

2016

**EIGHTH AMENDMENT TO  
THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
RIVER OAKS AT TEN MILE CREEK HOMEOWNERS ASSOCIATION, INC.**

THIS SEVENTH AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR RIVER OAKS AT TEN MILE CREEK HOMEOWNERS ASSOCIATION, INC. was made this \_\_\_\_ day of May 2016 by RIVER OAKS AT TEN MILE CREEK, LLC., a Florida limited liability company ( DECLARANT ).

**RECITALS**

**WHEREAS**, Declarant recorded that certain Declaration of Covenants and Restrictions for River Oaks at Ten Mile Creek Homeowners Association, Inc. in Official Records Book 2626, Page 710, Public Records of St. Lucie County, Florida (the Original Declaration ) under the terms of which Declarant subjected that certain property described in Exhibit E to the Declaration; and

**WHEREAS**, under Article Section 11.1 of the Original Declaration, Declarant reserved the right to amend the Declaration unilaterally at any time without prior notice and without the consent of any person for any purpose prior to transition of Association control; and

**WHEREAS**, to date the Declarant has not transitioned control of the Association to non-developer members of the Association; and

**WHEREAS**, Declarant desires to amend the Original Declaration as provided in this Seventh Amendment to the Declaration of Covenants and Restrictions for River Oaks at Ten Mile Creek Homeowners Association, Inc. as set forth hereinbelow.

**NOW, THEREFORE**, Declarant hereby amends Article 7.5, Paragraph C of the Original Declaration is amended by deleting it in its entirety as follows:

7.5 Leases.

~~C. Owners who acquire title to a Unit after the effective date of this amendment are prohibited from leasing the Unit during the first 12 months after acquiring title to the Unit. This subsection shall not apply to the Association when acquiring title to a Unit through foreclosure or deed in lieu of foreclosure.~~

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This instrument prepared by and return to:  
Laurie G. Manoff, Esquire  
**DICKER, KRIVOK & STOLOFF, PA**  
1818 Australian Avenue So., Suite 400  
West Palm Beach, Florida 33409  
(561) 615-0123

2016

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR  
RIVER OAKS AT TEN MILE CREEK HOMEOWNERS ASSOCIATION, INC.**

I HEREBY CERTIFY that the Article 11.1 of the Declaration of Covenants and Restrictions for River Oaks at Ten Mile Creek Homeowners Association, Inc. permits the Declarant to amend the Declaration without membership approval, and that the Amendment attached as Exhibit "A" to this Certificate was duly adopted by the Declarant as an Amendment to the Declaration of Covenants and Restrictions for River Oaks at Ten Mile Creek Homeowners Association, Inc. The original Declaration is recorded in Official Records Book 2626, Page 710 of the Public Records of St. Lucie County, Florida.

DATED this 12<sup>th</sup> day of May, 2016.

Signed, sealed and delivered  
[Signature]  
[Signature]  
[Signature]  
[Signature]

RIVER OAKS AT TEN MILE CREEK  
HOMEOWNERS ASSOCIATION, INC.  
By: [Signature] President  
Attest: [Signature] Secretary  
L. J. HUSSEY

STATE OF FLORIDA: )  
COUNTY OF Martin )

The foregoing instrument was acknowledged before me this 12 day of May, 2016, by John Cheney and L.J. Hussey, as President and Secretary of River Oaks at Ten Mile Creek Homeowners Association, Inc., respectively, freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. They are personally known to me or have produced \_\_\_\_\_ and \_\_\_\_\_ as identification and who did take an oath.

[SEAL]

[Signature]  
NOTARY PUBLIC  
State of Florida at Large.  
My Commission Expires:

