

3120180009418 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL  
BK: 3093 PG: 356, 2/16/2018 3:00 PM

**THIS INSTRUMENT PREPARED BY AND  
RECORD AND RETURN TO:**

CHRISTOPHER H. MARINE, ESQ.  
Gould Cooksey Fennell, P.A.  
979 Beachland Boulevard  
Vero Beach, FL 32963  
(772) 231-1100

**SUPPLEMENTAL DECLARATION**

**PALM ISLAND PLANTATION  
COURTYARD HOMES**

**THIS SUPPLEMENTAL DECLARATION** is made this 16th day of February, 2018 by  
**PALM ISLAND PLANTATION, L.L.C.**, a Florida limited liability company (the "Developer").

**STATEMENT OF BACKGROUND INFORMATION**

A. Terms used as defined terms herein without definition shall have the meaning ascribed to them in the Master Declaration of Covenants, Conditions, Reservations and Restrictions for Palm Island Plantation recorded in O.R. Book 1477, Page 88, as amended by that certain First Amendment thereto, recorded in O.R. Book 1874, Page 1567, as further amended by Certificate of Amendment thereto, recorded in O.R. Book 2889, Page 2472, as further amended by Certificate of Amendment thereto, recorded in O.R. Book 2890, Page 944, (hereinafter the "Master Declaration:") and as supplemented by Supplemental Declaration of Palm Island Plantation Townhomes, recorded in O.R. Book 2592, Page 2425, the first Supplemental Declaration of Palm Island Plantation Courtyard Homes, recorded in O.R. Book 2947, Page 2022, and the second Supplemental Declaration of Palm Island Plantation Courtyard Homes, recorded in O.R. Book 3054, Page 1449 (hereinafter the "Supplemental Declarations") all of the Public Records of Indian River County, Florida, as the same may be further amended from time to time (collectively the "Declarations").

B. Developer has declared that the Property shall be held, sold, conveyed and encumbered by the Declarations.

C. The Declarations permit the Developer to unilaterally amend and supplement the Declarations.

D. Developer desires to designate the real property legally described on Exhibit "A" attached hereto (the "Courtyard Homes Property") as additional Courtyard Homes, add the same to the Townhomes Neighborhood, and add additional use restrictions for Courtyard Homes.

**STATEMENT OF DECLARATION**

Developer hereby declares that the Courtyard Homes Property shall be held, sold, conveyed, encumbered, leased, occupied and improved subject to the covenants, conditions, restrictions, easements and provisions of the Declarations and this Supplement. Residential Units contained within the Exhibit "A" real property are hereby added to the Townhomes Neighborhood, and are hereby designated as the Courtyard Homes. All provisions of the Declarations shall apply to Courtyard Homes. In the event of a conflict between the Declarations referenced above, the special covenants contained in the Supplemental Declarations shall govern and control over the Master Declaration, as regards the Courtyard Homes Property.

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**STATEMENT OF DECLARATION**

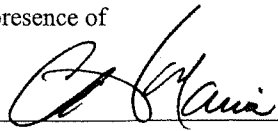
Developer hereby declares that the Courtyard Homes Property shall be held, sold, conveyed, encumbered, leased, occupied and improved subject to the covenants, conditions, restrictions, easements and provisions of the Declarations and this Supplement. Residential Units contained within the Exhibit "A" real property are hereby added to the Townhomes Neighborhood, and are hereby designated as the Courtyard Homes. All provisions of the Declarations shall apply to Courtyard Homes. In the event of a conflict between the Declarations referenced above, the special covenants contained in the Supplemental Declarations shall govern and control over the Master Declaration, as regards the Courtyard Homes Property.

BK: 3093 PG: 357

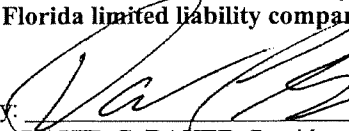
The Courtyard Homes Property may, but shall not be required to, be expanded by the Declarant, in its sole discretion, at any time and from time to time, by the addition of additional Units and/or Common Areas thereto. Said expansion shall not require the vote or approval by any party whomsoever including, without limitation, the Association, the Owners or any or all Owners within Courtyard Homes.

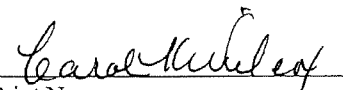
IN WITNESS WHEREOF, this Supplemental Declaration has been executed as of the date first above written.

