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IN THE RECORDS OF  
JEFFREY K. BARTON  
CLERK CIRCUIT COURT  
INDIAN RIVER CO., FLA.

Return to  
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Richard F. Hornchek  
674 Lake Orchid Circle  
Vero Beach, FL 32962-8538

**AMENDMENT TO DOCUMENTS OF THE  
GARDEN HOMES OF GROVE ISLE ASSOCIATION, INC.  
CHANGING ARTICLE VII**

The Board of Directors of the Garden Homes at Grove Isle Association, Inc., a Florida non-profit corporation, hereby files this amendment to the Declaration of Covenants, Condition, Restrictions and Limitations of the Garden Homes at Grove Isle Association, Inc.

WHEREAS, the Developer of the Garden Homes of Grove Isle initially had the original Documents for this Homeowners Association recorded on March 4, 1988 in book 0792, starting on page 0036 of the Public Records of Indian River County, Florida; and

WHEREAS the Developer, acting as the Declarant, on May 9, 1991 agreed to certain changes in the Documents as detailed in Exhibits A and B; and

WHEREAS all members of the then existing Board of Directors of the Garden Homes of Grove Isle Association, Inc. and all members of the then existing Board of Directors of the Grove Isle at Vero Beach Condominium Association, Inc. did sign Exhibit A agreeing to the terms and conditions of the changes so detailed in Exhibits A and B, and

WHEREAS the Developer, who was also the Declarant, did not record these changes to the Documents of the Garden Homes of Grove Isle Association, Inc. in the Public Records of Indian River County, Florida in a timely fashion;

WE, THEREFORE, The undersigned members of the current Board of Directors of the Garden Homes of Grove Isle Association, Inc. do hereby present the following approved Amendment for recording in the Public Records of Indian River County, Florida.

**ARTICLE VII**  
**COVENANTS FOR MAINTENANCE ASSESSMENTS**

**Section 2. General Assessments**

**a. Purpose of Assessment**

(1) The general assessment levied by the Association shall be used exclusively for the improvement, maintenance, enhancement and operation of the Properties and, in particular, for the improvement, maintenance and operation of the Common Areas and to provide services (including maintenance of the exterior of the Garden Homes) which the Association is authorized or required to provide; additionally, the general assessment levied by the Association shall be for the purpose of providing for the payment of the prorated fair share of the maintenance of the recreational facilities, the Recreational parcel, Preserve parcel, East parcel and Roadway parcels 1, 2, and 3, shared and used in common by the members of the Association and the members of the Grove Isle at Vero Beach Condominium Association, Inc. Recreational facilities include the Clubhouses (2), tennis courts (2), swimming pools (2) and all amenities included therein. Roadway parcel, includes the guard house and the entry guard expenses.

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(2) Further, we have agreed that the Homeowners' Association shall pay the expense of mowing and landscaping our front yards up to the street curb in exchange for not participating in the Condominium's expenses of landscaping and mowing what is called "entrance berm". Further, in consideration of the Homeowners' Association being responsible for all expenses relating to the pump located across from 634 Lake Orchid Circle, the Homeowners' Association shall not participate in the expenses related to the maintenance of the lakes nor the Condominium's drainage, other than maintaining the swales and ditches within our property and the Condominium's property in front of the yards of the homeowners, and the backyards of lots 1 through 4.

This amendment became effective on May 9, 1991 when the Board of Directors of the Garden Homes at Grove Isle Association, Inc. and the Board of Directors of the Grove Isle at Vero Beach Condominium Association, Inc. signed the attached exhibits A and B.

IN WITNESS WHEREOF, this Amendment to the Documents of the Garden Homes at Grove Isle Association, Inc. has been duly executed this 16 day of May, 1997.

Signed, Sealed and Delivered  
in the Presence of: (Seal)  
E. Johnson  
James Agypopoulos

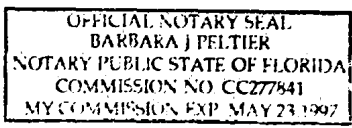
Garden Homes at Grove Isle  
Association, Inc.  
By: Richard F. Hornchek  
President  
Attest: Frances Bruns  
Secretary

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF INDIAN RIVER )

Personally appeared before me this 16 day of May, 1997, the above named Richard F. Hornchek and Frances Bruns, as President and Secretary, respectively, of the Garden Homes at Grove Isle Association, Inc., to me well known, and acknowledge to me that they executed the forgoing Amendment to the Declaration of Covenants, Conditions, Restrictions and Limitations for the Garden Homes at Grove Isle, and acknowledged to and before me that they executed the same freely and voluntarily in the above stated capacities on behalf of said corporation.

Barbara J. Peltier  
Notary Public, State of Florida at Large

My Commission Expires:



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**INDEX OF EXHIBITS**

- a. Cover Letter to Directors Dated May 9, 1991, page 4
- b. Document Change to ARTICLE VII Covenant, page 5

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EXHIBIT A

GARDEN HOMES AT GROVE ISLE HOMEOWNERS' ASSOCIATION INC  
581 Grove Isle Circle  
Vero Beach FL 32962  
407/569-7982

May 9, 1991

Board of Directors  
Grove Isle at Vero Beach Condominium Association, Inc.  
Vero Beach, Florida

Gentlemen:

We are in the process of amending our Covenants, Conditions, Restrictions, and limitations for the Garden Homes at Grove Isle in order that our Assessment include other items not originally contemplated in our documents. Copy of the Proposed Amendment which will be shortly submitted to all homeowners for approval is hereby enclosed for your information.

Further, we have agreed that the Homeowners' Association shall pay for the expense of mowing and landscaping our front yards up to the street curb in exchange for not participating in the condominium expenses of landscaping and mowing what is called "entrance berm". Further, in consideration of the Homeowners' Association being responsible for all expenses relating to the pump located across from 634 Lake Orchid Circle, the Homeowners' Association shall not participate in expenses related to the maintenance of the lakes nor condominium drainage, other than maintaining the swales and ditches within our property and the Condominium Property in front of the yards of the homeowners, and the backyards of lots 1 through 4.

If this is your understanding of our agreement, please acknowledge by signing where indicated.

Sincerely,

*Jim Argyropoulos*  
Jim Argyropoulos  
Vice President, Homeowners' Association, Inc.

GROVE ISLE AT VERO BEACH CONDOMINIUM ASSOCIATION, INC.

*[Signature]*  
\_\_\_\_\_  
President

*[Signature]*  
\_\_\_\_\_  
Vice President

*[Signature]*  
\_\_\_\_\_  
Secretary/Treasurer

OR 153PG0439

# EXHIBIT B

## PROPOSED AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND LIMITATIONS FOR THE GARDEN HOMES AT GROVE ISLE

### ARTICLE VII

#### Section 2. General Assessment.

#### PRESENT

#### PROPOSED AMENDMENT

a. Purpose of Assessment. The general assessment levied by the Association shall be used exclusively for the improvement, maintenance, enhancement and operation of the Properties and, in particular, for the improvement, maintenance and operation of the Common Areas and to provide services (including maintenance of the exterior of the Garden Homes) which the Association is authorized or required to provide; additionally, the general assessment shall be for the purpose of providing for the payment of the prorated fair share of the maintenance expense of the recreational facilities shared and used in common by the members of the Association and the members of Grove Isle at Vero Beach Condominium Association, Inc.

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