

265413

Notation on corner of filed Document.
This instrument was prepared by:
ALBERT L. ROSEN, Corporate Counsel
General Development Corporation
1111 S. Bayshore Drive
Miami, Florida 33131

GENERAL DEVELOPMENT CORPORATION)
A Delaware Corporation)

TO WHOM IT MAY CONCERN

DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION, made this 22nd day October 2003 by GENERAL DEVELOPMENT CORPORATION, a Delaware corporation, its successors and assigns. hereinafter jointly referred to as "Developer".

WITNESSETH:

WHEREAS Developer is the owner of the real property described in Schedules "A", "B" and "D" attached to this Declaration and desires to create thereon planned residential community with recreational areas, open spaces, greenbelts and other common facilities for the benefit of the said community; and WHEREAS, Developer desires to provide for the preservation of the values in said community and for the maintenance of said open spaces, green-belts, and other common facilities; and to this end, desires to subject the real property described in Schedules "A", "B" and "D" together with such additions as may hereafter be made thereto (as provided in Article II) of the Covenants, and Restrictions, hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof; and

WHEREAS, Developer has deemed it desirable for the efficient preservation of the values in said community, to create an agency to which should be delegated and assigned the powers of maintaining and administering the community properties and facilities and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges herein-after created, and

WHEREAS, Developer has incorporated under the laws of the State of Florida, as a non-profit corporation, VERO BEACH HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC. for the purpose of exercising the functions aforesaid.

Transcribed from Best Available Copy

OR 0611 Page 1494

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NOW THEREFORE, the Developer declares that the real property described in Schedules "A", "B" and "D" and such additions thereto as may be made pursuant to Article II, hereof, is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes referred to as "Covenants and Restrictions") hereinafter set forth.

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OR 0611 Page 1494

EXHIBIT "A"
LOTS DROPPED FROM POA

Those certain lots and blocks situated in VERO BEACH HIGHLANDS in the following plats recorded in the Public Records of Indian River County, Florida.

VERO BEACH HIGHLANDS UNIT ONE, according to the plat thereof, recorded in Plat Book 5, Page 29 of the Public records of Indian River County, Florida.

BLOCK	LOT	VB1	TOTALS
1	1, 2		2
2	11		1
4	1		1
5	1		1
7	1		<u>1</u>
TOTAL LOTS VB1			6 6

VERO BEACH HIGHLANDS UNIT TWO, according to the plat thereof, recorded in Plat Book 5, Page 77 of the Public records of Indian River County, Florida.

BLOCK	LOT	VB2	TOTALS
19	3, 4, 6 - 8,		5
27	2 - 10, 12, 15, 17 - 24		19
28	1 - 3, 7, 8, 12, 14, 16 - 19		11
29	4, 14, 16, 20, 23		<u>5</u>
TOTAL LOTS VB2			40 40

VERO BEACH HIGHLANDS UNIT THREE, according to the plat thereof, recorded in Plat Book 8, Page 37 of the Public records of Indian River County, Florida.

BLOCK	LOT	VB3	TOTALS
74	3, 5, 7 - 14, 18 - 21, 23, 23, 27		18
75	7 - 11, 14 - 16, 18		9
76	2, 3, 4, 17 - 19, 22		7
77	1 - 4, 6 - 11, 16, 18		12
78	2, 4 - 6, 8, 9, 13, 15 - 21		14
79	1 - 14, 21 - 27		<u>21</u>
TOTAL LOTS VB3			81 81

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O.R. 0816 PG 0641

EXHIBIT "A"
LOTS DROPPED FROM POA

VERO BEACH HIGHLANDS UNIT FOUR, according to the plat thereof,
recorded in Plat Book 8, Page 38 of the Public records of Indian River County, Florida.

BLOCK	LOT	VB4	TOTALS
138	3		1
139	5, 15, 18, 20		4
140	1, 5, 9 - 11, 15, 24, 25		8
141	1, 2, 4 - 6, 15 - 17		8
142	3, 4, 8, 12, 14, 18, 20		7
143	5 - 7, 9, 19 - 22		8
144	5, 8, 9,		3
145	1, 16, 20, 21, 24		5
146	2, 11, 13, 14		4
147	9 - 13, 16 - 22, 25, 26		14
148	5 - 7, 17, 18, 20 - 26		12
149	6, 7, 10, 11, 14, 18, 19, 25		8
150	1, 5, 9, 10 - 12, 14 - 18		11
151	4, 5, 10, 16, 18 - 20, 23, 24		9
152	1, 3, 10, 11, 14 - 16		7
153	8		1
154	2, 6, 7, 10, 11, 17, 20, 25, 27		9
155	2, 4 - 6, 8 - 12, 15, 17, 18		12
156	1, 2, 7 - 12, 17, 20 - 22, 26		<u>13</u>
TOTAL LOTS VB4		144	144

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O.R. 0816 PG 0641

EXHIBIT "A"
LOTS DROPPED FROM POA

VERO BEACH HIGHLANDS UNIT FIVE, according to the plat thereof,
recorded in Plat Book 8, Page 56 of the Public records of Indian River County, Florida.

BLOCK	LOT	VB5	TOTALS
80	1, 3 - 22		21
81	1 - 22		22
82	10 - 12, 15, 17 - 19, 21, 22, 25, 26		11
83	3 - 22		20
84	6 - 11, 13 - 20		14
85	2, 3, 7 - 10, 12 - 22,		17
86	1 - 22		22
87	3 - 8, 11 - 20		16
88	1 - 6, 8, 9, 12, 14 - 18, 20 - 22		17
89	1, 16 - 20, 22 - 25, 27		11
90	7 - 12, 18, 19, 21, 23, 24, 28		<u>12</u>
TOTAL LOTS VB5		183	183
TOTAL LOTS VERO BEACH			454

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O.R. 0816 PG 0642

**REVISED SCHEDULE A, TOTAL NEW VERO BEACH
(ORIGINAL, AMENDS, GDC & CONTRACTED)
(NO VOLUNTEERS OR RETIRED)**

Those certain lots and blocks situated in VERO BEACH HIGHLANDS in the following
plats recorded in the Public Records of Indian River County, Florida.

Filed O.R. 0816 PG 0659

VERO BEACH HIGHLANDS UNIT TWO, according to the plat thereof, recorded in
Plat Book 5, Page 77 of the Public Records of Indian River County, Florida.

BLOCK	LOT NO.	
65	2-9, 17	(09)
66	2, 5 -10, 16, 17	(09)
67	1 - 3, 12, 15 - 25	(15)
68	1 -21	(21)
69	1 - 9, 12 - 18	(16)
70	1 -18	(18)
71	1 - 6, 8 - 17	(16)
72	2, 6, 8 - 10, 16	(06)
73	1, 2, 8 -12, 14, 15	(09)
	Total Lots VBH Unit 2	119

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VERO BEACH HIGHLANDS UNIT FOUR, according to the plat thereof, recorded in
Plat Book 8, Page 38 of the Public Records of Indian River County, Florida.

BLOCK	LOT NO.	
119	4 - 6, 11 - 13, 16 -17, 21- 23, 27	(12)
120	3, 7, 8, 10, 14, 22, 23, 25, 26	(09)
121	3 - 6, 8, 11, 12, 15 - 19, 21, 25, 26	(15)
122	4, 6, 14, 16, 20, 23, 25, 26	(08)
123	7, 8, 9, 10, 20, 23	(06)
124	2, 4, 11-14, 17 - 19, 22 - 26, 28	(15)
125	4, 9, 11, 13, 14	(05)
126	1 - 7, 12, 14, 15, 18, 19	(12)
127	6, 10, 15 - 18, 20	(07)
128	1, 3 - 6, 13 - 17	(10)
129	2, 5 - 8, 12-20	(14)
130	1, 3 -12, 14, 15, 17, 18, 21	(16)
131	1 - 9, 11, 14, 15, 17, 18	(14)
132	1 - 4, 9, 11, 15 - 17	(09)
133	4 - 6, 14 - 22	(12)
134	10, 12 - 18, 22	(09)
135	4, 7 - 9, 12 - 14, 20, 22	(09)
136	3, 5, 6,	(03)
137	2 - 5, 7, 9, 11, 15, 16, 18, 20, 26	(12)
	Total Lots VBH Unit 4	197

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O.R. 0816 PG 0659

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VERO BEACH HIGHLANDS UNIT FIVE, according to the plat thereof, recorded in Plat Book 8, Page 56 of the Public Records of Indian River County, Florida.

