



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., and amended at Official Records Book 2795, Page 509 et.seq. The same Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions is hereby amended as approved by the members at a meeting held January 27, 2019.

1. *Article 4.3.1.5 is hereby amended as follows:*

4.3 Maintenance of Property.

4.3.1.5 The Preserve Areas, as defined in Section 1.25 of this Declaration, are as shown on the Plat of the Property, and in the Final Development Plan, Exhibit "A". Martin County Land Development Code and Comprehensive Plan requires a Preserve Area Management Plan ("PAMP") to govern all activities relating to upland, wetland and transition zone preservation areas so noted on the Development Plan of Mystic Cove Planned Unit Development. Said plan will assure the viability of all preservation zones within the P.U.D. during construction and post construction activities. The PAMP is attached hereto and incorporated herein by reference as Exhibit "B". The Association is held accountable by Martin County for the maintenance of native vegetation, removal of exotic vegetation and all other requirements of the PAMP and the Plat. Accordingly, all maintenance activities within the Preserve Areas including, but not limited to, planting or replacing native vegetation, removal of exotic vegetation, and the like, as required by the PAMP and the Plat, shall be conducted exclusively by the Association with the exception of U.N.V.P.E. areas on parcel owner's property. Upland Native Vegetation Preserve Easements is referred to as "U.N.V.P.E." are areas located within a parcel owners property on which they pay property taxes. Parcel Owners' activities within the Preserve Areas, with the exception of U.N.V.P.E areas on parcel owner's property, are restricted to bird watching and enjoying nature and, other than these authorized activities, any other activities within the Preserve Areas that are not authorized by the Association Board shall be deemed to be a violation of these Covenants. Any vegetation planted in the Preserve Areas without the prior authorization of the Board of Directors may, at the discretion of the Board, be removed or destroyed.

2. *Article 5.4 is amended as follows:*

5.4 Wetland and Upland Preservation Areas. These preservation areas exist throughout the entire project, as depicted on the Plat and on the Final Development Plan in Exhibit "A", as they may be amended from time to time, and exist to promote native vegetation in its original form. More specifically, they are variously referred to as Common Area Upland Preservation Buffer, Upland Preserve, Mangrove Wetland, Upland Native Vegetation Preservation Easements ("U.N.V.P.E."), Landscape Area, Transition Zone and Preserve Area. Owners' activities within these Preserve Areas are restricted to bird watching and enjoying natures, as provided in Section 4.3.1.5 of this Declaration. All maintenance of these Preserve Areas shall be conducted solely by the Association.

5.4.1 Undersized, Upland Native Vegetation Preserve Easements ("U.N.V.P.E."). Fences are permitted in the Undersized Upland Native Vegetation Preservation Easements pursuant to Martin County Resolution Number 17-3.26. Fences are not to exceed six feet in height, and must be placed within the perimeter of the U.N.V.P.E. preserve areas on the parcel owner's property. The fence may be constructed along the property line. All fencing must be approved by the appropriate Martin County government permitting office and the Mystic Cove A.R.B. All maintenance of the undersized, U.N.V.P.E. Preserve Areas shall be the sole responsibility of the parcel owner.

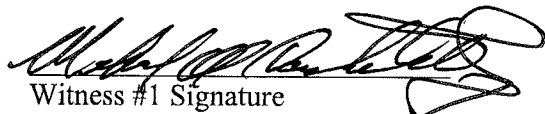
3. *The foregoing amendments to the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions were adopted by the members by a vote sufficient for approval.*

4. *All provisions of the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions are herein confirmed and shall remain in full force and effect, except as specifically amended herein.*

IN WITNESS WHEREOF, the undersigned has caused these to be signed in its name by its President and its Secretary this 14 day of February, 2019.

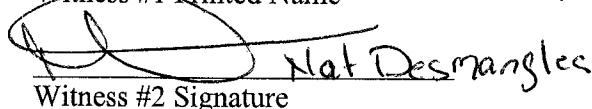
WITNESSES:

Mystic Cove Home Owners Association,
Inc.


Witness #1 Signature

By: Karen Horbatt
Karen Horbatt, President

Michael A. Castaldi Jr.
Witness #1 Printed Name


Witness #2 Signature

Natalie Desmangles
Witness #2 Printed Name

Michael A. Castaldi Jr.
 Witness #1 Signature

Michael A. Castaldi Jr.
 Witness #1 Printed Name

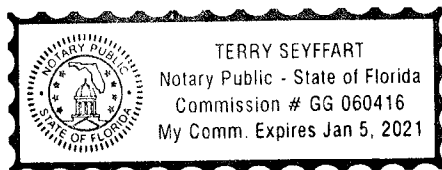
[Signature]
 Witness #2 Signature

Hataniel Desmangles
 Witness #2 Printed Name

STATE OF FLORIDA
 COUNTY OF Martin

The foregoing instrument was acknowledged before me this 14 day of February, 2019, by Karen Horbatt, as President of Mystic Cove Home Owners Association, Inc., [] who is personally known to me or [X] who has produced identification [Type of Identification: FL DLIC].

Notary Seal



Notary Public

Terry Seyffart

STATE OF FLORIDA
 COUNTY OF Martin

The foregoing instrument was acknowledged before me this 14 day of February, 2019, by Ann Castaldi, as Secretary of Mystic Cove Home Owners Association, Inc., [] who is personally known to me or [X] who has produced identification [Type of Identification: FL DLIC].

Notary Seal



Notary Public

Terry Seyffart

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 meeting held January 27, 2019.

IN WITNESS WHEREOF, the undersigned has caused these to be signed in its name by its President and its Secretary this 14 day of February, 2019.

WITNESSES:

Mystic Cove Home Owners Association,
Inc.

Witness #1 Signature

By: Karen Horbatt
Karen Horbatt, President

Michael A. Castaldi Jr.
Witness #1 Printed Name

Witness #2 Signature

Natalie Desmangles
Witness #2 Printed Name

Witness #1 Signature

By: Ann Castaldi
Ann Castaldi, Secretary

Michael A. Castaldi Jr.
Witness #1 Printed Name

Witness #2 Signature

Natalie Desmangles
Witness #2 Printed Name

STATE OF FLORIDA

COUNTY OF Martin

The foregoing instrument was acknowledged before me this 14 day of February, 2019 by Karen Horbatt, as President of Mystic Cove Home Owners Association, Inc., [] who is personally known to me or [X] who has produced identification [Type of Identification: FL. Driver's License].

Notary Seal

Notary Public

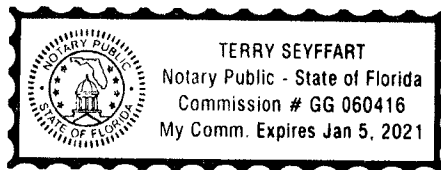


STATE OF FLORIDA

COUNTY OF Martin

The foregoing instrument was acknowledged before me this 14 day of February, 2019 Ann Castaldi, as Secretary of Mystic Cove Home Owners Association, Inc. [] who is personally known to me or [X] who has produced identification [Type of Identification: FL DL Lic].

Notary Seal



Terry Seyffart
Notary Public

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