

THIS INSTRUMENT PREPARED BY AND  
UPON RECORDATION RETURN TO:

MICHAEL A. FURSHMAN, ESQ.  
SOLOMON & FURSHMAN, LLP  
1666 KENNEDY CAUSEWAY, SUITE 302  
NORTH BAY VILLAGE, FLORIDA 33141

FIRST AMENDMENT TO DECLARATION FOR VERONA TRACE

THIS FIRST AMENDMENT TO DECLARATION FOR VERONA TRACE (this “**First Amendment**”) is made by LENNAR HOMES, LLC, a Florida limited liability company, f/k/a LENNAR HOMES, INC., a Florida corporation (“**Developer**”), and joined by VERONA TRACE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (“**Association**”).

R E C I T A L S

A. Developer recorded that certain Declaration for Verona Trace on September 22, 2006 in Official Records Book 2081, at Page 1860 of the Public Records of Indian River County, Florida (the “**Declaration**”), respecting Verona Trace (the “**Community**”).

B. Pursuant to Section 4.3 of the Declaration, prior to and including the Turnover Date (as defined in the Declaration), Developer shall have the right to amend the Declaration as it deems appropriate, without the joinder or consent of any person or entity whatsoever.

C. The Turnover Date has not yet occurred.

D. Developer wishes to amend the Declaration to modify the same as set forth herein.

NOW THEREFORE, Developer hereby declares that every portion of the Community is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth.

1. **Recitals.** The foregoing Recitals are true and correct and are incorporated into and form a part of this First Amendment.

2. **Conflicts.** In the event that there is a conflict between this First Amendment and the Declaration, this First Amendment shall control. Whenever possible, this First Amendment and the Declaration shall be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect.

3. **Definitions.** All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

4. **Plan of Development.** Section 3 of the Declaration is hereby deleted in its entirety and replaced with the following:

3. **Plan of Development.**

3.1 **Generally.** The planning process for Verona Trace is an ever-evolving one and must remain flexible in order to be responsible to and accommodate the needs of Developer’s buyers. Subject to the Title Documents, Developer may wish and has the right to develop Verona Trace and adjacent property owned by Developer into residences, comprised of homes, villas, coach

homes, townhomes, zero lot line homes, patio homes, multi-family homes, condominiums, rental apartments, and other forms of residential dwellings, as well as commercial development, which may include shopping centers, stores, office buildings, showrooms, industrial facilities, technological facilities, and professional offices. The existence at any point in time of walls, landscape screens, or berms is not a guarantee or promise that such items will remain or form part of Verona Trace as finally developed.

3.2 Association's Obligation to Cooperate. Association shall at all times cooperate with every entity comprising Developer. Without limiting the foregoing, Association shall provide Developer with such consents and approvals which Developer may reasonably require in connection with (i) the sale of Parcels and/or Lots to Builders, (ii) the development and conveyance of the Common Areas, and (iii) master land development requirements. Additionally, Association shall cooperate with Developer in connection with the turnover of Association control including, but not limited to, signing a turnover receipt in the form to be provided by Developer to Association on the Turnover Date.

5. Animals. Section 14.2 of the Declaration is hereby modified as follows:

14.2 Animals. No animals of any kind shall be raised, bred or kept within Verona Trace for commercial purposes. Association may prohibit breeds of dogs that the Board considers dangerous at its sole discretion. Otherwise, Owners may keep domestic pets ~~up to a limit of two (2) such pets, up to seventy (70) pounds per pet, per Home~~ and as permitted by County ordinances and otherwise in accordance with the Rules and Regulations established by the Board from time to time. Notwithstanding the foregoing, pets may be kept or harbored in a Home only so long as such pets or animals do not constitute a nuisance. A determination by the Board that an animal or pet kept or harbored in a Home is a nuisance shall be conclusive and binding on all parties. All pets shall be walked on a leash. No pet shall be permitted outside a Home unless such pet is kept on a leash or within an enclosed portion of the yard of a Home, as approved by the ACC. No pet or animal shall be "tied out" on the exterior of the Home or in the Common Areas, or left unattended in a yard or on a balcony, porch, or patio. No dog runs or enclosures shall be permitted on any Home. When notice of removal of any pet is given by the Board, the pet shall be removed within forty-eight (48) hours of the giving of the notice. All pets shall defecate only in the "pet walking" areas within Verona Trace designated for such purpose, if provided by Association, or on that Owner's Home. The person walking the pet or the Owner shall clean up all matter created by the pet. Each Owner shall be responsible for the activities of its pet. Notwithstanding anything to the contrary, seeing eye dogs shall not be governed by the restrictions contained in this Section.