REVISED SCHEDULE A, TOTAL NEW VERO BEACH

44	2, 3, 6, 8, 10, 11, 13, 16 - 26	(18)
45	1- 6, 10 -12, 16, 18 - 20	(13)
46	1-9, 11, 14, 16, 18, 20	(14)
47	1 - 3, 8, 9, 12, 13, 16 - 20	(12)
58	1 - 4, 6 - 9, 12 -15, 17, 18, 20, 22, 23, 26-29, 32	(22)
59	1, 2, 5, 7-15, 18, 19, 21-24	(18)
60	3, 5, 10, 11, 13, 16, 17, 19 - 24	(13)
61	2 -11, 14 - 24	(21)
62	2-9, 12-19	(16)
110	1 -13, 15, 19 - 26	(22)
111	1 - 17, 18, 22, 24, 25, 27 - 29	(24)
112	1 - 30	(30)
113	1-22	(22)
114	1 - 16, 18 -22	(21)
115	2-4, 6-29	(27)
116	1 - 4, 6, 9, 11, 13 - 15, 17 - 19, 23, 25 - 26, 28 - 29	(18)
117	2-7, 9-22	(20)
118	1 - 15, 17-28	(25)
Total Lots VBH Unit 5		358
Total for VBH POA		<u>358</u> 674

The following Lots were added by Voluntary Application and Recorded Individually in Indian River County Records.

28	26
32	16
45	13, 14
46	19
47	06, 15
58	16
65	14, 15, 10
66	19
73	04
111	19, 20, 21
118	16
119	24
121	09
144	15
148	15
156	18

Total Permanent Voluntary Lots	22	<u>22</u>	O.R. 0816
Total VBH Permanent Membership		696	PG 0659

REVISED SCHEDULE "B" COMMON PROPERTIES

The following described properties are designated as Common Properties, as more fully defined in Article II, Section 2 of this Declaration.

A Amenity Area

All that certain tract or parcel of land lying in Section 36, Township 33 South, Range 39 East and Section 31, Township 33 South, Range 40 East, more particularly described as follows:

BEGINNING at the Intersection of the Easterly right of way line of 6th Road S.W. and the Southerly Right of Way Line of 23rd STREET S.W. as shown on the Plat of "VERO BEACH HIGHLANDS UNIT FIVE" according to the plat thereof, recorded In Plat Book 8, Page 56 of the Public Record of Indian River County, Florida, thence; N60°40'00"E, along said Southerly right of way line of 23rd STREET, 998.27 feet to The intersection with the Westerly Right of Way line of 6th AVENUE S.W., thence, S29°20'00"E, 180.88 feet, thence 228.34 feet Southeasterly along the arc of a curve to the right having a radius of 446.01 foot and a central angle of 29°20'00", to a point of compound curvature, thence; 308.07 feet Southwesterly along the arc of a curve to the right having a radius of 560.00 feet and central angle of 31°31'12", to a point of reverse curve, thence; 161.99 feet Southwesterly along the arc of a curve to the left having a radius of 340.00 feet and a central angle of 27°17'52", to a point of reverse curve, thence; 37.55 feet Southwesterly along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 86°04'06", to a point on the Northerly right of way line of 23rd PLACE S.W. as shown on said plat of VERO BEACH HIGHLANDS UNIT FIVE, Thence; N80°42'34"W, 860.95 feet to the intersection of the Easterly right of way line of said 6th ROAD S.W., thence; NO°17'26"E, 351.44 feet to the POINT OF BEGINNING.

All lying and being In Indian River County, Florida. Containing 13.67 acres, more or less.

The above described Parcel of land Is shown n» Parcel "E" Amenity Area, on sketch marked EXHIBIT "D", Page 2, attached hereto.

B. Tract "B" in VERO BEACH HIGHLANDS UNIT FOUR according to the Plat thereof recorded in Plat Book 8, Page 38 of the Public Records of Indian River County, Florida; and,

O.R. 0816 P6 0660

D. Canal tracts described as follows:

Tract "G" containing 2.38 acres, more or less.

Tract "H" containing 2.32 acres, more or less.

Situated In VERO BEACH HIGHLANDS UNIT FOUR according to the Plat thereof ,recorded in Plat Book 8, Page 38 of the Public Records of Indian River County, Florida; and,

Tract "C" containing 2.36 acres, more or less.

Situated In VERO BEACH HIGHLANDS UNIT FIVE according to the plat Thereof recorded in Plat Book 8, Page 56 of the Public Records of Indian River County, Florida.

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LAW-501/10/24/80

O.R. 0816 P6 0660

SCHEDULE "C" Proposed Assessments and Budget--As initial 1980 proposal.

No longer applicable, therefore not included.

Filed 1980 November 12 OR 611 PAGE 1523

SCHEDULE "D"

All those certain tracts or parcels of land lying In Section 36, Township 33 South, Range 39 East and Section 31, Township 33 South, Range 40 East, more particularly bounded and described as follows:-

PARCEL "A"

Bounded on the North by 19th PLACE S.W. as shown on Plat of "VERO BEACH HIGHLANDS UNIT FIVE" as recorded in Plat Book 8, Page 56 of the Public Records of Indian River County, Florida; on the East by 8th AVENUE S.W. as shown on Plat of "VERO BEACH HIGHLANDS UNIT TWO" as recorded in Plat Book 2, Page 77 of the Public Records of Indian River County; on the South by the North Right of Way line of CANAL "B-10"; on the West by 12th AVENUE S.W. as shown on Plat of "VERO BEACH HIGHLANDS UNIT FOUR" as recorded in Plat Book 8, page 38 of the Public Records of Indian River County.

Containing 54.93 Acres, more or less.

PARCEL "B"

Bounded on the North by the South Right of Way line of CANAL "B-10"; on East by 6th AVENUE S.W. as shown on Plat of "VERO BEACH HIGHLANDS UNIT TWO" as recorded in Plat Book 2, Page 77 of the Public Records of Indian River County; on the South by 23rd STREET S.W. as shown on Plat of "VERO BEACH HIGHLANDS UNIT FIVE" as recorded in Plat Book 8, Page 56 of the Public Records of Indian River County; on the WEST by 12th ROAD S.W. and 12th AVENUE S.W., each in part, as shown on Plat of "VERO BEACH HIGHLANDS UNIT FOUR" as recorded in Plat Book 8, Page 38 of the Public Records of Indian River County.

Containing 125.5 Acres, more or less.

PARCEL "C"

Bounded on the North by the South Right of Way line of Canal "J-5"; on the Southeast by 23rd STREET S.W., as shown on Plat of "VERO BEACH HIGHLANDS UNIT TWO" as recorded in Plat Book 2 Page 77 of the Public Records of Indian River County; on the West by 6th AVENUE S.W. as shown on said Plat of "VERO BEACH HIGHLANDS UNIT TWO".

Containing 8.7 Acres, more or less.

OR 611 PG 1524

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PARCEL "D"

Bounded on the North by 23rd STREET S.W., as shown on Plat of "VERO BEACH HIGHLANDS UNIT TWO" as recorded in Plat Book 2, Page 77 of the Public Records of Indian River County, and the South Right of Way line of Canal "J-5", each in part; on the East by West Right of Way line of Lateral Canal "J"; on the South by General Development Utility Co. property; and on the West by 6th AVENUE S.W.

Containing 35 Acres, more or less,

All lying and being In Indian River County. Florida.

