

This Instrument Prepared by and Return to:
Charles W. McKinnon, Esq.
3055 Cardinal Drive, Suite 302
Vero Beach, FL 32963

1 @ \$10.00 = \$ 10.00
2 @ \$ 8.50 = 17.00
TOTAL: \$ 27.00

**CERTIFICATE OF AMENDMENTS TO
DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS
FOR
ST. ANDREWS TOWNHOMES**

THESE AMENDMENTS to the Declaration of Restrictions and Protective Covenants for St. Andrews Townhomes are made as of the 10th day of November, 2014, by St. Andrews Park Townhomes, LLC, a Florida Limited Liability Company (hereinafter referred to as the “Developer”).

WITNESSETH

WHEREAS, pursuant to Article XV, Section 5 of the Declaration of Restrictions and Protective Covenants for St. Andrews Townhomes (hereinafter referred to as the “Declaration”), recorded in Official Record Book 2555, Beginning at Page 433, of the Public Records in and for Saint Lucie County, Florida, the Declaration may be amended from time to time upon the execution and recording of an instrument reflecting the amendment; and

WHEREAS, the Developer has not relinquished control of the Association, has the right to appoint the entire Board of Directors of the Association, and therefore makes this amendment in accordance with Article XV, Section 5 of the Declaration.

NOW, THEREFORE, the Developer hereby amends the Declaration of Restrictions and Protective Covenants as hereinafter set out and states as follows:

I. The above recitals are affirmed as being true and correct and hereby incorporated herein by reference.

II. Paragraph 24 shall be added to the end of Article IX of the above referenced Declaration of Restrictions and Protective Covenants and shall read as follows:

24. Hurricane Shutters. The Board of Directors shall, from time to time, establish hurricane shutter specifications which comply with the applicable building codes, and establish

permitted colors, styles and materials for hurricane shutters. The Association shall approve the installation or replacement of hurricane shutters conforming with the Board's specifications. All shutters shall remain open unless and until a storm watch or storm warning is announced by the National Weather Center or other recognized weather forecaster for Saint Lucie County, Florida. Shutters must be removed no later than fourteen (14) days after the termination of a hurricane watch, warning or actual hurricane unless any of the following conditions exist: (a) a hurricane or tropical storm watch occurs during the fourteen (14) day period, at which point the fourteen (14) day period begins anew the day after the hurricane or tropical storm conditions have subsided; or (b) hurricane or tropical storm watch conditions are predicted to occur within forty-eight (48) hours after the fourteenth day.

III. Exhibit "A" of the above referenced Declaration of Restrictions and Protective Covenants shall be amended to read as follows:

EXHIBIT "A"

Legal Description of the Property

Lots 95, 96, 97, 98, 99, 100, 113, 114, 115, 116, 117, 118, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, and 168, ST. ANDREWS TOWNHOMES, according to the Plat thereof, as recorded in Plat Book 53, at Page 4, of the Public Records of St. Lucie County, Florida.
(38 Lots)

and

Lots 1 through 65, ST. ANDREWS TOWNHOMES REPLAT No. 1, according to the Plat thereof, as recorded in Plat Book 69, at Page 1, of the Public Records of St. Lucie County, Florida.
(65 Lots)

and

Lots 1 through 10, ST. ANDREWS TOWNHOMES, according to the Plat thereof, as recorded in Plat Book 53, at Page 4, of the Public Records of St. Lucie County, Florida.
(10 Lots)*

*The above legally described ten (10) Lots will be converted to five (5) Lots, and therefore the St. Andrews Townhomes Subdivision will contain a total of one hundred eight (108) townhome units.

IN WITNESS WHEREOF, the undersigned hereunto caused this instrument to be executed on the date set forth above.

Signed, sealed and delivered in the presence of:

Renee Lurie
 Print Name RENEE LURIE

Karen Grosfield
 Print Name Karen Grosfield

"DEVELOPER" – ST. ANDREWS PARK TOWNHOMES, LLC, a Florida Limited Liability Company

By: Stanley Markofsky
 Stanley Markofsky, Manager

STATE OF FLORIDA)
) ss.
 COUNTY OF BROWARD)

I HEREBY CERTIFY that before me, a Notary Public, personally appeared Stanley Markofsky, the Manager of St. Andrews Park Townhomes, LLC, who ☐ has produced _____ as identification or ☒ is personally known to me to be the person described in the foregoing instrument and who has acknowledged before me that he executed the same for the purposes therein set forth for and on behalf of said corporation.

WITNESS my hand and official seal this 10th day of NOVEMBER, 2014.

Yolanda V. Hayden
 Print Name: YOLANDA V. HAYDEN
 Notary Public, State of Florida at Large
 My Commission Expires: 7/23/2015 (Affix Seal)

