



Record and Return to:  
 Jane L. Cornett, Esq.  
 Becker & Poliakoff, P.A.  
 401 SE Osceola Street, First Floor  
 Stuart, FL 34994

=====THIS SPACE FOR RECORDER'S USE=====

**AMENDMENT TO THE  
 AMENDED AND RESTATED DECLARATION OF  
 PROTECTIVE COVENANTS,  
 CONDITIONS AND RESTRICTIONS  
 FOR  
 MYSTIC COVE**

The Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Mystic Cove was recorded in the Public Records of Martin County, Florida, at Official Records Book 2439, Page 2606 et.seq. and amended at Official Records Book 2551, Page 528 et.seq. The same Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions is hereby amended as approved by the members at a special meeting held May 13, 2015.

1. Article 9.1.1 is hereby amended as follows:

9.1 Restrictions on Use of Parcels and Common Property.

9.1.1 Residential Use. All Parcels shall be used only as single family, private, and residential dwellings. No business or commercial building may be erected on any Parcel. Small, home based businesses are allowed provided they do not require outside signage or advertising of the home location and they meet all other requirements of Mystic Cove Covenants. Home based businesses must maintain all outside appearances of a single family home including required parking in the parcel's driveway. If a home based business becomes a nuisance, the Board will provide the owner an opportunity to remedy the situation. Issues arising with a home based business will be handled in the same manner as the standard fine and appeal process required by law. Home based business must also meet all applicable governmental restrictions and requirements. Other than home based business as described in this Article, business or commercial activity is prohibited on any Parcel in Mystic Cove. Written approval of the Board of Directors of the Association is required prior to the execution of any lease or sublease of any Dwelling. The purpose is to ensure that Mystic Cove retains its private, residential character, that any leased Dwelling will be maintained as required by these Covenants, and that no prospective lessee presents a danger, threat, or material incompatibility with the community, so as to constitute a detriment to the well-being or property values of the other owners.

[Remaining paragraphs are unchanged.]

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 13 day of May, 2015.

WITNESSES:

Mystic Cove Home Owners Association, Inc.

Ronald D. Daugherty  
Witness #1 Signature

By: Ann Castaldi, President  
Ann Castaldi, President

RONALD D. DAUGHERTY  
Witness #1 Printed Name

John Culpepper  
Witness #2 Signature

John Culpepper  
Witness #2 Printed Name

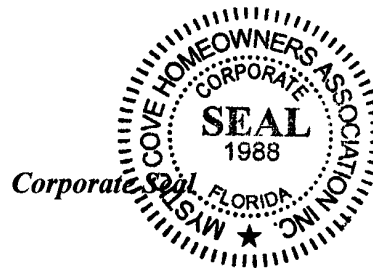
Antoinette Walker  
Witness #1 Signature

By: Antoinette Walker  
Antoinette Walker, Secretary

Samantha S. Shawver  
Witness #1 Printed Name

Tina Livio  
Witness #2 Signature

Tina Livio  
Witness #2 Printed Name



STATE OF FLORIDA  
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 13 day of May, 2015 by Ann Castaldi, as President of Mystic Cove Home Owners Association, Inc.,  who is personally known to me or [ ] who has produced identification [Type of Identification: \_\_\_\_\_].

Notary Seal  LORRAINE SORTINO  
MY COMMISSION # EE 219680  
EXPIRES: August 24, 2016  
Bonded Thru Budget Notary Services

Lorraine Sortino  
Notary Public

STATE OF FLORIDA  
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 13 day of May, 2015 Antoinette Walker, as Secretary of Mystic Cove Home Owners Association, Inc.  who is personally known to me or [ ] who has produced identification [Type of Identification: \_\_\_\_\_].

Notary Seal  LORRAINE SORTINO  
MY COMMISSION # EE 219680  
EXPIRES: August 24, 2016  
Bonded Thru Budget Notary Services

Lorraine Sortino  
Notary Public

**CERTIFICATE**

Mystic Cove Home Owners Association, Inc., by its duly authorized officers, hereby certifies that the Amendment to the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Mystic Cove, a copy of which is attached hereto, was duly and regularly approved by the members at a special meeting held May 13, 2015.

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 13 day of May, 2015.

WITNESSES:

Mystic Cove Home Owners Association, Inc.

Ronald D. Daugherty  
Witness #1 Signature

By: Ann Castaldi, President  
Ann Castaldi, President

RONALD D. DAUGHERTY  
Witness #1 Printed Name

John C. Culpepper  
Witness #2 Signature

John C. Culpepper  
Witness #2 Printed Name

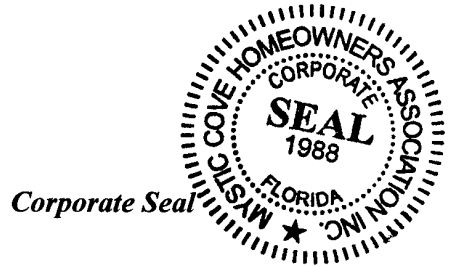
By: Antoinette Walker  
Antoinette Walker, Secretary

Samantha S. Stawler  
Witness #1 Signature

Samantha S. Stawler  
Witness #1 Printed Name

Tina Livio  
Witness #2 Signature

Tina Livio  
Witness #2 Printed Name



STATE OF FLORIDA  
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 13 day of May, 2015 by Ann Castaldi, as President of Mystic Cove Home Owners Association, Inc.,  who is personally known to me or  who has produced identification [Type of Identification: \_\_\_\_\_].

Notary Seal



LORRAINE SORTINO  
MY COMMISSION # EE 219680  
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LORRAINE SORTINO  
MY COMMISSION # EE 219680  
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Lorraine Sortino  
Notary Public

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