Transcribed from Best Available Courthouse Copy
as recorded in O.R. 0611 Page 1524 Dated 1980 Nov. 12

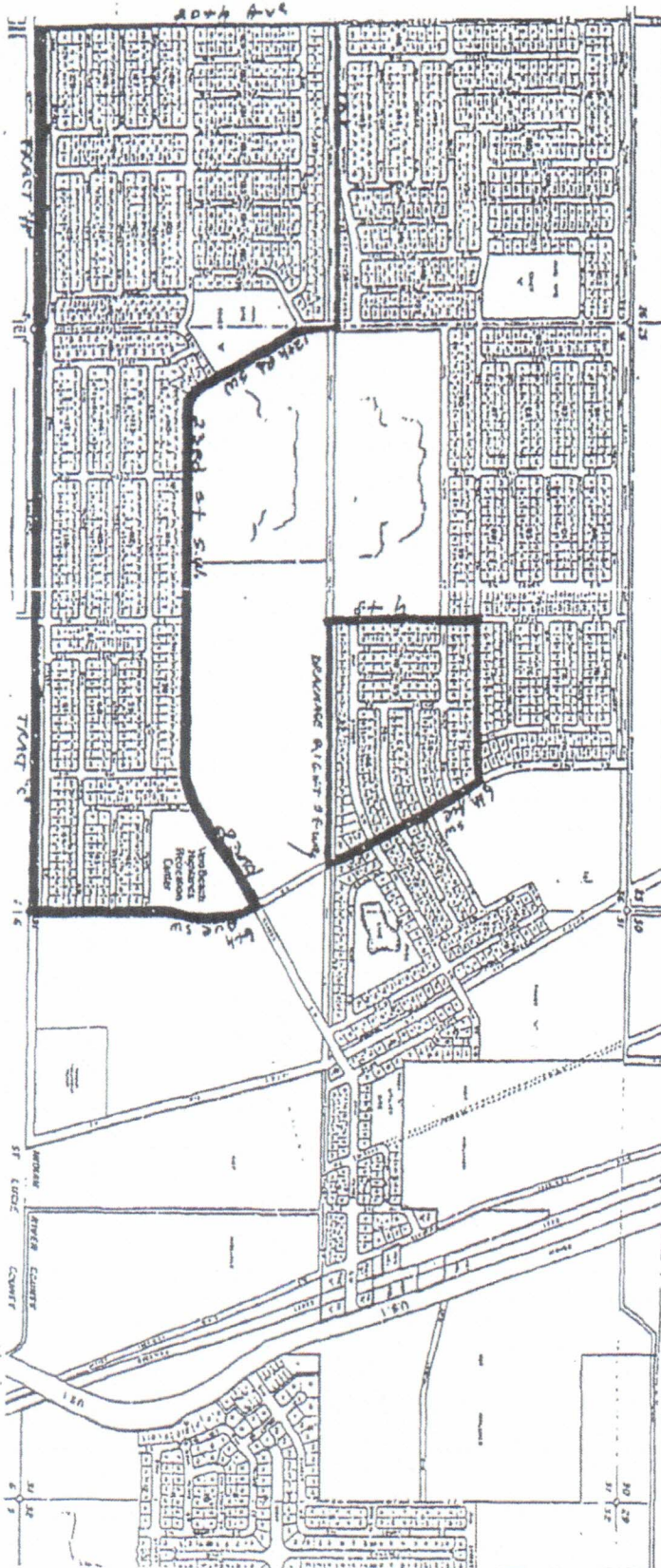
O R 611 PG 1524

THE NEXT PAGE IS "SCHEDULE E"

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O.R. 0816 PG 0661

SCHEDULE "E"



O.R. 0816 PG 0661

SCHEDULE "F"

CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS AND
RESTRICTIONS -- VERO BEACH HIGHLANDS-- ADDING LOT

WHEREAS, the undersigned _____ ("OWNER")
is/are the owner (s) of the following described real property situated in Indian River County, Florida:
Address: _____

Legal Description: Block _____ Lot _____ Unit _____

(hereinafter referred to as the "Lot").

WHEREAS, the Undersigned desire (s) to subject the Lot to the covenants, restrictions, easements, charges and liens set forth in the Declaration or Covenants and Restrictions as recorded in Official Record Book 0611, Page 1494, Public Records of Indian River County, Florida, ("DECLARATION") ; THE Articles of Incorporation, the By-Laws; and the rules and regulations of the Vero Beach Highlands Property Owners' Association, Inc.; as same have been heretofore amended and same are amended from time to time;

WHEREAS, the Undersigned further desire (s) to become a Class "A" Member (s) of the VERO BEACH HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC.

NOW THEREFORE, by execution and recordation of this Certificate with Acceptance pursuant to the applicable provisions of the DECLARATION, the LOT described herein shall become subject to the documents and rules and regulations referred to above, and the Undersigned shall become Class "A" Members (s) of the Association.

DATED this ____ day of _____, 19____.

WITNESSES:

OWNER:

STATE OF _____)

COUNTY OF _____)

The foregoing Certificate of Amendment was acknowledged before me this

____ day of _____, 19____, by _____.

NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

O.R. 0816 PB 0662

SCHEDULE "F"

ACCEPTANCE

The VERO BEACH HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC., by and through its Board of Directors, does hereby consent to the submission of the foregoing LOT to the Declaration of Covenants and Restrictions, Articles of Incorporation, By-Laws and Rules and Regulations of the VERO BEACH HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC., as previously amended and as amended from time to time, pursuant to the applicable provisions of the Declaration of Covenants and Restrictions; and consents to the Owner (s) thereof becoming Class "A" Members (s) Of the VERO BEACH HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC.; and acknowledge payment by said Owner (s) of prorated Assessments due and owing as required by the applicable provisions of the Declaration of Covenant and Restrictions .

DATED this ____ day of _____, 19____.

WITNESSES:

VERO BEACH HIGHLANDS PROPERTY
OWNERS' ASSOCIATION, INC.

By _____
PRESIDENT

attest: _____
SECRETARY

STATE OF FLORIDA)

COUNTY OF INDIAN RIVER)

I HEREBY CERTIFY that on this ____ day of _____, 19____, before me personally appeared _____ President and _____ Secretary respectively, of VERO BEACH HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC., a Florida not for profit Corporation, to me Known to be the individuals and officers described in and who executed the aforesaid Acceptance as their free acts and deeds 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.

WITNESS my signature and official seal at _____, In the County of Indian River, State of Florida, the day and year last aforesaid.

NOTARY PUBLIC, State of Florida at Large
My Commission Expires:

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O.R. 0816 PB 0663

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577139

THIS INSTRUMENT PREPARED BY
NED M. SHANDLOFF, ESQ
1111 South Bayshore Drive
Miami, Florida 33131

General Development Corporation)
A DELAWARE CORPORATION)
TO WHOM IT MAY CONCERN)

AMENDMENT TO AMENDED DECLARATION
OF COVENANTS & RESTRICTIONS OF
Vero Beach Highlands Property
Owners' Association, Inc.

WHEREAS, General Development Corporation, a Delaware corporation authorized to transact business in the State of Florida, whose address is 1111 South Bayshore Drive, Miami, Florida, hereinafter referred to as "DEVELOPER", has caused to have recorded a Declaration of Covenants & Restrictions of Vero Beach Highlands Property Owners' Association, Inc., executed November 10, 1980, and recorded in O.R. Book 611, pages 1494-1525; as amended April 15, 1982 and recorded in O.R. Book 641, pages 2815-2817; as amended by a Supplemental Declaration of Covenants and Restrictions, executed July 25, 1983, and recorded in O.R. Book 670, pages 1808-1809; as amended July 10, 1984 and recorded twice on July 19, 1984, in O.R. Book 690, pages 215-222; as amended January 23, 1985 and recorded on January 28, 1985 in O.R. Book 0701, page 1714; as amended by Supplemental Declaration of Covenants and Restrictions on June 14, 1985, and recorded July 12, 1985, in O.R. Book 713, Page 18, all of the Public Records of Indian River County ("AMENDED DECLARATION").

