

**CERTIFICATE OF AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR GARDEN GROVE**

THE UNDERSIGNED, being the President and Secretary of **Garden Grove Club, Inc.**, a Florida non-profit corporation, hereby certify that after a majority of the members of the Board of Directors of the Association, at a properly noticed Board meeting, voted in favor of the following amendments to the Declaration of Covenants, Conditions and Restrictions, at a duly called meeting of all of the members of Garden Grove, held on the 6th day of December, 2023, in accordance with the requirements of Florida law, and the Declaration of Covenants, Conditions and Restrictions of Garden Grove, as originally recorded in Official Record Book 794, Beginning at Page 418, Public Records of Indian River County, Florida, and as subsequently amended, not less than a majority of the votes cast at a membership meeting at which at least fifty-five percent (55%) of all voting interest was represented, affirmatively voted to amend the Declaration of Covenants, Conditions and Restrictions as hereinafter set out.

NOW, THEREFORE, in consideration of the foregoing, the Declaration of Covenants, Conditions and Restrictions, shall be amended to read as follows:

I. Section 5.13 Capital Contribution of the above referenced Declaration of Covenants, Conditions and Restrictions is amended and reads as follows:

5.13 Capital Contribution. Each Owner at the time of purchase of a Lot with Dwelling Structure, shall, in addition to paying his pro-rata share of the assessment due for the month of closing, pay as a non-refundable capital contribution to the Association Two Thousand Dollars (\$2,000.00). Such capital contribution will be collectible as Charges are collected under this Declaration. Notwithstanding the above, a capital contribution shall not be due the Association if title to a Lot is changed without any consideration being paid to the Grantor, such as the inheritance of a Lot, gifts of a Lot and changes in the title for estate planning purposes.

II. Section 17.2 Architectural Guidelines, paragraph L. of the above referenced Declaration of Covenants, Conditions and Restrictions is amended and reads as follows:

L. Rear Porch Enclosures. Rear porch enclosures are permitted within ten feet (10') from the main back wall of the dwelling structure. All screen enclosures must be installed by a licensed, insured contractor who has obtained any required Permits. Owners are responsible for, and must pay any and all costs related to moving any and all utility lines, water lines and irrigation lines under their patios prior to any screen installation. A permanent structural foundation must be installed as a rear porch before the commencement of construction of a screen enclosure commences. Installing screen enclosures on patios made of pavers is prohibited.

IN WITNESS WHEREOF, the undersigned President and Secretary of the Association have executed this Certificate of Amendments to the Declaration of Covenants, Conditions and Restrictions, this 2 day of February, 2024.

GARDEN GROVE CLUB, INC.

By: Marcia Collins
President

Print Name: Marcia Collins

(CORPORATE SEAL)

ATTEST:

By: Rose Truglio
Secretary

Print Name: Rose Truglio

STATE OF FLORIDA)
) ss.
COUNTY OF INDIAN RIVER)

I HEREBY CERTIFY that before me, a Notary Public, personally appeared, in physical presence, Marcia Collins and Rose Truglio, respectively the President and Secretary of Garden Grove Club, Inc., who ☐ have produced _____ as identification or who ☒ are personally known to me to be the persons described in the foregoing instrument and who have acknowledged before me that they executed the same for the purposes therein set forth for and on behalf of said corporation.

WITNESS my hand and official seal in the state and county last aforesaid this 2 day of February, 2024.

Amy K. Cavasinni
Name: Amy K. CAVASINNI
Notary Public, State of Florida
(Affix Seal)

