

THIS INSTRUMENT PREPARED BY:
JAY STEVEN LEVINE, P.A.
3300 PGA Boulevard, Suite 970
Palm Beach Gardens, Florida 33410
(561) 627-3585

*2500 Military Trail #490
Boca Raton, Fla. 33431*

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS
AND RESTRICTIONS OF THE OSPREY RIDGE PROPERTY OWNERS'
ASSOCIATION, INC.**

WHEREAS, the Declaration was recorded in Official Record Book 1653, at Page 610, Public Records of St. Lucie County, Florida; *FILE #8153415*

WHEREAS, on July 11, 2003 and on October 24, 2003, the Association approved amendments to the Declaration in the particulars set forth in Exhibit "1" attached to this certificate;

WHEREAS, the amendments to the Declaration were approved in accordance with the Declaration;

WHEREAS, the amendments to this Declaration shall be recorded in the Public Records of St. Lucie County, Florida.

NOW, THEREFORE, the Declaration is hereby amended in the particulars as stated in the attachment to this Certificate; the amendments shall run with the real property known as OSPREY RIDGE and shall be binding on all parties having any right, title, or interest in the same real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and except as otherwise amended hereby, the Declaration shall remain unchanged and in full force and effect.

CERTIFICATE OF ADOPTION OF AMENDMENTS

I HEREBY CERTIFY that the amendments attached to this Certificate have been approved by the vote required by the Declaration.

DATED this 29 day of DECEMBER, 2003.

Witnesses:

Brian Thomas

Print: BRIAN THOMAS

Susan O'Neill

Print: Susan O'Neill

OSPREY RIDGE PROPERTY OWNERS'
ASSOCIATION, INC.

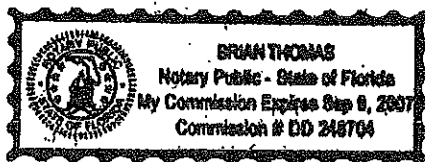
By: *Peter L. Previte*
President

Print: PETER L. PREVITE

Current Address: 175 S. E. OSPREY RIDGE
PORT ST. LUCIE FL 34984

STATE OF FLORIDA)
)
COUNTY OF ST. LUCIE)

I HEREBY CERTIFY that on this 29th day of DECEMBER, 2003, before me personally appeared Peter L. Previte, President of OSPREY RIDGE OWNERS' ASSOCIATION, INC., a Florida corporation, who is personally known to me or who has produced: Drivers License (if left blank, personal knowledge existed) as identification and who did not take an oath and who executed the aforesaid Certification as his/her free act and deed as such duly authorized officer; and that the official seal of the corporation is duly affixed and the instrument is the act and deed of the corporation.



NOTARY PUBLIC:

Sign: _____

Print: _____

[Handwritten Signature]

Brian Thomas

DECLARATION OF
COVENANTS AND RESTRICTIONS
OF THE
OSPREY RIDGE PROPERTY OWNERS' ASSOCIATION

(S). Additional Restrictions voted on by ballot and accepted by members as of July 11, 2003.

- 1) Homes on the water side of the street shall be restricted from having fences or tall hedges that could block or obstruct visibility up or down the canal. Those properties already having fences or tall bushes as of July 11th 2003 shall be Grand Fathered to allow them to remain. However, if any of these were damaged from any source other than malicious intent by more than 50%, as determined by the board of directors and other members of a review committee, they shall not be repaired if the repair of the resulting structure would violate this rule. A fine of \$25 per day will be imposed if not complied with.
- 2) In order to protect the safety of our members, their guests and their property, all Fireworks shall to be banned from being set off anywhere in Osprey Ridge. This is a zero tolerance rule and requires no written warning. A \$100 fine will be issued immediately for any violation.

DECLARATION OF
COVENANTS AND RESTRICTIONS
OF THE
OSPREY RIDGE PROPERTY OWNERS' ASSOCIATION

Additional Restrictions voted on by ballot and accepted by members as of October 24, 2003.

A new section VIII. B.5 shall be added to the Declaration, which shall provide as follows:

5. Fines. The Association may levy a fine against the owner and/or tenant guest or invitee, for violations of the Declaration, Articles of Incorporation, By-Laws and Rules and Regulations. Prior to the levy of a fine, the violator shall be given the opportunity to appear at a hearing before a committee of other owners, as that committee may be composed under F.S. 720.305(2). At the hearing, the offending party shall have the opportunity to respond, to present evidence and argument to the committee, who shall also hear from the Association relative to the violation. A fine for each violation shall be the maximum allowed by law as amended from time to time, which currently is \$100.00 per violation, unless a lower fine is set forth in the Declaration, in which case the lower fine shall apply. The fine may accrue at this rate for each day or other time period that the violation occurs, on a running per day or other periodic basis, treating each day or other period to be a separate violation, so long as the notice of hearing informs the offending party of this fact. The maximum for a total fine shall be the maximum sum permitted by law from time to time, which is currently \$1000.00. Once the committee decides that the levy of a fine is appropriate, the Board must meet to levy the fine, and is bound by the committee's determination. The board shall levy no fine if the committee determines that no fine should be levied. Once a fine is deemed to be due and owing, the Association shall provide written notice to the offending party of the fine due and owing with due date for payment. The fine shall be collected in the same manner as the annual assessment is collected under this Declaration, including, but not limited to imposition of a lien and foreclosure thereof."