WHEREAS, DEVELOPER is a fee owner of portions of the following described subdivision plats, which properties are situate, lying and being in Indian River County, Florida to-wit:

VERO BEACH HIGHLANDS UNIT ONE, recorded in Plat Book 5, Page 29,
VERO BEACH HIGHLANDS UNIT TWO recorded in plat Book 5, 77,
VERO BEACH HIGHLANDS UNIT THREE recorded in Plat Book 8, Page 37,
VERO BEACH HIGHLANDS UNIT FOUR recorded in Plat Book 8, Page 38,
VERO BEACH HIGHLANDS UNIT FIVE, recorded in Plat Book 8, Page 56,
all of the Public Records of Indian River County, Florida (hereinafter "VERO
SUBDIVISION PROPERTIES"); and,

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O.R. 0816 PG 0636

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WHEREAS, Article X, Section 1, as amended on April 15, 1982, of said AMENDED DECLARATION says, in substance that "this Declaration of Covenants and Restrictions may be amended from time to time by the Developer..."; and,

WHEREAS, Article III., A, of the aforesaid AMENDED DECLARATION provides that "Prior to turnover of control of the Association, the Developer alone may submit to membership persons other than the record owners of lots described in Schedules "A" and "D" of the AMENDED DECLARATION; and,

WHEREAS, DEVELOPER is the owner of those certain lots listed on the attached Exhibit "A", and wished to add them to the scheme of the Declaration; and,

NOW THEREFORE, DEVELOPER does hereby and herewith amend the aforesaid AMENDED DECLARATION by the following:

The properties listed in Exhibit "A" ("Subject Property"), attached hereto and by reference made a part hereof, are and shall be held, transferred, sold, conveyed and occupied subject to the aforesaid AMENDED DECLARATION, and that every person or entity who is a record owner of a fee or undivided interest in any of the lots in the said Subject Property shall be a member of the Vero Beach Highlands Property Owners' Association, Inc., and subject to its jurisdiction; and said Exhibit "A" shall be added to and become a part of the Schedule A, as amended, of the AMENDED DECLARATION.

In all other respects the terms, covenants and conditions contained in said AMENDED DECLARATION be and the same are hereby ratified, approved and confirmed.

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O.R. 0816 PG 0636

IN WITNESS WHEREOF, General Development Corporation has caused this Amendment to the Declaration to be duly executed and its corporate seal to be hereunto affixed this 29 day of November 1988.

Signed, sealed and delivered
in the presence of:

General Development Corporation

By: _____

HAROLD W. FENNO
SENIOR VICE PRESIDENT

STATE OF FLORIDA)
COUNTY OF DADE)

THE FOREGOING AMENDMENT TO DECLARATION was acknowledged before me this 29 day of November 1988, by HAROLD W. FENNO, Senior Vice President of General Development Corporation on behalf of the corporation.

My commission expires:

NOTARY PUBLIC
State of Florida at Large

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O.R. 0816 PG 0637

Items below are the reproduced copies of best available copy showing signatures and recording stamp of "Circuit Court-Indian River County"

IN WITNESS WHEREOF, General Development Corporation has caused this Amendment to the Declaration to be duly executed and its corporate seal to be hereunto affixed this 29 day of November 1988.

Signed, sealed and delivered
in the presence of:

General Development Corporation

Augusta M. Rodely
Richard E. Leche

BY: HWF
HAROLD W. FENNO
SENIOR VICE PRESIDENT

STATE OF FLORIDA)
COUNTY OF DADE)ss.

THE FOREGOING AMENDMENT TO DECLARATION was acknowledged before me this 29 day of November 1988, by HAROLD W. FENNO, Senior Vice President of General Development Corporation on behalf of the corporation.

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JULY 24, 1990
QUALIFIED THRU GLOBAL IDS. UND.

Augusta M. Rodely
NOTARY PUBLIC
State of Florida at Large

FILED FOR RECORD
BOOK 211 PAGE 400
RECORDED
68 NOV 30 PM 3:45
CLERK OF CIRCUIT COURT
DADE COUNTY, FLA.
B. Thomas Clark, Jr.

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O.R. 816 PG 0637

EXHIBIT "A"
ADD GDC OWNED

Those certain lots and blocks situated in VERO BEACH HIGHLANDS in the following plats recorded in the Public Record; of Indian River County, Florida.

VERO BEACH HIGHLANDS UNIT TWO, according to the plat thereof, recorded in Plat Book 5, Page 77 of the Public Records of Indian River County, Florida,

BLOCK	LOT	VB2 TOTALS
65	17	1
66	5	1
67	15-25	11
68	1-21	<u>21</u>
TOTAL LOTS VB 2		34 34

VERO BEACH HIGHLANDS UNIT FOUR, according to the plat thereof, recorded in Plat Book 8, Page 38 of the Public Records of Indian River County, Florida.

BLOCK	LOT	VB4 TOTALS
126	14	1
132	9	1
137	20	<u>1</u>
TOTAL LOTS VB 4		3 3

VERO BEACH HIGHLANDS UNIT FIVE, according to the Plat thereof; recorded in Plat Book 8, Page 56 of the Public Records Indian River County, Florida.

BLOCK	LOT	VB5 TOTALS
44	6	1
47	1-3, 19, 20	5
61	13	<u>1</u>
TOTAL LOTS VB 5:		7 <u>7</u>
TOTAL VERO BEACH:		44

Transcribed from best available copy as recorded in Indian River County Courthouse.

O.R.0816 PG 0638

577140

THIS INSTRUMENT PREPARED BY
NED M. SHANDLOFF, ESQ
1111 South Bayshore Drive
Miami, Florida 33131

General Development Corporation)
A DELAWARE CORPORATION)
TO WHOM IT MAY CONCERN)

AMENDMENT TO AMENDED DECLARATION
OF COVENANTS & RESTRICTIONS OF
Vero Beach Highlands Property
Owners' Association, Inc.

WHEREAS, General Development Corporation, a Delaware corporation authorized to transact business in the State of Florida, whose address is 1111 South Bayshore Drive, Miami, Florida, hereinafter referred to as "DEVELOPER", has caused to have recorded a Declaration of Covenants & Restrictions of Vero Beach Highlands Property Owners' Association, Inc., executed November 10, 1980, and recorded in O.R. Book 611, pages 1494-1525; as amended April 15, 1982 and recorded in O.R. Book 641, pages 2815-2817; as amended by a Supplemental Declaration of Covenants and Restrictions, executed July 25, 1983, and recorded in O.R. Book 670, pages 1808-1809; as amended July 10, 1984 and recorded twice on July 19, 1984, in O.R. Book 690, pages 215-222; as amended January 23, 1985 and recorded on January 28, 1985 in O.R. Book 0701, page 1714; as amended by Supplemental Declaration of Covenants and Restrictions on June 14, 1985, and recorded July 12, 1985, in O.R. Book 713, Page 18, AND AS AMENDED November 29, 1988 and recorded in O.R. Book 0816, Pages 0636 through 0638, all of the Public Records of Indian River County ("AMENDED DECLARATION").

WHEREAS, DEVELOPER is a fee owner of portions of the following described subdivision plats, which properties are situate, lying and being in Indian River County, Florida to-wit:

VERO BEACH HIGHLANDS UNIT ONE, recorded in Plat Book 5, Page 29,
VERO BEACH HIGHLANDS UNIT TWO recorded in plat Book 5, 77,
VERO BEACH HIGHLANDS UNIT THREE recorded in Plat Book 8, Page 37,
VERO BEACH HIGHLANDS UNIT FOUR recorded in Plat Book 8, Page 38,
VERO BEACH HIGHLANDS UNIT FIVE, recorded in Plat Book 8, Page 56,
all of the Public Records of Indian River County, Florida (hereinafter "VERO
SUBDIVISION PROPERTIES"); and, those portions of which properties set forth
in Exhibits "A" and "B" are covered by said AMENDED DECLARATION, and,

WHEREAS, Article X, Section 1, as amended on April 15, 1982, of said AMENDED DECLARATION says, in substance that "this Declaration of Covenants and Restrictions may be amended from time to time by the Developer..."; and,

WHEREAS, the DEVELOPER is the DEVELOPER under the Amended Declaration and DEVELOPER is in control of the Board of Directors of the Association.

WHEREAS, DEVELOPER is the owner of those certain lots and tracts listed on the attached Exhibit "A", and Exhibit "B", and wishes to remove them from the scheme of the Declaration.

