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 3 day of November, A.D., 199 7.
(notary seal)



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

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 **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 5 day of November, A.D., 199 7.
(notary seal)



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

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 6th day of November, A.D., 199 7.
(notary seal)

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

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