6. Collateral Assignment of Rents and Leases. Section 14.28 of the Declaration is hereby modified as follows:

14.28 Leases. Homes may be leased, licensed or occupied only in their entirety and no fraction or portion may be rented. No bed and breakfast facility may be operated out of a Home. Individual rooms of a Home may not be leased on any basis. No transient tenants may be accommodated in a Home. All leases or occupancy agreements shall be in writing and a copy of all leases, of Homes shall be provided to Association. All leases require Association approval, shall be on forms approved by Association and shall provide (or if not provided, shall automatically be deemed to provide) that Association shall have the unilateral right to terminate the lease upon default by the tenant in observing any of the provisions of the Association Documents or other applicable provisions of any agreement, document or instrument governing Verona Trace or administered by Association. Effective as of the date of recording of the First Amendment to this Declaration, each Owner hereby acknowledges and agrees that any and all leases entered into by such Owner in connection with his or her Home shall be deemed to incorporate by this reference a collateral assignment of rents and leases in favor of Association, which collateral assignment of rents and leases shall provide that in the event such Owner leasing his or her Home is past due in the payment of his

or her Assessments, Association shall have the power and authority to take actions including, but not limited to: (i) collecting rents now due or that become due directly from such Owner's tenant(s) (or other party in possession of the Home); and/or (ii) pursuing any and all legal remedies available against such Owner and/or such Owner's tenant(s) including, but not limited to, actions for eviction of such Owner's tenant(s). Owners are responsible for providing their tenants with copies of all such Association Documents or instruments at such Owner's sole cost and expense. No Home may be subject to more than two (2) leases in any twelve (12) month period, regardless of the lease term. No lease term shall be less than ninety (90) days. No subleasing or assignment of lease rights by the tenant is permitted. In no event shall occupancy of a leased Home (except for temporary occupancy by visiting guests) exceed two (2) persons per bedroom. Each Owner shall be jointly and severally liable with the tenant to Association for all costs incurred by Association for the repair of any damage to Common Areas or to pay any claim for injury or damage to property caused by tenants. Association shall repair any such damage and the cost of such repair shall be invoiced as an Individual Assessment to the Owner. Additionally, as a condition to the approval by Association of a proposed lease of a Home, Association has the authority to require that a security deposit in an amount not to exceed the equivalent of one (1) month's rent be deposited into an account maintained by Association. The security deposit shall protect against damages to the Common Areas or Association Property. A security deposit held by Association under this Section 14.28 shall be governed by Chapter 83 of the Florida Statutes, as it may be renumbered from time to time. Association may also charge a reasonable fee of no more than One Hundred (\$100.00) dollars to offset the costs of a background check on tenant. Notwithstanding the foregoing, this Section shall not apply to a situation where an Owner or resident of a Home receives in-home care by a professional caregiver residing within the Home.

7. Cost of Insurance. Section 15.12 of the Declaration is hereby modified as follows:

15.12 ~~Cost of Payment of Premiums~~ Insurance. The costs of all insurance maintained by Association hereunder, and any other fees or expenses incurred which may be necessary or incidental to carry out the provisions hereof are Operating Costs. Notwithstanding the foregoing or any other provisions in this Declaration, expenses incurred during the guarantee period which result from a natural disaster or an act of God occurring during such guarantee period, which are not covered by proceeds from insurance maintained by Association (i.e., the costs of any deductible, the costs incurred which are in excess of the Association's coverage, etc.), shall not be Operating Costs (and as such, are not part of the Developer's deficit funding obligation under its guarantee, if any) and may be charged as a Special Assessment against all Owners of record as of the date that the Special Assessment is assessed.