NOW THEREFORE, DEVELOPER does hereby and herewith amend the aforesaid AMENDED DECLARATION by the following:

A. Every and all reference to the lots listed in Exhibit "A", attached hereto and by reference made a part thereof, are and shall be deleted in their entirety from the AMENDED DECLARATION above-described, and, more specifically from Schedule "A", as amended of the AMENDED DECLARATION; and that every person or entity who is a record owner of a fee or undivided interest in any of the lots in the said Exhibit "A" shall be removed from the jurisdiction of the Vero Beach Highlands Property Owner' association, Inc.

B. Every and all reference to the Common Properties listed in Exhibit "B" attached hereto and by reference made a part hereof, are and shall be deleted in their entirety from the AMENDED DECLARATION above-described, and, more specifically from Schedule "B", as amended of the AMENDED DECLARATION; and that the Common Properties in the said Exhibit "B" shall be removed from the jurisdiction of the Vero Beach Highlands Property Owners' Association, Inc., and all rights of Owners and Members to the Common Properties in the Said Exhibit "B" are hereby terminated.

Transcribed from the best available copy

O.R. 0816 PG 0639

In all other respects the terms, covenants and conditions contained in said AMENDED DECLARATION be and the same are hereby ratified, approved and confirmed.

IN WITNESS WHEREOF, General Development Corporation has caused this Amendment to the Declaration to be duly executed and its corporate seal to be hereunto affixed this 29 day of November 1988.

Signed, sealed and delivered General Development Corporation
in the presence of:

By: _____
HAROLD W. FENNO
SENIOR VICE PRESIDENT

STATE OF FLORIDA)
COUNTY OF DADE)

THE FOREGOING AMENDMENT TO DECLARATION was acknowledged before me this 29 day of November 1988, by HAROLD W. FENNO, Senior Vice President of General Development Corporation on behalf of the corporation.

My commission expires:

NOTARY PUBLIC
State of Florida at Large

Transcribed from the best available copy

O.R. 0816 PG 0640

Items below are the reproduced copies of best available copy showing signatures and recording stamp of "Circuit Court-Indian River County"

In all other respects the terms, covenants and conditions contained in said AMENDED DECLARATION be and the same are hereby ratified, approved and confirmed.

IN WITNESS WHEREOF, General Development Corporation has caused this Amendment to the Declaration to be duly executed and its corporate seal to be hereunto affixed this 29 day of November 1988.

Signed, sealed and delivered
in the presence of:

General Development Corporation

Augusta M. Rodely
Richard E. Seely

BY: HWF
HAROLD W. FENNO
SENIOR VICE PRESIDENT

STATE OF FLORIDA)
COUNTY OF DADE)ss.

THE FOREGOING AMENDMENT TO DECLARATION was acknowledged before me this 29 day of November 1988, by HAROLD W. FENNO, Senior Vice President of General Development Corporation on behalf of the corporation.

My commission expires:

Augusta M. Rodely
NOTARY PUBLIC
State of Florida at Large

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JULY 26, 1990
ECL-ET TAPU GENERAL 165, UND.

Copied from best available copy to show original signatures

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FRED W. HALL
CLERK OF CIRCUIT COURT
DADE COUNTY, FLA.
HAROLD W. FENNO
BY: Harold W. Fenno

O.R. 0816 PG 0640

EXHIBIT "A"
LOTS DROPPED FROM POA

Those certain lots and blocks situated in VERO BEACH HIGHLANDS in the following plats recorded in the Public Records of Indian River County, Florida.

VERO BEACH HIGHLANDS UNIT ONE, according to the plat thereof, recorded in Plat Book 5, Page 29 of the Public records of Indian River County, Florida.

BLOCK	LOT	VB1	TOTALS
1	1, 2		2
2	11		1
4	1		1
5	1		1
7	1		<u>1</u>
TOTAL LOTS VB1		6	6

VERO BEACH HIGHLANDS UNIT TWO, according to the plat thereof, recorded in Plat Book 5, Page 77 of the Public records of Indian River County, Florida.

BLOCK	LOT	VB2	TOTALS
19	3, 4, 6 - 8,		5
27	2 - 10, 12, 15, 17 - 24		19
28	1 - 3, 7, 8, 12, 14, 16 - 19		11
29	4, 14, 16, 20, 23		<u>5</u>
TOTAL LOTS VB2		40	40

VERO BEACH HIGHLANDS UNIT THREE, according to the plat thereof, recorded in Plat Book 8, Page 37 of the Public records of Indian River County, Florida.

BLOCK	LOT	VB3	TOTALS
74	3, 5, 7 - 14, 18 - 21, 23, 23, 27		18
75	7 - 11, 14 - 16, 18		9
76	2, 3, 4, 17 - 19, 22		7
77	1 - 4, 6 - 11, 16, 18		12
78	2, 4 - 6, 8, 9, 13, 15 - 21		14
79	1 - 14, 21 - 27		<u>21</u>
TOTAL LOTS VB3		81	81

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O.R. 0816 PG 0641

97

VERO BEACH HIGHLANDS UNIT FOUR, according to the plat thereof,
recorded in Plat Book 8, Page 38 of the Public records of Indian River County, Florida.

BLOCK	LOT	VB4	TOTALS
138	3		1
139	5, 15, 18, 20		4
140	1, 5, 9 - 11, 15, 24, 25		8
141	1, 2, 4 - 6, 15 - 17		8
142	3, 4, 8, 12, 14, 18, 20		7
143	5 - 7, 9, 19 - 22		8
144	5, 8, 9,		3
145	1, 16, 20, 21, 24		5
146	2, 11, 13, 14		4
147	9 - 13, 16 - 22, 25, 26		14
148	5 - 7, 17, 18, 20 - 26		12
149	6, 7, 10, 11, 14, 18, 19, 25		8
150	1, 5, 9, 10 - 12, 14 - 18		11
151	4, 5, 10, 16, 18 - 20, 23, 24		9
152	1, 3, 10, 11, 14 - 16		7
153	8		1
154	2, 6, 7, 10, 11, 17, 20, 25, 27		9
155	2, 4 - 6, 8 - 12, 15, 17, 18		12
156	1, 2, 7 - 12, 17, 20 - 22, 26		<u>13</u>
TOTAL LOTS VB4		144	144

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O.R. 0816 PG 0641

98

VERO BEACH HIGHLANDS UNIT FIVE, according to the plat thereof,
recorded in Plat Book 8, Page 56 of the Public records of Indian River County, Florida.

BLOCK	LOT	VB5	TOTALS
80	1, 3 - 22		21
81	1 - 22		22
82	10 - 12, 15, 17 - 19, 21, 22, 25, 26		11
83	3 - 22		20
84	6 - 11, 13 - 20		14
85	2, 3, 7 - 10, 12 - 22,		17
86	1 - 22		22
87	3 - 8, 11 - 20		16
88	1 - 6, 8, 9, 12, 14 - 18, 20 - 22		17
89	1, 16 - 20, 22 - 25, 27		11
90	7 - 12, 18, 19, 21, 23, 24, 28		<u>12</u>
	TOTAL LOTS VB5	183	183
	TOTAL LOTS VERO BEACH		454

Transcribed from the best available copy

O.R. 0816 PG 0642

EXHIBIT "B"
COMMON PROPERTIES DROPPED FROM POA

Those certain tracts situated in VERO BEACH HIGHLANDS in the following plats recorded in the Public Records of Indian River County Florida:

A. The following described Tracts situated in VERO BEACH HIGHLANDS UNIT ONE according to the plat thereof recorded in Plat Book 5 at Page 29 of the Public Records of Indian River County, Florida, to wit:

1. A portion of Tract "A" being more particularly described as follows:

Beginning at the Southeast corner of said Tract "A"; thence N. $89^{\circ}-37'-00''$ W., along the south boundary of said Tract "A", also being along the north right-of-way line of S.W. 20th Place, a distance of 99.50 feet to a point; thence N. $13^{\circ}-12'-30''$ E., a distance of 96.12 feet to a Point of Curvature of a circular curve to the right; thence northeasterly and easterly along the arc of said curve having a radius of 25.00 feet and a central angle of $55^{\circ}-47'-00''$ for an arc distance of 24.34 feet to a Point of Tangency; thence N. $68^{\circ}-59'-30''$ E., a distance of 20.67 feet to a point on the westerly right-of-way line of U.S. Highway No. 1, also being a point on the easterly boundary of said Tract "A"; thence S. $19^{\circ}-46'-00''$ E., along the westerly right-of-way line of U.S. Highway No. 1, also being along the easterly boundary of said Tract "A", a distance of 126.75 feet to the Point of Beginning. Said lands situate, lying and being in Indian River County, Florida, and containing 0.17 acres, more or less; and

2. Tract "B" plus one-half of Southwest 21st Street that is the vacated right-of-way of Southwest 21st Street between U.S. Route No. 1 and the East right-of-way of the Florida East Coast Railroad.

