

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

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

THIS FOURTH AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, (hereinafter referred to as the "Amendment") dated as of the 28 day of Nov., 2007, 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; and that certain First Amendment to Master Declaration of Covenants, Conditions and Restrictions as recorded in Official Records Book 2635, Page 2986, and that Second Amendment to Master Declaration of Covenants, Conditions and Restrictions as recorded in Official Records Book 2708, Page 1507; and that Third Amendment to Master Declaration of Covenants, Conditions and Restrictions as recorded in Official Records Book 2851, Page 72-74, inclusive, all of the 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 5. Landscaping., sub-section (f) is deleted in its entirety and replaced with the following sub-section (f):

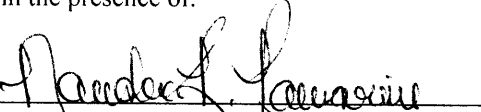
(f) A typical planting plan for the purpose of a uniform streetscape shall be followed as part of any landscape plan. This streetscape shall require the planting of one (1) of the required Live Oak trees in the front setback of each Lot.

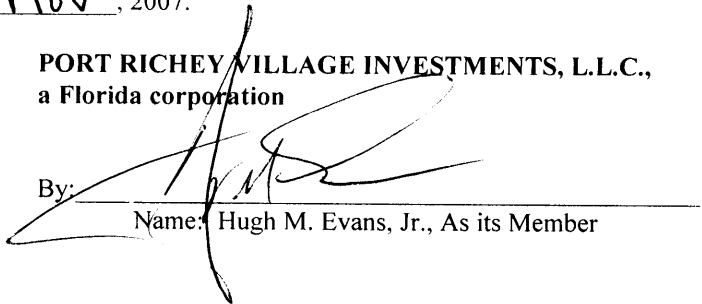
2. All other terms and conditions of the Declaration shall remain unchanged and in full force and effect.

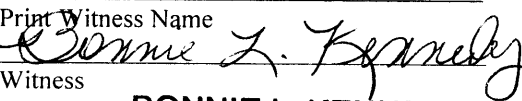
IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused these presents to be executed in its name by its duly authorized officer, as of the 28 day of Nov., 2007.

Signed, sealed and delivered  
in the presence of:

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

  
Witness **Nandra R. Ramnarine**

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

Print Witness Name  
  
Witness **BONNIE L. 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 28 day of Nov, 2007.

*Bonnie L. Kennedy*  
Notary

**BONNIE L. KENNEDY**

My Commission Expires



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