8. Association's Rights. The following language is hereby added to the Declaration as Section 16.1.10:

16.1.10 The right of Association to evict occupants, tenants, guests and invitees as provided in this Declaration.

9. Deficit Funding, Shortfalls and Surpluses. Section 18.9 of the Declaration of the Declaration is hereby deleted in its entirety and replaced with the following:

18.9 ~~Deficit Funding, Shortfalls and Surpluses.~~ Each Owner acknowledges that because Monthly Assessments, Special Assessments, and Reserves are allocated based on the formula provided herein, or upon the number of Homes conveyed to Owners on or prior to September 30 of the prior fiscal year, it is possible that Association may collect more or less than the amount budgeted for Operating Costs. Any time (and from time to time) prior to and including the Turnover Date, Developer shall have the option ("**Developer's Option**") to either (i) fund all or any portion of the shortfall in Monthly Assessments not raised by virtue of all Monthly Assessments due from Owners and other income received by Association pursuant to Section 18.9.1 of the Declaration or (ii) to pay Monthly

Assessments on Homes or Lots owned by Developer. If Developer has cumulatively over funded Operating Costs and/or prepaid expenses of Association including, but not limited to, loaning Association uncollected Assessments due from Owners which are not timely paid, Association shall refund such amounts to Developer immediately upon such prepaid or loaned amounts being received by Association (through legal collections efforts or otherwise), but in no event later than the Turnover Date or as soon as possible thereafter (*e.g.* once the amount is finally determined). Developer shall never be required to (i) pay Monthly Assessments if Developer has elected to fund the deficit instead of paying Monthly Assessments on Homes or Lots owned by Developer or (ii) pay Special Assessments, management fees or Reserves. Any surplus Assessments collected by Association may be (i) allocated towards the next year's Operating Costs, (ii) used to fund Reserves, whether or not budgeted, (iii) retained by Association, and/or (iv) used for any other purpose, in Association's sole and absolute discretion. Under no circumstances shall Association be required to pay surplus Assessments to Owners.

18.9.1 Without limiting Developer's Option under Section 18.9 of the Declaration, Developer shall be excused from the payment of its share of the Monthly Assessments relating to Homes it is offering for sale, for a period beginning with the recording of this Declaration and ending the earlier of the Turnover Date or December 31 of the year in which the Declaration is recorded (the "**Guarantee Expiration Date**"), provided that the Monthly Assessments for Operating Costs equally imposed on each Owner other than Developer shall not increase during such period over \$1,000.00 per month and provided further that Developer shall be obligated to pay any amount of Operating Costs actually incurred during such period and not produced by the Monthly Assessments at the guaranteed level receivable from Owners. The period that Developer is excused from the payment of the share of Monthly Assessments relating to Homes it is offering for sale may be unilaterally extended by Developer for one or more successive periods of three months each.

18.9.2 If an audit of the Association's financial records, performed for the period which includes the Guarantee Expiration Date (including any extensions thereof), reveals that Developer has funded a greater amount (*e.g.* including, without limitation, pre-paid amounts, deposits for utilities, Developer's funding of delinquent Monthly Assessments, or portion thereof, not paid by Owners, etc.) than required under this Section, then any such excess shall be promptly refunded to the Developer by Association.

10. Liability for Assessments. Section 18.17 of the Declaration is hereby deleted in its entirety and replaced with the following:

18.17 Liability for Assessments. An owner of a Home, regardless of how such owner's title to a Home has been acquired including, without limitation, by purchase at a foreclosure sale or by deed in lieu of foreclosure, is liable for all Assessments that come due while an owner of such Home. An owner's liability for Assessments may not be avoided for any reason including, without limitation, by waiver or suspension of the use or enjoyment of any of the Common Areas or by abandonment of the Home upon which such Assessments are charged. An owner that acquires title to a Home shall be jointly and severally liable with the previous owner of such Home for all unpaid Assessments that came due up to the time of transfer of title. This liability is without prejudice to any right the present owner may have to recover any amounts paid by the present owner from the previous owner. Notwithstanding the foregoing, Association may, without having any obligation to do so, reallocate any unpaid Assessments to all Owners as part of Operating Costs included within Monthly Assessments. Any sale or transfer of a Home pursuant to a foreclosure (or by deed in lieu of foreclosure or otherwise) shall not relieve the owner from liability for, nor the Home from the lien of any Assessments made prior to such sale or thereafter. Nothing herein contained shall be construed as releasing the party liable for any delinquent Assessments from the

payment thereof, or the enforcement of collection by means other than foreclosure. A Lender shall give written notice to Association if the mortgage held by such Lender is in default. Association shall have the right, but not the obligation, to cure such default within the time periods applicable to such owner. In the event Association makes such payment on behalf of an owner of a Home, Association shall, in addition to all other rights reserved herein, be subrogated to all of the rights of the Lender. All amounts advanced on behalf of an owner pursuant to this Section shall be added to Assessments payable by such owner with appropriate interest. Without limiting the foregoing, Developer and Club Owner shall be exempt from this Section and the lien for Assessments shall be superior to all other liens save and except tax liens and liens for Club Dues.

11. Appointment of Receiver. Section 18.19 of the Declaration is hereby modified as follows:

18.19 Non-Payment of Assessments. If any Assessment is not paid within fifteen (15) days (or such other period of time established by the Board) after the due date, a late fee of \$25.00 per month (or such greater amount established by the Board), together with interest in an amount equal to the maximum rate allowable by law (or such lesser rate established by the Board), per annum, beginning from the due date until paid in full, may be levied. The late fee shall compensate Association for administrative costs, loss of use of money, and accounting expenses. Association may, at any time thereafter, bring an action at law against the Owner personally obligated to pay the same, and/or foreclose the lien against the Home, or both. Association shall not be required to bring such an action if it believes that the best interests of Association would not be served by doing so. To the extent permitted by Florida law, the lien granted to Association may be established and foreclosed in the Circuit Court in and for County, and in any suit for the foreclosure of such lien, Association shall be entitled to seek an order of court that it is entitled to (i) collect a reasonable rent from the Owner, if the Owner remains in possession of a Home after a judgment of foreclosure is entered and (ii) obtain the appointment of a receiver for such Home to collect the rent if the Home is leased or rented during the pendency of the foreclosure action. There shall be added to the Assessment all costs expended in preserving the priority of the lien and all costs and expenses of collection, including attorneys' fees and paraprofessional fees, pre-trial and at all levels of proceedings, including appeals. No Owner may waive or otherwise escape liability for Assessments provided for herein by non-use of, or the waiver of the right to use the Common Areas or by abandonment of a Home.

12. Club Dues. The following language is hereby added as Section 18.24 of the Declaration:

18.24 Collection of Club Dues. In the event an Owner fails to pay his or her Club Dues to Club Owner pursuant to the Club Plan, Club Owner may, in its sole and absolute discretion and without limiting any of the additional rights afforded directly to Club Owner pursuant to the Club Plan, call for the same to be paid for by Association pursuant to this Section; in which case Association shall then have the obligation to immediately charge such delinquent Owner an Individual Assessment in the amount of such past due Club Dues, plus any late fees, interest, attorneys' fees and costs. In the event such Owner fails to pay the Individual Assessment to Association in connection with his or her delinquent Club Dues (plus any late fees, interest, attorneys' fees and costs), then Association shall exercise its collection remedies granted under this Declaration and/or Florida Statutes, Chapter 720 including, without limitation, filing a lien against the delinquent Owner's Home and/or foreclosing such lien. Upon receipt of payment of such Individual Assessment (or any portion thereof) relating to delinquent Club Dues (plus any late fees, interest, attorneys' fees and costs), Association shall immediately remit the same directly to Club Owner's attorney or legal representative; provided, however, that prior to the payment of such Individual Assessment, or portion thereof, Association shall have no obligation to pay Club Owner any such amount.

