

This instrument was prepared by
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Suite 2C
Vero Beach, Florida 32963

E RECORDED DOCUMENT
Official Records Book 2880 Page 2246 of the Public
Records of Indian River County, Florida
Date: September 29, 2015 Time: 2:32 p.m.
CFN: 3120150058769 Page 1 of 2

(DO NOT WRITE ABOVE THIS LINE)

**FIFTH AMENDMENT TO THE MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF SERENOA SUBDIVISION**

THIS FIFTH AMENDMENT to the Master Declaration of Covenants, Conditions and Restrictions of Serenoa Subdivision ('the Declaration') is made and executed this 25 day of September, 2015 of The Serenoa Home Owners Association, Inc., a Florida not for profit corporation ('the Association') by William Handler, its President, for the SERENOA SUBDIVISION ('the Subdivision').

WITNESSETH

WHEREAS, the Serenoa Home Owners Association, Inc. is governed by those certain Master Declaration of Covenants, Conditions and Restrictions of Serenoa Subdivision, recorded on April 25, 2006, in Official Records Book 2023, Page 2224 ('the Original Declaration'), and as amended by amendments recorded on March 25, 2009 in Official Records Book 2329, Page 2069, June 2, 2011 in Official Records Book 2502, Page 733, November 6, 2012 in Official Records Book 2619, Page 944., July 29, 2013 in Official Records Book 2690, Page 2275 and November 21, 2014 in Official Records Book 2804, Page 1741; all of the Public Records of Indian River County, Florida; ('the Declaration') and those certain Plats recorded in Plat Book 21, Page 27, Plat Book 27, Page 8, and Plat Book 27, Page 36 of the Public Records of Indian River County, Florida (collectively 'the Plat') and

WHEREAS, the Developer derives its rights as the developer of the Subdivision by virtue of those certain Assignment of Developer's Rights recorded in Official Records Book 2553, Page 800, and Official Records Book 2674, Page 1643, all of the Public Records of Indian River County, Florida; and

WHEREAS, pursuant to Article XII subsection 4 of the Declaration, the Developer is granted the exclusive right to amend the Declaration without the approval or consent of the Association or the Members (as defined therein); and

WHEREAS, the Association joins in and consents to the amendment of the Declaration;

NOW THEREFORE, the Serenoa Home Owners Association, Inc. does hereby declare that Declaration shall be amended as follows (additions indicated by underlining and deletions by ~~strike through~~):


1. Article IV, Section 11. is amended as follows:
Initiation Assessment: An initiation assessment shall be paid by an Owner in an amount to be determined from time to time by the Board of Directors of the Association (until changed, the assessment shall be in the amount of \$950.00 ~~\$750.00~~ with \$400.00 to be contributed to the Association's reserves account(s), \$150.00 to be contributed to the Association's club and amenity enhancement fund and \$400.00 ~~\$200.00~~ to be utilized for the operating expenses of the Association) upon every initial and subsequent transfer of record title to a Lot except for the sale of a Lot to a licensed residential home builder and/or Developer, its successors and/or assigns. The initiation assessment may be held in reserve by the Board of Directors of the Association or used by the Board of Directors for payment of start up expenses or for working capital of the Association.
2. The land described in that certain Plat recorded in Plat Book 27, Page 36 of the Public Records of Indian River County, Florida shall hereafter be subject to the terms of the Declaration.

Upon the recordation of this Amendment in the Public Records, it shall be and become a part of the Declaration. Unless otherwise modified herein, the Declaration shall otherwise remain in full force and effect.

IN WITNESS WHEREOF, SERENOA SUBDIVISION Property Owners' Association, Inc. has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

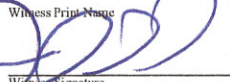
SERENOA HOME OWNERS ASSOCIATION, INC.,
a Florida not for profit corporation



Witness Signature

Debbie Savae

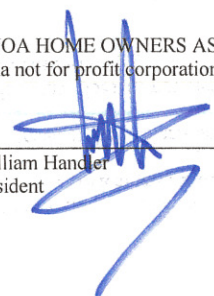
Witness Print Name



Witness Signature

Jake Chandler

Witness Print Name



By: William Handler
Its: President

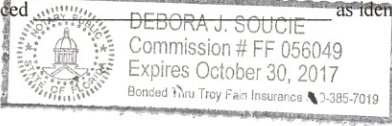
Witness Signature [Signature]
Debbie Swace
Witness Print Name
Witness Signature [Signature]
Kate chancell
Witness Print Name

GHO SERENOA CORP., a Florida corporation

[Signature]
By: William N. Handler
Its: President

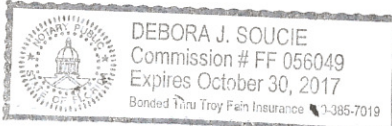
STATE OF FLORIDA
COUNTY OF ST Lucie

The foregoing instrument was acknowledged before me this 25 day of September, 2015, by William Handler as President of Serenoa Home Owners Association, Inc. a Florida not for profit corporation, who is personally known to me or who has produced [Signature] as identification and who did take an oath.

(SEAL)  [Signature]
Notary Public

STATE OF FLORIDA
COUNTY OF ST Lucie

The foregoing instrument was acknowledged before me this 25 day of September, 2015, by William N. Handler as President of GHO SERENOA CORP., a Florida corporation, who is personally known to me or who has produced [Signature] as identification and who did take an oath.

(SEAL)  [Signature]
Notary Public