

PREPARED BY AND RETURN TO:
PORT RICHEY VILLAGE INVESTMENTS, L.L.C.
1682 West Hibiscus Blvd.
Melbourne, FL 32901

**FIRST AMENDMENT TO MASTER DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, (hereinafter referred to as the "Amendment") dated as of the 7 day of August, 2006, by PORT RICHEY VILLAGE INVESTMENTS, L.L.C., a Florida limited liability company, hereinafter referred to as "Declarant" or as "Developer".

WITNESSETH:

WHEREAS, the Developer originally platted the property (the "Property") as WATERSTONE PHASE ONE, according to the Plat thereof as recorded in Plat Book 52, Page(s) 35-47, inclusive, Public Records of St. Lucie County, Florida, which Property is subject to the Declaration of Covenants, Conditions and Restrictions for Waterstone Phase One as recorded in Official Records Book 2550, Page 2128, Public Records of St. Lucie County, Florida, and all amendments thereto (the "Declaration"); and subject to the By-Laws as recorded in Official Records Book 2550, Page 2113, Public Records of St. Lucie County, Florida; and subject to the Articles of Incorporation filed with the Secretary of State and recorded in Official Records Book 2550 Page 2101, Public Records of St. Lucie County, Florida; and

WHEREAS, pursuant to Article VIII, Section 2. Duration, Modification and Amendment, of the Declaration, the Declaration may be changed, modified or amended in whole or in part by executing a written instrument making such changes and having the same duly recorded in the Public Records of St. Lucie County, Florida.

NOW, THEREFORE, in consideration of the premises, the Developer does hereby amend the Declaration as follows:

1. ARTICLE II. ARCHITECTURAL AND AESTHETIC REQUIREMENTS, Section 10. Dwelling Restriction, is hereby deleted in its entirety and replaced with the following:

Section 10. Dwelling Restriction. Any home built on Lots 29 and 30 Block 3, as shown on the recorded Plat of Waterstone Phase One, must be a one-story home. No two-story home will be approved for construction on these lots.

2. All other terms and conditions of the Declaration shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused these presents to be executed in its name by its duly authorized officer, as of the 7 day of Aug., 2006.

Signed, sealed and delivered in the presence of:

PORT RICHEY VILLAGE INVESTMENTS, L.L.C., a Florida corporation

Bonnie L. Kennedy
Witness
BONNIE L. KENNEDY

By: [Signature]
Name: Hugh M. Evans, Jr., As its Member

Print Witness Name
E. Kennedy
Witness
Elizabeth E. Kennedy
Print Witness Name


STATE OF FLORIDA
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State and in the County aforesaid to take acknowledgments, personally appeared **HUGH M. EVANS, JR.**, as a Member of **PORT RICHEY VILLAGE INVESTMENTS, L.L.C.**, a Florida limited liability company, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. The said person was not under oath.

WITNESS my hand and official seal this 7 day of Aug., 2006.

Bonnie L. Kennedy
Notary

My Commission Expires

 **BONNIE L. KENNEDY**
MY COMMISSION # DD 438869
EXPIRES: October 9, 2009
Bonded Thru Budget Notary Services

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