B. Tract "A" in VERO BEACH HIGHLANDS UNIT FOUR according to the plat thereof recorded in Plat Book 8 at Page 38 of the Public Records of Indian River County, Florida; and

C. Canal tracts described as follows:

Tract "A" containing 1.44 acres, more or less, situated in "VERO BEACH HIGHLANDS UNIT THREE" according to the plat thereof recorded in Plat Book 8 at Page 37 of the Public Records of Indian River County, Florida; and

Tract "E" containing 3.19 acres, more or less,

Tract "D" containing 1.00 acres, more or less,

Tract "F" containing 2.37 acres, more or less,

O.R. 0816 PG 0643

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Tract "C" containing 0.28 acres, more or less,

all situated in "VERO BEACH HIGHLANDS UNIT FOUR" according to the plat thereof recorded in Plat Book 8 at Page 38 of the Public Records of Indian River County, Florida; and

Tract "A" containing 3.99 acres, more or less,

Tract "B" containing 2.36 acres, more or less.

all Situated in "VERO BEACH HIGHLANDS UNIT FIVE" according to the plat thereof recorded in Plat Book 8 at Page 56 of the Public Records of Indian River County, Florida.

O.R. 0816 PG 0643

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577141

THIS INSTRUMENT PREPARED BY:
NED M. SHANDLOFF, ESQ.
1111 South Bayshore Drive
Miami, Florida 33131

SCRIVENER'S ERROR CORRECTION TO
SCHEDULE A OF THE
DECLARATION OF COVENANTS AND RESTRICTIONS OF
VERO BEACH HIGHLANDS
PROPERTY OWNERS' ASSOCIATION, INC.

THIS SCRIVENER'S ERROR CORRECTION revises Schedule "A" to the Declaration of Covenants and Restrictions of the Vero Beach Highlands Property Owners' Association, Inc. (hereinafter "Declaration"), which Declaration was made on November 10, 1980, by General Development Corporation (hereinafter called the "Developer"), and recorded in O.R. Book 611, Pages 1494 through 1525; as amended by a Supplemental Declaration of Covenants and Restrictions on July 25, 1983 and recorded in O.R. Book 670, Pages 1808 and 1809; as amended July 10, 1984 and recorded twice on July 19, 1984 in O.R. Book 690, Pages 215 through 222; as amended January 23, 1985 and recorded on January 28, 1985 in O.R. Book 0701, Page 1714; as amended by a Supplemental Declaration of Covenants and Restrictions on June 14, 1985 and recorded July 12, 1985 on O.R. Book 713, Page 18, and as amended November 29, 1988 and recorded in O.R. Book 0816 Pages 0636 through 0638 and in O.R. Book 0816, Pages 0639 through 0643, all of the Public records of Indian River County, Florida ("Amended Declaration")

WITNESSETH

WHEREAS, Article X, Section 1, as amended on April 15, 1982, of said AMENDED DECLARATION say, in substance, that "this Declaration of Covenants and Restrictions may be amended from time to time by the Developer ... "; and,

WHEREAS, Developer is the Developer under the Amended Declaration and DEVELOPER currently controls the said Association.

WHEREAS, Developer recorded Schedule A attaching properties that are within the control of the Declaration of the Covenants and Restrictions of the Vero Beach Highlands Property Owners' Association, Inc., as initially recorded in O.R. Book 611, Pages 1494 through 1525 and subsequently amended; and,

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O.R. 0816 PG 0644

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WHEREAS, the lot owners (hereinafter referred to as "Additional Members") on the attached Exhibit "A" to this Scriveners Error Correction at the time they Purchased their lots from the Developer signed contracts indicating that they would be bound by the Vero Beach Highlands Property Owners' Association, Inc.; and,

WHEREAS, since the time of the purchase by said Additional Members, and at all Times since, the Additional members have been treated in all respects as members of the Vero Beach Highlands Property Owners' Association, Inc.; and,

WHEREAS, said Additional Members have been paying the normal dues and charges associated with membership in the Vero Beach Highlands Property Owners' Association, Inc.; and,

WHEREAS, Developer has treated said Additional Members as being in the Vero Beach Highlands Property Owners' Association, Inc., and at all times believed said Additional members were in fact included in the recorded documents of the Vero Beach Highlands Property Owners' Association; and,

WHEREAS, It is desired to formally include said Additional Members in the said Declaration which clearly sets out their rights and responsibilities within the Vero Beach Highlands Property Owners' Association, Inc.; and,

WHEREAS, it is desired to delete from the above-described Declaration those certain lots listed on the attached Exhibit B, which lots are reflected on the original Schedule A of the Declaration of Covenants and Restrictions as recorded in O.R. Book 6511, Pages 1494 through 1525, because said lots do not exist, nor did the said lots exist at the time of recording said Declaration.

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O.R. 0816 PG 0644

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NOW THEREFORE, for and in consideration of the sum of \$10.00 and other good and valuable consideration to it in hand paid, the Developer declares:

1. That the real property described in Schedule A attached hereto shall be included under the Declaration of Covenants and Restrictions, as amended, of the Vero Beach Highlands Property Owners' Association, Inc., and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, changes and liens set forth in said Declaration of Covenants and Restrictions.

2. That the lots contained in Exhibit B attached hereto are deleted from the Declaration of Covenants and Restriction as though they never appeared therein and are not considered to be a part of the Declaration of Covenants and Restrictions for any purpose.

IN WITNESS WHEREOF, General Development Corporation has caused this Amendment to the Declaration to be duly executed and its corporate seal to be hereunto affixed this 29 day of November 1988.

Signed, sealed and delivered
In the presence of:

General Development Corporation

Augusta M Rodely

BY: *****

HAROLD W. FENNO
SENIOR VICE PRESIDENT

Richard E*****

STATE OF FLORIDA)

COUNTY OF DADE) ss

THE FOREGOING DECLARATION was acknowledged before me This 29 day of November 1988, by HAROLD W. FENNO, Senior Vice President of General Development Corporation on behalf of the corporation.

My commission expires

Augusta M Rodely

NOTARY PUBLIC

State of Florida at Large

Transcribed from the best available copy: See Copied from best available copy to show original signatures.

O.R. 0816 PG 0645

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Signed, sealed and delivered
in the presence of:

General Development Corporation

Augusta M. Rodely
Richard E. Lech

BY: [Signature]
HAROLD W. FENNO
SENIOR VICE PRESIDENT

STATE OF FLORIDA)
COUNTY OF DADE)ss.

THE FOREGOING AMENDMENT TO DECLARATION was acknowledged before me
this 29 day of November 1988, by HAROLD W. FENNO, Senior Vice President of
General Development Corporation on behalf of the corporation.

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JULY 26, 1990
BONDED THRU GENERAL INS. UND.

Augusta M. Rodely
NOTARY PUBLIC
State of Florida at Large

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63 NOV 30 PM 3:50
FRED W. SMITH
CLERK OF CIRCUIT COURT
DADE COUNTY, FLA.
B. Bruce Clark, Jr.

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O.R. 0816 PG 0645

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577142

THIS INSTRUMENT PREPARED By
LEVINE AND FRANK, P.A.
70 Royal Palm Blvd, Suite C
Vero Beach, Florida 32960

General Development Corporation)
A DELAWARE CORPORATION)
TO WHOM IT MAY CONCERN)

AMENDMENT TO AMENDED DECLARATION
OF COVENANTS & RESTRICTIONS OF
Vero Beach Highlands Property
Owners' Association, Inc.

WHEREAS, General Development Corporation, a Delaware corporation authorized to transact business in the State of Florida, whose address is 1111 South Bayshore Drive, Miami, Florida, hereinafter referred to as "DEVELOPER", has caused to have recorded a Declaration of Covenants & Restrictions of Vero Beach Highlands Property Owners' Association, Inc., executed November 10, 1980, and recorded in O.R. Book 611, pages 1494-1525; as amended April 15, 1982 and recorded in O.R. Book 641, pages 2815-2817; as amended by a Supplemental Declaration of Covenants and Restrictions, executed July 25, 1983, and recorded in O.R. Book 670, pages 1808-1809; as amended July 10, 1984 and recorded twice on July 19, 1984, in O/R Book 690, pages 215-222; as amended January 23, 1985 and recorded on January 28 1985 in O.R. Book 0701, Page 1714; as amended by a Supplemental Declaration of Covenants and Restrictions on June 14, 1985, and recorded July 12, 1985, in O.R. Book 713, Page 18, all of the Public Records of Indian River County, and as previously amended three times on November 29, 1988 and recorded in O.R. Book 0816 Pages 0636 through 0638, O.R. Book 0816, Pages 0639 through 0643, and O.R. Book 0816, Pages 0644 through 0647, all of the Public Records of Indian River County ("AMENDED DECLARATION")

WHEREAS, Article X, Section 1, as amended on April 15, 1982, of said AMENDED DECLARATION says, in substance, that "this Declaration of Covenants and Restrictions may be amended from time to time by the Developer ... "; and,

WHEREAS, DEVELOPER is the DEVELOPER under the Amended Declaration and DEVELOPER is in control of the Board of Directors of the Association; and,

WHEREAS, upon agreement with the Members of the Association the following agreed changes are to be made to the Amended Declaration.

NOW, THEREFORE, DEVELOPER does hereby and herewith amend the aforesaid Amended Declaration by the following.

O.R. 0816 PG 0648

EXHIBIT "A" COMMON PROPERTIES

A. Amenity Area

All that certain tract or parcel of land lying in Section 36, Township 33 South, Range 39 east and Section 31, Township 33 South, Range 40 East, more particularly described as follows:

BEGINNING at the intersection of the Easterly right of way line of 6th Road S.W. and the Southerly Right of Way Line of 23rd STREET S.W. as shown on the Plat of "VERO BEACH HIGHLANDS UNIT FIVE" according to the plat thereof, recorded in Plat Book 8, Page 56 of the Public Records of Indian River County, Florida, thence: N60°40'00" along said Southerly right of way line of 23rd STREET, 998.27 feet to the intersection with the Westerly Right of Way line of 6th AVENUE S.W., thence; S29° 20'00"E, 180.88 feet, thence 228.34 feet Southeasterly along the arc of a curve to the right having a radius of 446.01 feet and a central angle of 29°20'00", to a point of compound curvature, thence; 308.07 feet Southwesterly along the arc of a curve to the right having a radius of 560.00 feet and a central angle of 31°31'12", to a point of reverse curve, thence; 161.99 feet Southwesterly along the arc of a curve to the left having a radius of 340.00 feet and a central angle of 27° 17' 52", to a point of reverse curve, thence; 37.55 feet Southwesterly along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 86°04'06", to a point on the Northerly right of way line of 23rd PLACE S.W. as shown on said plat of VERO BEACH HIGHLANDS UNIT FIVE, thence; N89°42'34", 860.95 feet to the intersection of the Easterly right of way line of said 6th ROAD S.W., thence; N0°17'26"E, 351.44 feet to the POINT OF BEGINNING.

All lying and being in Indian River County, Florida, Containing 13.67 acres, more or less.

The above described Parcel of land is shown Parcel "E" Amenity Area on sketch marked EXHIBIT "D", Page 2. attached hereto.

B. Tract "B" in VERO BEACH HIGHLANDS UNIT FOUR according to the plat thereof in Plat Book 8, page 38 of the public Records of Indian River County, Florida; and

O.R.0817 PG 1845

D. Canal tracts described as follows:

Tract "G" containing 2.38 acres, more or less.

Tract "H" containing 2.32 acres, more or less.

Situated in VERO BEACH HIGHLANDS UNIT FOUR according to the plat thereof, recorded in Plat Book 8, Page 38 of the Public Records of Indian River County, Florida: and,

Tract "C" containing 2.36 acres, more or less.

Situated in VERO BEACH HIGHLANDS UNIT FIVE according to the plat thereof recorded in Plat Book 8, Page 56 of the Public Records of Indian River County, Florida.

O.R.0817 PG 1845

Transcribed from the best available copy

Recorded 88 Dec 16 PM 12:30
Freda Wright-Clerk of Circuit Court
Indian River Co. FLA

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CERTIFICATE OF AMENDMENT TO THE BY-LAWS OF
VERO BEACH HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC.

WHEREAS, the By-Laws Of the VERO BEACH HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC. were recorded on February 23, 1989 In Official Record Book 0823 , Page 1385, Public Records of Indian River County, Florida;

WHEREAS, Article IX of the Articles of Incorporation and Article XVII, Section 1 of the By-Laws of the VERO BEACH HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC. ("ASSOCIATION") provide for Amendment to the By-Laws by an approval of not less than two-thirds (2/3) of the voting interests of those members of the ASSOCIATION present In person and by proxy at a meeting of the members of the ASSOCIATION;

WHEREAS, a meeting of the Board of Directors of the ASSOCIATION was held on December 1, 1988, at which a majority of the entire membership of the Board of Directors of the ASSOCIATION, with quorum present, did vote to amend the By-Laws as set forth In Exhibit "1" attached to this Certificate;

WHEREAS, a meeting of the Members of the ASSOCIATION was held on December 1, 1988, at which two-thirds (2/3) of those voting interests of the entire membership of the ASSOCIATION present in person and by proxy at said meeting with quorum present, did vote to amend the By-Laws in the various particulars as set forth in Exhibit "1" attached to this Certificate;

WHEREAS, the Amendments and this Certificate shall be recorded In the Public Records of Indian River County, Florida.

NOW, THEREFORE, the By-Laws be and is hereby amended In the particulars as stated in Exhibit "1" attached hereto; said amendments shall run with the real property subject to that Declaration of Covenants and Restrictions for VERO BEACH HIGHLANDS as recorded In Official Record Book 611, Page 1494 Public Records of Indian River County, Florida, and as amended thereafter; and shall be binding on all parties having any right, title or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit and burden of each Owner and occupant thereof; and except as otherwise amended hereby, the By-Laws shall remain unchanged and in full force and effect.

Transcribed from the best available copy

O.R. 0824 PG 2650

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CERTIFICATE OF ADOPTION OF AMENDMENTS

WE HEREBY CERTIFY that the attached Amendments were duly adopted as Amendments to the By-Laws, and that a majority of the entire membership of the Board of Directors of the Association, and that two-thirds (2/3) of those voting interests of the entire membership of the ASSOCIATION present and voting in person and-by proxy; at which quorums were present; did vote and approve same.

DATED this 1st day of December, 1988.

WITNESSES: VERO BEACH HIGHLANDS PROPERTY OWNERS'
ASSOCIATION. INC.

Harry Mo***** (Written) by: Kenneth J Henry (Written)
President (Printed Name)

Robert * **** attest: Norbert A. Bressan (Written)
Secretary (Printed Name)

THIS INSTRUMENT PREPARED BY:

LEVINE AND FRANK. P.A
70 Royal Palm Boulevard, Suite C
Vero Beach, FL 32960
Telephone; (407) 569-2405

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PAGE ABOVE VERIFIED

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O.R. 0824 PG 2650

110

force and effect.

CERTIFICATE OF ADOPTION OF AMENDMENTS

WE HEREBY CERTIFY that the attached Amendments were duly adopted as Amendments to the By-Laws, and that a majority of the entire membership of the Board of Directors of the Association, and that two-thirds (2/3) of those voting interests of the entire membership of the ASSOCIATION present and voting in person and by proxy; at which quorums were present; did vote and approve same.

