

Prepared by and after recording return to:
James Adams, Managing Member
Serenoa, LLC
1910 82nd Avenue, Suite 202
Vero Beach, FL 32966

**FIRST AMENDMENT TO THE MASTER DECLARATIONS OF
COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS
OF SERENOA SUBDIVISION**

This First Amendment to the Declarations of Covenants, Conditions, Reservations and Restrictions for Serenoa (hereinafter the "Declaration") is made on the date hereinafter set forth by the Serenoa Homeowners Association, Inc. (hereinafter the "Association").

WHEREAS, Serenoa, L.L.C. (hereinafter "Developer") has caused the Declarations to be recorded in Official Record Book 2023, Page 2224 on April 25, 2006 in the Public Records of Indian River County, Florida; and

WHEREAS, the Association desires to amend the Declaration in accordance with Section 5 or Article 11 of the Declaration and the Developer consents thereto; and

WHEREAS, it is the Association's desire to amend the Declaration and to record a writing in the Public Records of Brevard County, Florida evidencing said amendment.

NOW THEREFORE, the Association hereby amends the Declaration as follows and in accordance with the procedures set forth in Article XII, Section 4 of the Declaration and the Developer joins in and consents to said amendment:

1) Exhibit "B", "ARCHITECTURAL STANDARDS", Section B of the Declaration is amended to provide as follows:

1) Minimum roof slope is 6:12 for one story residences and 4:12 for two story residences
Allowed Material:
Galvalume Metal Seam 5V Crimp

2) Exhibit "B", "ADDITIONAL ITEMS" of the Declarations is amended to provide as follows:

C) Fences on lake front Lots are permitted between the center side of the house and the lake maintenance easement. They must be no higher than a 4' high vinyl clad chain link fence with a minimum 2' high shrubbery screen. Fences and the plant material must be approved by the ARC.

D) Fences on non-lake front Lots are permitted between the center side of the house and the rear property line, provided they are no more than six (6) feet high. Fence style must be of white PVC material or chain link and be approved by the ARC.

3) Exhibit "B", "BUILDING POLICIES AND GUIDELINES" of the Declarations is amended to provide as follows:

C) Minimum square foot air-conditioned living space: 1,500 Square Feet

4) Exhibit "B", "ARCHITECTURAL STANDARDS", Section D of the Declaration is amended to provide as follows:

- 1) Allowed Materials:
 - Brick Pavers
 - Concrete Brick Pavers

5) Exhibit "B", "LANDSCAPE REQUIREMENTS" of the Declaration is amended to provide as follows:


A) Each home shall have a minimum of 2 trees. The trees will be between 12 to 14 feet high with a two (2) inch caliper and setback 25 feet from the edge of the pavement. Two trees may be any canopy variety, 12 to 14 feet high with a 2 inch caliper planted any where on the Lot OR the trees may be palm trees 12 to 14 feet high planted any where on the Lot at the discretion of ARC. This requirement may be modified at the discretion of the ARC based on a survey of the existing trees on the Lot. Lot Owners must maintain minimum landscaping as originally installed.

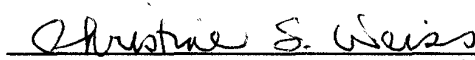
E) Front yards must have a minimum of 150 square feet of planter beds.

6) Section "F" of "LANDSCAPE REQUIREMENTS" of Exhibit "B" of the Declaration is hereby removed.

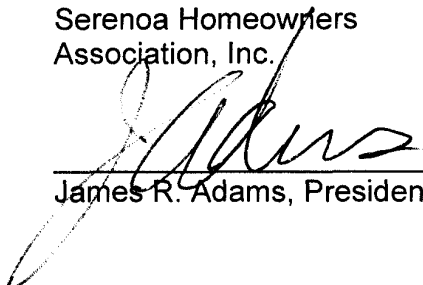
IN WITNESS WHEREOF, the Association has caused this First Amendment to the Declaration to be executed in its name by its proper and duly authorized officer and is joined by the Developer which has consented thereto and caused this First Amendment to the Declaration to be executed in its name by its proper and duly authorized officer this 25 day of March, 2009.

Signed, Sealed and delivered
In the presence of:


PRINTED: Laura Pernesiglio


PRINTED: CHRISTINE S. WEISS

Serenoa Homeowners
Association, Inc.


James R. Adams, President

Signed, Sealed and delivered
In the presence of:

Serenoa, L.L.C.

Laura Pennington
PRINTED: Laura Pennington

James R. Adams
James R. Adams, Managing Member

Christine S. Weiss
PRINTED: CHRISTINE S. WEISS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was sworn to and acknowledged before me this 25TH day of MARCH, 2009, by James R. Adams, President of Serenoa Homeowners Association, Inc., and Managing Member of Serenoa, L.L.C. Who is personally known to me or who has produced as evidence of identification.

SEAL

Christine S. Weiss
Notary Public, State of Florida
My Commission Expires:
Printed Name:

