

**THIRD
AMENDMENT
TO
DECLARATIONS COVENANTS AND RESTRICTIONS
FOR
VERANDA PLACE SUBDIVISION**

THIS AMENDMENT made this 23rd day of June, 2010 by **VERANDA PARTNERS ONE, LLC**, a Florida limited liability company corporation, (“Developer”) and joined by **VERANDA PARTNERS TWO, LLC**, a Florida limited liability company corporation and **VERANDA PLACE COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation

RECITALS:

A. The Declaration of Covenants and Restrictions for Veranda Place Subdivision is recorded in the Official Records Book 5818, Page 7064, et. seq., Public Records of Brevard County, Florida, and as thereafter amended (the “Covenants”); and

B. The Developer has reserved the right to amend these Covenants pursuant to the provisions of Section 11.1 thereof for as long as the Developer owns a Lot within the Property; and

C. The Developer is owner of one (1) or more Lots contained within the Property as of the date of this instrument and desires to amend the Covenants in the manner hereinafter set forth.

NOW THEREFORE, in consideration of the foregoing, the Covenants are amended as follows:

1. All terms used in this instrument shall have the same definition and meaning as set forth in the Covenants unless herein provided to the contrary, or unless the context requires otherwise.

2. Article VII, Section 7.2.6 of the Covenants is hereby amended and restated in its entirety to read as follows:

7.2.6 Exterior materials of any home such as roofing, stucco, siding, brick, etc. as well as exterior color schemes shall be submitted for approval to the Architectural Review Committee as proved in Section 7.8 hereof.

Exterior Requirements:

- (a) Foam banding accents required below windows.
- (b) Stucco banding accents required around all windows and doors.

3. Article VII, Section (a) of the Covenants is hereby amended and restated in its entirety to read as follows:


Section 7.6: Miscellaneous Use Restrictions.

(a) Fences, walls, hedges or mass planting of any type shall not exceed a height of six (6) feet above the finished graded surface of the grounds upon which it is located and shall not be constructed, planted, placed or maintained upon any Lot without the written consent and approval of the Architectural Review Committee. No hedge or mass planting of any type exceeding three (3) feet above the finished graded surface of the ground upon which it is located shall be constructed, planted, placed or maintained between the street and the front setback line of any Lot. No fences or walls of any type shall be built further forward on a Lot than ten (10) feet behind the front building line of any residence, and shall not exceed six (6) feet in height, except as otherwise provided herein. All fences must be in conformance with all government regulatory codes and setback requirements. As to any Lot that adjoins retention, no fence or wall, portion thereof, may be constructed behind the rear of any residence. All fences to be constructed on Preservation Lots shall be Specrail, size A, file SR-3 with Essex doggy panel from www.fence-depot.com. The fence shall be residential grade and beige in color. All other fences to be constructed on a non-amenitized Lot in the Subdivision shall be beige in color and made of PVC. Prior to construction of a fence or wall on any Lot, the Owner must submit a detailed sketch showing the fence type and location.

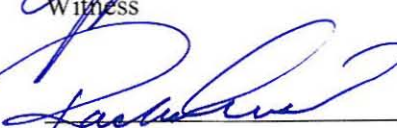
4. In all other respects not inconsistent with the above, the Declaration of Covenants and Restrictions for Veranda Place Subdivision recorded in the Official Records Book 5818, Page 7064, *et. seq.*, Public Records of Brevard County, Florida, is hereby ratified, confirmed, re-executed and republished in its entirety.

IN WITNESS WHEREOF, the parties have caused their seals and signatures to be affixed this 23rd day of June, 2010.

Signed, sealed and delivered
In the presence of:

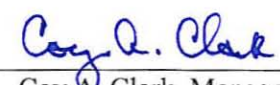


Witness



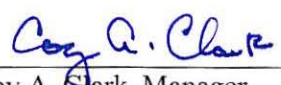
Witness

VERANDA PARTNERS ONE, LLC,
a Florida limited liability company

By: 

Coy A. Clark, Manager

VERANDA PARTNERS TWO, LLC,
a Florida limited liability company

By: 

Coy A. Clark, Manager

VERANDA PLACE COMMUNITY ASSOCIATIONS, INC., a Florida corporation

[Signature]

Witness
[Signature]

Witness

By: *[Signature]*

Coy A. Clark, President

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 23rd day of June, 2010, by Coy A. Clark, Manager of Veranda Partners One, LLC, a Florida limited liability company, who is personally know to me.



[Signature]

Notary Public
My Commission Expires: May 19, 2013

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 23rd day of June, 2010, by Coy A. Clark, Manager of Veranda Partners Two, LLC, a Florida limited liability company, who is personally know to me.



[Signature]

Notary Public
My Commission Expires: May 19, 2013

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 23rd day of June, 2010, by Coy A. Clark, President of Veranda Place Community Association, Inc., a Florida not-for-profit corporation, who is personally know to me.



[Signature]

Notary Public
My Commission Expires: May 19, 2013