DATED this 1st day of December, 1988.

WITNESSES:

VERO BEACH HIGHLANDS PROPERTY OWNERS'
ASSOCIATION, INC.

Harry Moore

by: Kenneth J. Henry
PRESIDENT: KENNETH J. HENRY

Robert A. Bressan

attest:

Norbert A. Bressan
SECRETARY: NORBERT A. BRESSAN

THIS INSTRUMENT PREPARED BY:

LEVINE AND FRANK, P.A.
70 Royal Palm Boulevard, Suite C
Vero Beach, FL 32980
Telephone: (407) 569-2405

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J. H. EASTON
CLERK OF CIRCUIT COURT
IN FLORIDA CO., FLA.
James C. Easton, Inc.

O.R. 0824 PG 2650

STATE OF FLORIDA)
) ss
COUNTY OF INDIAN RIVER)

I HEREBY CERTIFY that on this 9th day of January 1989 before me personally appeared Kenneth J Henry (written) , President and Norbert A. Bressan (written) Secretary of VERO BEACH HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC., a Florida not-for-profit Corporation, to me known to be the individuals and officers described in and who executed the aforesaid Certification as their free acts and deeds as as such duly authorized officers; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal at Vero Beach in the County of Indian River, State of Florida, the day and year last aforesaid.

Ann S. Ronemus (written)
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: Nov. 22, 1991
 Seal

O. R. 0824 PG 2651

112

STATE OF FLORIDA)
COUNTY OF INDIAN RIVER)

I HEREBY CERTIFY that on this 9th JANUARY 1989 day of ~~December~~, 1988, before me personally appeared X Robert H. Trump, President and X Ned K. Brown Secretary of the VERO BEACH HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC., a Florida not-for-profit Corporation, to me known to be the individuals and officers described in and who executed the aforesaid Certification as their free acts and deeds as such duly authorized officers; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal at Vero Beach in the County of Indian River, State of Florida, the day and year last aforesaid.

Ann S. Rosemuss

NOTARY PUBLIC, State of Florida at Large

A:VERO802-803

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. NOV. 22, 1991
BONDED THRU GENERAL INV. UND.

O.R. 0824 PG 2651

589711

CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION OF
VERO BEACH HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC.

WHEREAS, the Articles of Incorporation of the VERO BEACH HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC. were recorded on February 23, 1989 in Official Record Book 0823, Page 1370, Public Records of Indian River County, Florida;

WHEREAS, Article X of the Articles of Incorporation coupled with Sections 617.017 and 607.181, Florida Statutes provide that the Articles of Incorporation may be amended by a majority of the voting interests of the entire membership of the VERO BEACH HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC. ("Association");

WHEREAS, a meeting of the Board of Directors of the ASSOCIATION was held on December 1, 1988, at which a majority of the membership of the Board of Directors of the ASSOCIATION, with quorum present, did vote to amend the Articles of Incorporation as set forth in Exhibit "1" attached to this Certificate;

WHEREAS, a meeting of the Members of the ASSOCIATION was held on December 1, 1988, at which a majority of the voting interests of the entire membership of the ASSOCIATION, with quorum present, did vote to amend the Articles of Incorporation in the various particulars as set forth in Exhibit "1" attached to the Certificate;

WHEREAS, the Amendments and this Certificate shall be filed with the Secretary of State and then recorded in the Public Records of Indian River County, Florida.

NOW, THEREFORE, the Articles of Incorporation be and is hereby amended in the particulars as stated in Exhibit "1" attached hereto; said amendments shall run with the real property subject to that Declaration of Covenants and Restrictions for VERO BEACH HIGHLANDS as recorded in Official Record Book 611, Page 1494, Public Records of Indian River County, Florida, and as amended thereafter; and shall be binding on all parties having any right, title or interest in the said real property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit and burden of each Owner and occupant thereof; and except as otherwise amended hereby, the Articles of Incorporation shall remain unchanged and in full force and effect.

FILED

O.R. 0824 PG 2656

1989 FEB 28 AM 10:45
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE OF ADOPTION OF AMENDMENTS

WE HEREBY CERTIFY that the attached Amendments were duly adopted as Amendments to the Articles of Incorporation, and that a majority of the entire membership of the Board of Directors of the Association, and that a majority of the entire membership of the ASSOCIATION; at which quorums were present; did vote and approve same.

DATED this 1st day of December, 1988.

WITNESSES:

Harry H. Gray

Robert H. Gray

VERO BEACH HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC.

by: Kenneth T. Henry
PRESIDENT: PRESIDENT KENNETH T. HENRY

attest: Robert A. Bressan
SECRETARY: ROBERT A. BRESSAN

THIS INSTRUMENT PREPARED BY:

LEVINE AND FRANK, P.A.
70 Royal Palm Boulevard, Suite C
Vero Beach, FL 32960
Telephone: (407) 569-2405

FILED FOR RECORD
BOOK AND PAGE ABOVE
RECORD VERIFIED
69 MAR 10 AM 10:10
J. K. BARTON
CLERK OF CIRCUIT COURT
INDIAN RIVER CO., FLA.
BY Franklin D. C.

O. R. 0824 PG 2656

589711

CERTIFICATE OF ADOPTION OF AMENDMENTS

WE HEREBY CERTIFY that the attached Amendments were duly adopted as Amendments to the Articles of Incorporation, and that a majority of the entire membership of the Board of Directors or the Association, and that a majority of the entire membership of the ASSOCIATION; at which quorums were present; did vote and approve same.

DATED this 1st day of December, 1988

WITNESS: VERO BEACH HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC.

Harry M***** (written) by: Kenneth J. Henry (written)
PRESIDENT: (President-Kenneth J. Henry) Printed

Robert *** Gray (written) attest: Norbert A Bressan (written)

SECRETARY:
Norbert A. Bressan (Printed)

THIS INSTRUMENT PREPARED BY:

LEVINE AND FRANK. P.A
70 Royal Palm Boulevard, Suite C
Vero Beach, FL 32960
Telephone; (407) 569-2405

FILED FOR RECORD-BOOK AND
PAGE ABOVE VERIFIED

89 MAR 10 AM 10:10

Transcribed from the best available copy

O.R. 0824 PG 2656

116

589711

STATE OF FLORIDA)
) ss
COUNTY OF INDIAN RIVER)

I HEREBY CERTIFY that on this 9th day of January 1989 before me personally appeared Kenneth J Henry (written) , President and Norbert A. Bressan (written) Secretary of VERO BEACH HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC., a Florida not-for-profit Corporation, to me known to be the individuals and officers described in and who executed the aforesaid Certification as their free acts and deeds as as such duly authorized officers; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal at Vero Beach in the County of Indian River,
State of Florida, the day and year last aforesaid.

Ann S. Ronemus (written)
NOTARY PUBLIC, State of Florida at Large

My Commission Expires: Nov. 22, 1991
Seal

O. R. 0824 PG 2657

This set of Vero Beach Highlands Property Owners' Association, Inc. Documents

Contains Seven (07) copies showing original signatures on documents and a copy of Schedule "E"

117

STATE OF FLORIDA)
)ss
COUNTY OF INDIAN RIVER)

I HEREBY CERTIFY that on this 9th JANUARY 1989, before me personally appeared John S. [unclear], President and [unclear], Secretary of the VERO BEACH HIGHLANDS PROPERTY OWNERS' ASSOCIATION, INC., a Florida not-for-profit Corporation, to me known to be the individuals and officers described in and who executed the aforesaid Certification as their free acts and deeds as such duly authorized officers; and that the official seal of the Corporation is duly affixed and the instrument is the act and deed of the Corporation.

WITNESS my signature and official seal at Vero Beach In the County of Indian River, State of Florida, the day and year last aforesaid.

Ann S. [unclear]
NOTARY PUBLIC, State of Florida at Large

A:VERO800-801

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. NOV. 22, 1991
REMOVED FROM GENERAL LST, UNO.

PAGE 2

O.R. 0824 PG 2657

Copied from best available copy to show original signatures

Copied from best available copy to show original signatures

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