

**Prepared by / Return to:**

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**THIRD AMENDMENT TO DECLARATION OF COVENANTS FOR  
THE VILLAS AT THREE OAKS**

**THIS AMENDMENT** is made this 12 day of March, 2019 by **VB THREE OAKS, LLLP**, a Florida limited liability limited partnership ("**Declarant**").

**RECITALS**

A. Declarant is the "**Declarant**" under, and as defined in, the **DECLARATION OF COVENANTS FOR THE VILLAS AT THREE OAKS** recorded in **Official Records Book 2725, Page 132 of the Public Records of Indian River County, Florida**, as amended and supplemented from time to time (the "**Declaration**"). The capitalized terms used herein shall have the meanings given them in the Declaration.

B. Article XV, Section 5 of the Declaration provides, in pertinent part, that the Declaration may be amended by the Declarant alone for so long as it or its affiliates own title to any Lots, which it presently does.

C. Declarant has been requested by the Director of the Association elected by, and acting on behalf of, the Class A (Lot Owner) members thereof to make certain amendments to the Declaration.

D. Declarant now wishes to do so by this instrument in the manner and for the purpose set forth below.

**NOW, THEREFORE**, in consideration of the promises and the aforesaid authority of Declarant, the Covenant is hereby amended:

1. Article VII, Section 10 of the Declaration is hereby amended by adding the following sentence to the end thereof:

"In no event shall more than two (2) permitted pets as described above be allowed to be kept on any Lot or in any Home. As to dogs, the Board of Directors shall adopt, and may amend from time to time on reasonable grounds, a list of dog breeds considered to be dangerous and therefore prohibited from being kept within or brought onto The Properties. However, when such list is adopted or amended to add a breed(s), any such breed of dog otherwise kept within The Properties (as permitted above) as of that date shall be permitted to continue to be kept for the remainder of its life but may not be replaced by a dog of the same or other prohibited breed. "

2. Article VII, Section 13 of the Declaration is hereby amended by changing the title thereof to "Commercial Vehicles, Trucks, Trailers, Campers, Boats and Golf Carts." and, further, by adding the following to the end thereof:

"No golf cart or similar conveyance shall be kept or operated within The Properties including, but without limitation, on streets therein."

3. Article VII, Section 14 of the Declaration is hereby amended by adding the following sentence to the end thereof:

"No "overnight" parking shall be permitted on any street within The Properties, with "overnight" to mean between the hours of midnight and 6:00 A.M."

4. Article VII, Section 22 of the Declaration is hereby amended by changing the title thereof to "Renewal Resource Devices; Hurricane Shutters." and, further, by adding the following new paragraph thereto:

"In the event that a permanent hurricane shutter system installed on a Home is closed, or temporary shutters are placed on a Home, pending a storm event, such shutters shall be opened (in the case of a permanent system) or removed (in the case of a removable shutter system) within seven (7) days of the cessation of the storm event for which they were closed/installed unless, within such time period, a new storm event is

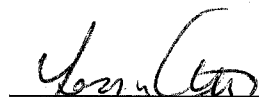
identified as pending by the National Weather Service or other governmental agency having jurisdiction to do so."


**IN WITNESS WHEREOF**, Declarant has executed this Amendment for the purposes herein stated as of the date and year first above written.

Signed in the presence of:

**VB THREE OAKS, LLLP** a Florida limited liability limited partnership

By: VB Three Oaks GP, Inc., as General Partner

  
Print Name: Yesmil Acosta

  
Print Name: Virgilia Franco

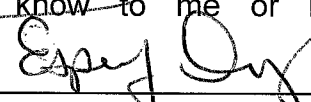
By:   
James Donnelly, President

STATE OF FLORIDA  
COUNTY OF BROWARD

This instrument was acknowledged before me the 12 day of March, 2019, by James Donnelly, as President of VB Three Oaks GP, Inc., a Florida corporation, General Partner of VB Three Oaks, LLLP, a Florida limited liability limited partnership, on behalf of partnership. He is personally known to me or has produced \_\_\_\_\_ as identification.

My Commission Expires:

Nov. 22, 2019

  
Notary Public, State of Florida  
Commission No.: FF 935518

(Notarial Seal)