13. ACC and Government Approval. The following language is hereby added to the Declaration as Section 20.20:

20.20 Government Approval. Each Owner acknowledges and agrees that ACC approval, as discussed herein, shall not be deemed to constitute an approval by any governmental authority, nor shall it relieve any Owner of the obligation to obtain necessary governmental approvals at such Owner's sole cost and expense. Additionally, in the event any governmental authority denies an Owner's application for a permit or otherwise in connection with planned alterations or improvements, such denial shall prohibit construction of such improvements (regardless of whether the ACC has previously approved the Owner's planned alterations or improvements by certificate or otherwise). Decisions of the ACC with respect to architectural control shall be based upon proposed improvements being consistent with the overall aesthetics and master plan of Verona Trace and such decisions shall not be deemed a waiver of an Owner's obligation to comply with state and local codes and/or ordinances. In the event that any Owner, with or without ACC approval, constructs any improvements or makes any changes to his or her Home without the required governmental permits or approvals, such Owner shall be solely liable for all fines and/or citations imposed by any governmental authority and shall further bear all costs in connection with the removal, repair or reconstruction of improvements required by such governmental authority. In addition, to the extent an Owner fails to obtain governmental permits and/or approvals prior to constructing improvements which require the same, or if any governmental entity requires the repair, removal or reconstruction of any improvements, Association shall be permitted to cause such Owner to repair, remove or reconstruct any unapproved improvement at the Owner's sole and absolute cost, and in the event such Owner fails to remove the same within a reasonable time, Association may, but shall not be obligated to remove the improvement and charge all costs in connection with the same to the Owner as an Individual Assessment. Each Owner further agrees to remise, release, acquit, satisfy, and forever discharge Developer and Association of and from all, and all manner of, action and actions, cause and causes of action, suits, debts, sums of money, accounts, bills, covenants, controversies, agreements, promises, damages (including consequential, incidental, punitive, special or other), judgments, executions, claims, liabilities and demands, whatsoever, at law and in equity (including, but not limited to, claims founded on tort, contract, contribution, indemnity or any other theory whatsoever) in any way related to any construction of any requested improvements due to any defects to the marketability, ability to obtain a loan, and/or insurability of a Home caused therefrom; any encroachment caused by requested improvements; and/or the repair, reconstruction or removal of the improvements as required by any governmental or court action.

14. Fines and Suspensions. Section 21.7 of the Declaration is hereby modified as follows:

21.7 Fines. Association may suspend, for reasonable periods of time, the rights of an Owner or an Owner's tenants, guests and invitees, or both, to use the Common Areas and/or common services including, but not limited to, cable services and/or other services which are paid through Common Expenses, and may levy reasonable fines, not to exceed the maximum amounts permitted by Section 720.305(2) of the Florida Statutes, against an Owner, tenant, guest or invitee, for failure to comply with any provision of this Declaration including, without limitation, those provisions benefiting the SJRWMD.

15. Notice. Section 21.7.2 of the Declaration is hereby modified as follows:

21.7.2 A fine or suspension may be imposed without notice where an Owner has failed to pay Assessments and/or other charges when due. No other A fines or suspensions may not be imposed without notice of at least fourteen (14) days to the person sought to be fined or suspended and an opportunity for a hearing before a committee of at least three (3) persons (the "**Violations Committee**") appointed by the Board who are not officers, directors or employees of Association, or the spouse, parent, child, brother, sister of an officer, director or employee. If the Violations Committee does not by a majority vote approve a

fine or suspension the same may not be imposed. The written notice of violation shall be in writing to the Owner, tenant, guest or invitee and detail the infraction or infractions. Included in the notice shall be the date and time of the hearing of the Violations Committee.

16. Right to Evict. The following language is hereby added to the Declaration as Section 21.8:

21.8 Right of Association to Evict Tenants, Occupants, Guests and Invitees. With respect to any tenant or any person present in any Home or any portion of Verona Trace, other than an Owner and the members of his/her immediate family permanently residing with him/her in the Home, if such person shall violate any provision of the Association Documents or shall create a nuisance or an unreasonable and continuous source of annoyance to a resident of Verona Trace in Association's sole discretion, or shall willfully damage or destroy any of the Common Areas or personal property of Association, then upon written notice by Association, such person shall be required to immediately leave Verona Trace and if such person does not do so, Association shall be authorized to commence an action to evict such tenant or compel such person to leave Verona Trace and, where necessary, to enjoin such person from returning. Any expense incurred by Association in connection with any such action including, without limitation, attorneys' fees, shall be charged by Association to the applicable Owner of such Home as an Individual Assessment.

