



**CORRECTED CERTIFICATE OF THIRD AMENDMENT
TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF GREGOR WOODS, A PLANNED UNIT DEVELOPMENT**

The original Declaration of Covenants, Conditions, and Restrictions of Gregor Woods, a Planned Unit Development was recorded in the public records of Martin County, Florida at Official Records Book 510, Page 1560 and was amended at Official Records Book 1131, Page 2720 and Official Records Book 1143, Page 1035. On October 9, 2023, a Certificate of Third Amendment to the Declaration was recorded in the public records of Martin County, Florida at OR Book 3400, Page 2040. *It has come to the Association's attention that the Certificate of Third Amendment contained errors because it included amendments that were not approved. Consequently, the Association is filing this Corrected Certificate of Third Amendment to correct those errors.* The Declaration of Covenants, Conditions, and Restrictions is hereby amended as approved by a vote sufficient for approval at a members' meeting.

1. Article VIII is amended to read as follows:

ARTICLE VIII

USE RESTRICTION

Except as hereinafter provided, each parcel in the PUD(r) is restricted to the use of a single family, its household servants, and guests, exclusively for residential purposes. No business of any kind whatsoever shall be maintained, operated, carried on, permitted or conducted from a home, except for any business that: (1) is transacted wholly within the home; (2) does not involve clients, customers, or employees coming to the home; and (3) does not generate any additional traffic or parking within the PUD.

A construction shed may be placed on a parcel and remain there temporarily during the course of active construction of a residence, otherwise no portable or temporary buildings or trailers may be placed on a parcel.

Permanent storage sheds constructed of wood, or CBS with stucco exterior, and not exceeding 200 square feet in size shall be permitted on a parcel provided prior written approval is obtained by the Architectural Control Committee and/or the Board of Directors. The storage shed must be placed on a concrete slab and the architecture and exterior color shall be consistent with the residence or dwelling on the parcel. All applicable building and zoning permits must be obtained by the owner and the placement location of the storage shed on a parcel must be approved by the

Architectural Control Committee and/or the Board of Directors prior to installation or construction. No metal sheds shall be permitted on any parcel. Only one single family residence, one private garage, and one guest house not to exceed forty (40) percent of the area of the main dwelling, exclusive of attached garages, patios and porches, shall be erected on any one of the parcels hereinabove described. Nothing herein, however, shall prohibit the construction or erection of servant's quarter in connection with the garage on said parcel. It is expressly understood that such servants quarters shall not be used for rental purposes by the owner or lessee of said premises. If servant's quarters or garage be constructed prior to the main residence or dwelling, the same shall not be occupied by servants or others for living purposes until work is actually within six (6) months of such occupancy. No occupancy shall be permitted in the unfinished homes. All structures and landscaping shall be complete within one (1) year of the building permit being issued.

2. Article XII is amended to read as follows:

ARTICLE XII
DISPLAY OF SIGNS

Not more than two temporary signs of any nature, including "for rent" or "for sale" signs, may be displayed on any parcel in the PUD. Such signs shall not exceed the outside dimensions of a standard real estate sign (approximately 24 by 48 inches). No permanent signs are permitted.

3. Article XV is amended to read as follows:

ARTICLE XV
SIGHT DISTANCE AT INTERSECTIONS

No object, including without limitation thereto, a fence, wall, hedge, or plantings, which obstructs road signs or sight lines at elevations between two (2) and six (6) feet above the roadway shall be placed or permitted to remain on any parcel within the area adjacent to where a driveway intersects a street or where streets intersect. The restriction is intended to apply so that all traffic may move safely upon the streets and in and out of driveways in the PUD without any physical or sight obstruction hindering and/or making such movement dangerous.

4. Article XVI is amended to read as follows:

ARTICLE XVI

PROHIBITED PARKING

Automobiles, passenger vans and stock or standard pick-up trucks with bed clear of debris, equipment and tools, are permitted to be parked in driveways, provided however, that no signs or advertising are displayed on the vehicle. All other vehicles, boats, trailers, recreational vehicles, etc., parked or stored on a parcel must be screened from view, excepting only such temporary parking of commercial vehicles as may be necessary to service a residence in the PUD. Screening may be through the use of privacy fencing and/or dense plantings. In the event that a vehicle/vessel protrudes over the fence/plantings, it would be considered screened provided that no more than twenty-five percent (25%) of the total height from the ground is visible.

5. The foregoing amendments to the Declaration of Covenants, Conditions, and Restrictions of Gregor Woods, a Planned Unit Development were approved by not less than a two-thirds (2/3rds) vote of the entire membership in the Association.

6. The adoption of these amendments appears upon the minutes of said meeting and is unrevoked.

7. All provisions of the Declaration of Covenants, Conditions, and Restrictions of Gregor Woods, a Planned Unit Development 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 14th day of ~~July~~ August 2025

WITNESSES AS TO PRESIDENT:

**GREGOR WOODS PROPERTY OWNERS'
ASSOCIATION, INC.**

Danielle Kalie

By: Danielle McDonough
Danielle McDonough

Print Name: Danielle Kalie

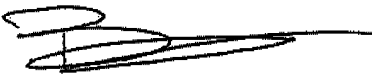
Bethany Wood

Print Name: Bethany Wood

**STATE OF FLORIDA
COUNTY OF MARTIN**

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of [X] physical appearance or [] online notarization, by **Danielle McDonough, President**, of Gregor Woods Property Owners' Association, Inc. who [✓] is personally known to me or who [] has produced as identification this 14th day of July 2025.

Notary Stamp



Notary Public, State of Florida
Bethany Wood
Print Name
My Commission Expires: 12/20/28



WITNESSES AS TO SECRETARY:

Danielle Kalie

Print Name: Danielle Kalie

Bethany Wood

Print Name: Bethany Wood

GREGOR WOODS PROPERTY OWNERS' ASSOCIATION, INC.


By: Melinda Heath

Melinda Heath

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of [X] physical appearance or [] online notarization, by **Melinda Heath, Secretary**, of Gregor Woods Property Owners' Association, Inc. who [✓] is personally known to me or who [] has produced _____ as identification this _____ day of July 2025.

Notary Stamp



Notary Public, State of Florida
Bethany Wood
Print Name
My Commission Expires: 12/20/28

