

**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
TORTOISE CAY AT ST. LUCIE WEST
(n/k/a THE VINEYARDS AT ST. LUCIE WEST)**

The Declaration of Covenants, Conditions and Restrictions for Tortoise Cay at St. Lucie West, n/k/a The Vineyards at St. Lucie West, has been recorded in the public records of St. Lucie County, Florida at Official Records Book 1349, Page 916 et. seq., and amended at Official Records Book 3237, Page 727; Official Records Book 3710, Page 439; and Official Records Book 4344, Page 750. The same Declaration of Covenants, Conditions and Restrictions is hereby amended as approved by the Membership by written consent of at least seventy-five percent (75 %) of the Members.

1. Article IX, Section 8 is amended to read as follows:

**Article IX
Assessments**

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 5221199 07/24/2023 04:10:04 PM
OR BOOK 5021 PAGE 386 - 388 Doc Type: CTF
RECORDING: \$27.00

Section 8. Capitalization of Association.

Each Owner, upon acquiring title to a Lot, shall pay the Association a capital contribution in an amount equal to one (1) quarterly assessment. Payment is due immediately upon the transfer of the Lot. -This money can be used for meeting unforeseen expenditures, purchasing equipment deemed necessary or desirable, or otherwise to cover Common Expenses properly incurred by the Association. Such contributions shall not be considered an advance payment of regular Base Assessments.

Notwithstanding the foregoing, a capital contribution shall not be paid in the following instances:

- (a) When a trustee acquires title to a Lot for the purposes of estate planning by the grantor of the Lot;
- (b) When spouses and children of an Owner acquire title to a Lot by inheritance, devise, or gift.

(The balance of Article IX remains unchanged.)

2. The foregoing amendment to the Declaration of Covenants, Conditions and Restrictions for Tortoise Cay at St. Lucie West, n/k/a The Vineyards at St. Lucie West, was approved by written consent of at least seventy-five percent (75%) of the Members.

3. All provisions of the Declaration of Covenants, Conditions and Restrictions for Tortoise Cay at St. Lucie West, n/k/a The Vineyards at St. Lucie West, are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 21 day of July 2023.

WITNESSES AS TO PRESIDENT:

William S. Rothmel
Printed Name: William S. Rothmel

Jessica Barrera
Printed Name: Jessica Barrera

**THE VINEYARDS AT ST. LUCIE WEST
RESIDENTS' ASSOCIATION, INC.**

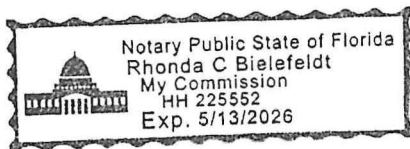
By: Jeffrey F. Sibley, President
JEFFREY F. SIBLEY

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of ☒ physical appearance or ☐ online notarization, by **Jeffrey Sibley, President**, of The Vineyards at St. Lucie West Residents' Association, Inc. who ☒ is personally known to me or who ☐ has produced _____ as identification this 21 day of July 2023.

Notarial Seal

Rhonda C. Bielefeldt
Notary Public



WITNESSES AS TO SECRETARY:

Hillary S. Rothman
Printed Name: HILLARY S. ROTHMAN

Jessica Barrera
Printed Name: Jessica Barrera

THE VINEYARDS AT ST. LUCIE WEST
RESIDENTS' ASSOCIATION, INC.

By: Linda Victor
LINDA VICTOR Secretary

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of ☒ physical appearance or ☐ online notarization, by **Linda Victor, Secretary**, of The Vineyards at St. Lucie West Residents' Association, Inc. who ☒ is personally known to me or who ☐ has produced _____ as identification this 21 day of July 2023.

Notarial Seal

Rhonda C. Bielefeldt
Notary Public