17. Modification. Section 22.2 of the Declaration is hereby modified as follows:

22.2 Modification. The development and marketing of Verona Trace will continue as deemed appropriate in Developer's sole discretion, and nothing in this Declaration or Community Standards, or otherwise, shall be construed to limit or restrict such development and marketing. It may be necessary or convenient for the development of Verona Trace to, as an example and not a limitation, amend a Plat and/or the Community Plan, modify the boundary lines of the Common Areas, grant easements, dedications, agreements, licenses, restrictions, reservations, covenants, rights-of-way, and to take such other actions which Developer, or its agents, affiliates, or assignees may deem necessary or appropriate. Association and Owners shall, at the request of Developer, execute and deliver any and all documents and instruments which Developer deems necessary or convenient, in its sole and absolute discretion, to accomplish the same. Without limiting anything to the contrary in this Declaration, prior to and including the Turnover Date, all agreements and/or contracts which are entered into by Association shall require the prior written approval of Developer or may otherwise be voided by Developer in its sole and absolute discretion.

18. Access Control. The following language is hereby added to the Declaration as Section 22.16:

22.16 Developer's Right to Control Access. Notwithstanding anything to the contrary in this Declaration, prior to the Community Completion Date, Developer shall have the unilateral right to control the operation of the community gates, if any, and the same shall remain open during normal business hours or as otherwise determined in the sole and absolute discretion of Developer.

[ADDITIONAL TEXT AND SIGNATURES APPEAR ON THE FOLLOWING PAGE]

19. Covenant. This First Amendment shall be a covenant running with the land.

IN WITNESS WHEREOF, the undersigned, being Developer under the Declaration, has hereunto set its hand and seal this 23rd day of April, 2009.

WITNESSES:

LENNAR HOMES, LLC, a Florida limited liability company, f/k/a **LENNAR HOMES, INC.**, a Florida corporation

Print Name: Maria Gonzalez

By: [Signature]

Name: Carlos Gonzalez

Print Name: Janice Junc

Title: Vice President

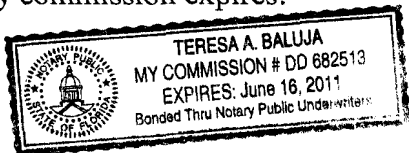
STATE OF FLORIDA )

COUNTY OF Miami-Dade

SS.:

The foregoing instrument was acknowledged before me this 23rd day of April, 2009, by Carlos Gonzalez, as Vice-President of LENNAR HOMES, LLC, a Florida limited liability company, f/k/a LENNAR HOMES, INC., a Florida corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification on behalf of the company.

My commission expires:



[Signature]  
NOTARY PUBLIC, State of Florida at Large

Print Name: \_\_\_\_\_



JOINDER

VERONA TRACE HOMEOWNERS ASSOCIATION, INC.

VERONA TRACE HOMEOWNERS ASSOCIATION, INC. ("Community Association"), does hereby join in the First Amendment to Declaration for Verona Trace (the "First Amendment"), to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title. Community Association agrees that this Joinder is for convenience purposes only and does not apply to the effectiveness of the First Amendment as Community Association has no right to approve the First Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Joinder on this 23<sup>rd</sup> day of April, 2009.

WITNESSES:

Maria Gonzalez  
Print Name: Maria Gonzalez  
Jamile Juncos  
Print Name: Jamile Juncos

VERONA TRACE HOMEOWNERS  
ASSOCIATION, INC., a Florida not-for-profit  
corporation

By: [Signature]  
Name: Maria C Herrera  
Title: President

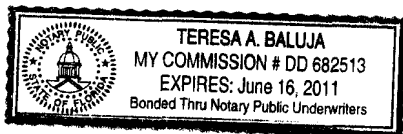
[SEAL]

STATE OF FLORIDA

COUNTY OF Manatee SS.:

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of April, 2009 by Maria C Herrera, as President of VERONA TRACE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, who is personally known to me or who produced \_\_\_\_\_ as identification, on behalf of the corporation.

My commission expires:



[Signature]  
NOTARY PUBLIC, State of Florida at Large  
Print Name: \_\_\_\_\_