

**THIS INSTRUMENT PREPARED BY:**

Charles W. Edgar, III, Esq.  
Cherry, Edgar & Smith, P.A.  
8409 N. Military Trail, Suite 123  
Palm Beach Gardens, Florida 33410

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**SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR BENT PINE PRESERVE**

THIS SUPPLEMENT is made this 4<sup>th</sup> day of May, 2022 by **GRBK GHO BENT  
PINE, LLC**, a Florida limited liability company (hereinafter referred to as "**Declarant**").

**WITNESSETH:**

A. Declarant is the "Declarant" under, and as defined in, that certain **Bent Pine Preserve Declaration of Covenants, Conditions and Restrictions for Bent Pine Preserve recorded in Official Records Book 3214, Page 841, of the Public Records of Indian River County, Florida**, together with all exhibits thereto (the "**Declaration**"). The capitalized terms used but not otherwise defined herein shall have the meanings given them in the Declaration.

B. Chapter 17, Section 17.1 of the Declaration provides for the use of a Supplement by Declarant for, among other things, bringing additional real property under the Declaration.

C. Chapter 17, Section 17.4 also provides that such Supplement Declaration shall assign rights and assessments to such additional property.

D. The property described in **Exhibit "A"** attached hereto and made a part hereof (the "**Supplemental Parcel**") is about to be platted and is therefore required by Indian River County to be subjected to the Declaration.

E. The Owner of the Supplemental Parcel has joined herein, and the mortgagee of the Supplemental Parcel has consented hereto.

**NOW, THEREFORE**, by virtue of the Declarant's authority under the Declaration, it is hereby declared:

1. The Supplemental Parcel is hereby made, and henceforth shall be, subject to the covenants, conditions, restrictions, easements and other terms and conditions set forth in the Declaration, as amended from time to time.

2. The platted Lots or portions thereof within the Supplemental Parcel shall be deemed Units and the properties within the Supplemental Parcel dedicated to the Association on such plat shall be deemed Common Areas.

IN WITNESS WHEREOF, the undersigned has executed this Supplement as of the day and year first above written.

Signed, sealed and delivered in the presence of:

GRBK GHO BENT PINE, LLC, a Florida limited liability company

A. Kelly  
Print Name: Aleese Kelly

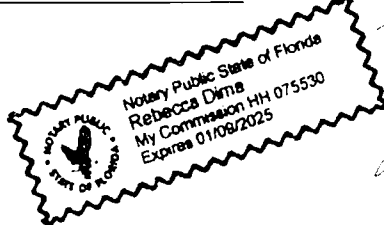
By: [Signature]  
Name: William Handler  
Its: Manager

[Signature]  
Print Name: Rebecca Dima

STATE OF FLORIDA            )  
  )  
COUNTY OF ST. LUCIE        )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4th day of May, 2022, by William Handler, Manager of GRBK GHO BENT PINE, LLC, a Florida limited liability company, who is  personally known to me or has  produced a \_\_\_\_\_ as identification.

(Notary Seal)



[Signature]  
Notary Public  
Name Printed: Rebecca Dima  
My Commission Expires: 01/09/2025  
Commission No.: HH 075530

EXHIBIT 'A'

**DESCRIPTION OF L.R.F.W.O.D. A/K/A L.R.F.D.D. RIGHT OF WAY ACQUISITION:**

THE NORTH 50.00 FEET OF THE WEST 001.82 FEET OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 40.00 FEET THEREOF FOR HIGHWAY /SRTH AVENUE /C.R. 613 RIGHT OF WAY.

Said parcel containing 31,257.59 square feet or 0.649 acres, more or less.

**SURVEYOR'S GENERAL NOTES AND REPORT:**

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RUBBED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- BEARINGS AND OR COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011, AND ARE PROJECTED BY THE FLORIDA STATE PLANS COORDINATE SYSTEM, FLORIDA EAST ZONE (801) AND ARE REFERENCED TO THE ESTABLISHED AND MONUMENTED LINE SHOWN HEREON LABELED AS THE BEACHES BASIS.
- THIS SKETCH AND DESCRIPTION HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SKETCH AND DESCRIPTION APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 14-17 FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 470.07, FLORIDA STATUTES. THIS SKETCH AND DESCRIPTION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SKETCH AND DESCRIPTION MAY NOT BE TRANSFERRED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.
- THIS DESCRIPTION WAS DEVELOPED BY THE PROFESSIONAL SURVEYOR AND MAPPER AS REQUESTED BY THE CLIENT. THIS EASEMENT WAS NOT ABSTRACTED OR RESEARCHED BY THIS OFFICE FOR ENCUMBRANCES OF RECORD. THE HEREON DESCRIBED EASEMENT IS SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY, MATTERS OF RECORD NOT BROUGHT TO THE SURVEYOR'S ATTENTION BY THE CLIENT, THEIR AGENT OR AS DISCLOSED BY A FURNISHED TITLE INSURANCE POLICY WERE NOT INCLUDED. NO TITLE COMMITMENT OR ABSTRACT WAS FURNISHED FOR THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
- THIS SKETCH AND DESCRIPTION CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED COMPLETE AND OR VALID UNLESS ALL SHEETS ARE PRESENT.

**REFERENCES:**

- PLAN TITLED "EIGHT PINES PART OF THE NW 1/4 OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA" PROJECT NUMBER 14-078 DRAWING NUMBER 19756 D DATED OCTOBER 03, 2014 WITH LATEST REVISION DATED MARCH 27, 2015, FIELD BOOK 798 PAGE 28A, PREPARED BY CARTER ASSOCIATES, INC.
- PLAN TITLED "SKETCH OF INFORMATION PART OF SECTION 16, TWP. 32 S., RGE. 39 E., INDIAN RIVER COUNTY, FLORIDA" PROJECT NUMBER 89-888 DATED FEBRUARY 25, 2002 DRAWING NUMBER 89164, PREPARED BY CARTER ASSOCIATES, INC.
- PLAN TITLED "PRELIMINARY PLAT EIGHT PINES PRESERVE, INDIAN RIVER COUNTY, FLORIDA" PROJECT NUMBER 14-043 DATED AUGUST 20, 2014, PREPARED BY JOUGHT, MCGUIRE & ASSOCIATES, INC.

**LEGEND**

TWP. TOWNSHIP  
 RGE. RANGE  
 R.O.W. RIGHT OF WAY  
 C.O.B. CHANCERY ORDER BOOK  
 L.R.F.D.D. INDIAN RIVER FARMS DRAINAGE DISTRICT  
 L.R.F.W.O.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT  
 O.R. OFFICIAL RECORD BOOK  
 P.B. PLAT BOOK  
 PG. PAGE  
 I.R.CO., FL. INDIAN RIVER COUNTY, FLORIDA  
 S.L.CO., FL. ST. LUCIE COUNTY, FLORIDA  
 ID IDENTIFICATION  
 SEC. SECTION  
 TWP. TOWNSHIP  
 RGE. RANGE  
 P.O.C. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING  
 A/K/A ALSO KNOWN AS

**CERTIFIED TO:**

CRISK GHD BENT PINE, LLC  
 INDIAN RIVER FARMS WATER CONTROL DISTRICT  
 A/K/A INDIAN RIVER FARMS DRAINAGE DISTRICT

THIS SKETCH AND DESCRIPTION IS NOT A BOUNDARY SURVEY.  
 THIS SKETCH AND DESCRIPTION IS COMPOSED OF TWO  
 PAGES, ONE IS NOT VALID WITHOUT THE OTHER.

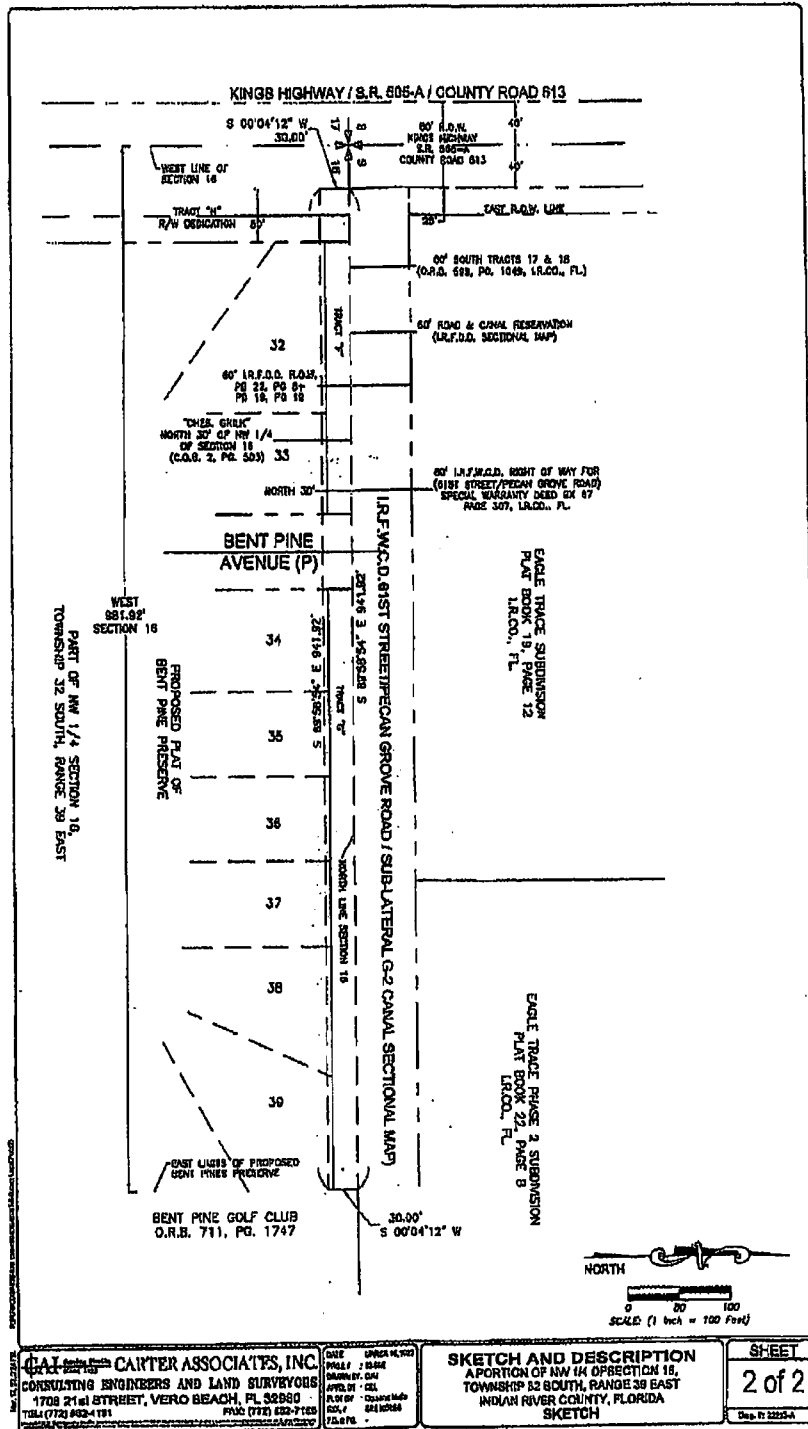
DAVID H. LUTHEIS, P.A.M. SIGNATURE DATE:  
 LICENSE REGISTRATION NO. 6728  
 CARTER ASSOCIATES, INC.  
 LICENSED BUSINESS NO. 226

**CARTER ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 1708 21st STREET, VERO BEACH, FL 32980  
 (888) 688-4188 FAX (888) 688-7160

DATE: 03/27/2015  
 TIME: 10:00 AM  
 DRAWN BY: GJM  
 CHECKED BY: GJM  
 PLOT BY: GJM  
 PLOT DATE: 03/27/2015  
 PLOT TIME: 10:00 AM

**SKETCH AND DESCRIPTION**  
 A PORTION OF NW 1/4 OF SECTION 16,  
 TOWNSHIP 32 SOUTH, RANGE 39 EAST  
 INDIAN RIVER COUNTY, FLORIDA  
 DESCRIPTION

**SHEET**  
 1 of 2  
 Date: 3/27/15



**CARTER ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 1708 21st STREET, VERO BEACH, FL 32980  
 TEL: (772) 892-4181 FAX: (772) 892-7189  
 DATE: 12/15/2011  
 DRAWN BY: CMA  
 CHECKED BY: CMA  
 IN CHARGE: CMA  
 SCALE: AS SHOWN

**SKETCH AND DESCRIPTION**  
 A PORTION OF NW 1/4 SECTION 16,  
 TOWNSHIP 32 SOUTH, RANGE 38 EAST  
 INDIAN RIVER COUNTY, FLORIDA  
 SKETCH

SHEET  
**2 of 2**  
 Date: 12/15/2011