Signed, Sealed and Delivered  
in the presence of

  
Print Name: **CHRISTOPHER H. MARINE**

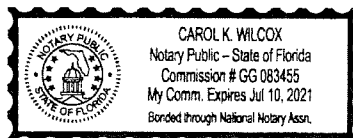
**PALM ISLAND PLANTATION, L.L.C.**  
a Florida limited liability company

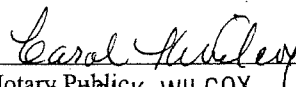
By:   
**DAVID C. BAUER, President**

  
Print Name: **CAROL K. WILCOX**

**STATE OF FLORIDA**  
**COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 16th day of February, 2018 by **DAVID C. BAUER**, as President of **Palm Island Plantation, L.L.C.**, a Florida limited liability company, on behalf of said limited liability company, who is personally known to me or has provided a driver's license as identification and did not take an oath.



  
Notary Public **CAROL K. WILCOX**  
Notary Printed Name  
My Commission Expires:  
SEAL

**EXHIBIT "A"****LEGAL DESCRIPTION OF COURTYARD HOMES PROPERTY**

Lots 5 through 8, inclusive, Block G, Palm Island Plantation P.R.D.-Plat 5, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Indian River County, Florida recorded in Plat Book 29, Page 63, public records of Indian River County, Florida.

Lots 9 through 13, inclusive, Block H, Palm Island Plantation P.R.D.-Plat 5, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Indian River County, Florida recorded in Plat Book 29, Page 63, public records of Indian River County, Florida.

3120170052404 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL  
BK: 3054 PG: 1449, 9/14/2017 11:17 AM

**THIS INSTRUMENT PREPARED BY AND  
RECORD AND RETURN TO:**

CHRISTOPHER H. MARINE, ESQ.  
Gould Cooksey Fennell, P.A.  
979 Beachland Boulevard  
Vero Beach, FL 32963  
(772) 231-1100

**SUPPLEMENTAL DECLARATION**

**PALM ISLAND PLANTATION  
COURTYARD HOMES**

**THIS SUPPLEMENTAL DECLARATION** is made this 13<sup>th</sup> day of September 2017 by **PALM ISLAND PLANTATION, L.L.C.**, a Florida limited liability company (the "Developer").

**STATEMENT OF BACKGROUND INFORMATION**

A. Terms used as defined terms herein without definition shall have the meaning ascribed to them in the Master Declaration of Covenants, Conditions, Reservations and Restrictions for Palm Island Plantation recorded in O.R. Book 1477, Page 88, as amended by that certain First Amendment thereto, recorded in O.R. Book 1874, Page 1567, as further amended by Certificate of Amendment thereto, recorded in O.R. Book 2889, Page 2472, as further amended by Certificate of Amendment thereto, recorded in O.R. Book 2890, Page 944, (hereinafter the "Master Declaration:") and as supplemented by Supplemental Declaration of Palm Island Plantation Townhomes, recorded in O.R. Book 2592, Page 2425, and Supplemental Declaration of Palm Island Plantation Courtyard Homes, recorded in O.R. Book 2947, Page 2022 (hereinafter the "Supplemental Declarations") all of the Public Records of Indian River County, Florida, as the same may be further amended from time to time (collectively the "Declarations").

B. Developer has declared that the Property shall be held, sold, conveyed and encumbered by the Declarations.

C. The Declarations permit the Developer to unilaterally amend and supplement the Declarations.

D. Developer desires to designate the real property legally described on Exhibit "A" attached hereto (the "Courtyard Homes Property") as the Courtyard Homes, add the same to the Townhomes Neighborhood, and add additional use restrictions for Courtyard Homes.

**STATEMENT OF DECLARATION**

Developer hereby declares that the Courtyard Homes Property shall be held, sold, conveyed, encumbered, leased, occupied and improved subject to the covenants, conditions, restrictions, easements and provisions of the Declarations and this Supplement. Residential Units contained within the Exhibit "A" real property are hereby added to the Townhomes Neighborhood, and are hereby designated as the Courtyard Homes. All provisions of the Declarations shall apply to Courtyard Homes. In the event of a conflict between the Declarations referenced above, the special covenants contained in the Supplemental Declarations shall govern and control over the Master Declaration, as regards the Courtyard Homes Property.

BK: 3054 PG: 1450

The Courtyard Homes Property may, but shall not be required to, be expanded by the Declarant, in its sole discretion, at any time and from time to time, by the addition of additional Units and/or Common Areas thereto. Said expansion shall not require the vote or approval by any party whomsoever including, without limitation, the Association, the Owners or any or all Owners within Courtyard Homes.

