

This Instrument Prepared by and Return to:
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**CERTIFICATE OF AMENDMENTS TO
DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS, RIGHTS, LIMITATIONS AND RESTRICTIONS
FOR
CRYSTAL FALLS OF VERO**

THE UNDERSIGNED, being the President and Secretary of **Crystal Falls Property Owners' Association, Inc.**, a Florida non-profit corporation, hereby certify that at a duly called meeting of all of the owners of lots in the above-named association, held on the 10th day of February, 2007, in accordance with the requirements of Florida law, and of the Declaration of Covenants, Conditions, Easements, Rights, Limitations and Restrictions for **Crystal Falls of Vero**, as originally recorded in Official Record Book 1515, Beginning at Page 0001, Public Records of Indian River County, Florida, not less than sixty-six (66%) of the entire membership of the Board of Directors and by not less than sixty-six (66%) of the entire membership of the Association affirmatively voted to amend the Declaration of Covenants, Conditions, Easements, Rights, Limitations and Restrictions as hereinafter set out.

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

I. Article II, Paragraph 6 shall be amended to read as follows:

6. Construction. All house plans and landscape plans must be submitted and approved, in writing, before any construction takes place. All construction shall be governed and controlled by the Architectural Control Committee, as described in Article V hereof. No used materials shall be permitted in the construction of any Structure. Only new materials shall be utilized to construct Structures within the Development, including Residences. No vinyl siding will be permitted. All construction shall be completed within one year from the commencement date of construction. All exterior walls shall have a minimal height of nine feet and four inches (9'4"). Soffits shall have a minimal size of twenty-four inches (24"). The color of external materials will generally be subdued to blend with the colors of the natural landscape. Earth tones, generally muted, are recommended, although occasionally accent colors used judiciously and with restraint may be permitted. Exterior surfaces will be constructed of one of the following: architectural type roofing three (3) dimensional type shingles or their equivalent, cement tile, tin, or its equivalent. The roof pitch for any building Structure shall be a minimum of 6 feet in 12 feet. Combs and other such offensive structures are forbidden. Air conditioning units must be screened by shrubbery so as not to be seen from the road or adjacent property and must be submitted, in writing, to the Architectural

Control Committee for approval. The air conditioning units must not be seen from the street or adjacent neighbor properties.

II. Article II, Paragraph 17 shall be amended to read as follows:

17. Landscape. No artificial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior portion of any Lot. Twenty percent (20%) of the existing natural vegetation on the Lot must remain when clearing the Lot in accordance with Indian River County standards set forth in LDP. Upon the construction of any dwelling Structure on a Lot, the entire Lot, excluding areas where a Structure is located, shall be completely landscaped. All landscaping shall be properly watered, manicured, and cared for to ensure a healthy yard. All sod shall be of the Floratam variety. All Lots, once improved with a Residence and landscaping, shall have installed an irrigation system sufficient to water and service the landscaping and sod. A minimum sum of \$1,500 shall be expended by the Owner for landscaping, exclusive of the cost of sod, which shall at a minimum include two (2) oak trees having a minimum trunk diameter three (3) inches from the root system and not less than ten (10) feet in height. One (1) oak tree shall be planted between the street and the house centered between the property lines (to be planted in the front yard of any home on a corner). Owners of Lots fronting on the main large lake must sod and maintain sod and landscaping in the maintenance easement area as well as to the water line on their respective lot lake frontages. All landscaping plans must be submitted, in writing, to and approved by the Architectural Control Committee prior to construction. No trees larger than six inches (6") in diameter shall be removed without the written permission of the Architectural Review Committee. Additionally, no clearing of any lot shall be permitted without the written permission of the Architectural Review Committee. The Committee may require surveys and/or drawings in addition to other documentation of the plant life existing on the property.

III. Article VII, Paragraph 1 shall be amended to read as follows:

1. No lot shall be used except for residential purposes. Unless expressly approved by the Architectural Control Committee, no building or other structures shall be erected, altered, placed nor permitted to remain on any lot other than (1) on detached single family dwelling not to exceed two (2) stories in height, together with private garage, or 2) such appurtenant structures, such as a gazebo, as are incidental to a residential use and as may be approved by the Architectural Control Committee. No previously used structure shall be erected, altered, placed nor permitted to remain on any Lot. The Declarant may use a pre-fabricated sales office for marketing purposes.