IN WITNESS WHEREOF, this Supplemental Declaration has been executed as of the date first above written.

Signed, Sealed and Delivered  
in the presence of

**PALM ISLAND PLANTATION, L.L.C.**  
a Florida limited liability company

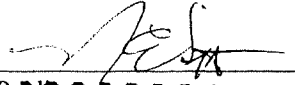
  
Print Name: CHRISTOPHER H. MARINE

By:   
STEVEN C. OWEN, Vice President

  
Print Name: NANCY E. SPOSATO

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

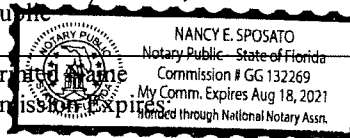
The foregoing instrument was acknowledged before me this 13th day of September 2017 by **STEVEN C. OWEN**, as Vice President of **Palm Island Plantation, L.L.C., a Florida limited liability company**, on behalf of said limited liability company, who is personally known to me or has provided a driver's license as identification and did not take an oath.

  
Notary Public

Notary Public Name

My Commission Expires

SEAL



BK: 3054 PG: 1451

**EXHIBIT "A"****LEGAL DESCRIPTION OF COURTYARD HOMES PROPERTY**

Lots 1 through 4, inclusive, Block F, Palm Island Plantation P.R.D.-Plat 4, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Indian River County, Florida recorded in Plat Book 29, Page 26, public records of Indian River County, Florida.

3120160038683 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL  
BK: 2947 PG: 2022, 7/6/2016 2:45 PM

**THIS INSTRUMENT PREPARED BY AND  
RECORD AND RETURN TO:**

CHRISTOPHER H. MARINE, ESQ.  
Gould Cooksey Fennell, P.A.  
979 Beachland Boulevard  
Vero Beach, FL 32963  
(772) 231-1100

**SUPPLEMENTAL DECLARATION**

**PALM ISLAND PLANTATION  
COURTYARD HOMES**

**THIS SUPPLEMENTAL DECLARATION** is made this 6 day of July, 2016 by **PALM ISLAND PLANTATION, L.L.C.**, a Florida limited liability company (the "Developer").

**STATEMENT OF BACKGROUND INFORMATION**

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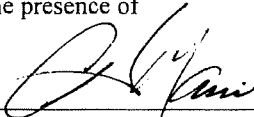


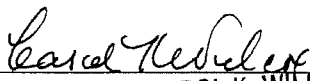
BK: 2947 PG: 2023

thereto. Said expansion shall not require the vote or approval by any party whomsoever including, without limitation, the Association, the Owners or any or all Owners within Courtyard Homes.

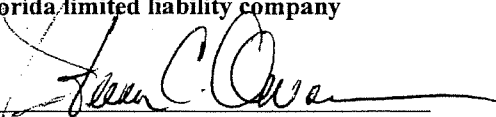
IN WITNESS WHEREOF, this Supplemental Declaration has been executed as of the date first above written.

Signed, Sealed and Delivered  
in the presence of

  
Print Name: CHRISTOPHER H. MARINE

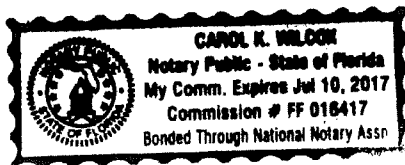
  
Print Name: CAROL K. WILCOX

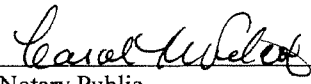
**PALM ISLAND PLANTATION, L.L.C.**  
a Florida limited liability company

By:   
STEVEN C. OWEN, Vice President

**STATE OF FLORIDA**  
**COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 6th day of <sup>July</sup>~~May~~, 2016 by STEVEN C. OWEN, as Vice President of **Palm Island Plantation, L.L.C., a Florida limited liability company**, on behalf of said limited liability company, who is personally known to me or has provided a driver's license as identification and did not take an oath.



  
Notary Public  
CAROL K. WILCOX

Notary Printed Name  
My Commission Expires:  
SEAL

BK: 2947 PG: 2024

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF COURTYARD HOMES PROPERTY**

Lots 14 through 20, inclusive, Block E, Palm Island Plantation P.R.D.-Plat 3, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Indian River County, Florida recorded in Plat Book 28, Page 36, public records of Indian River County, Florida.