

**12TH AMENDMENT TO REVISED AND AMENDED  
DECLARATION OF COVENANTS AND RESTRICTIONS  
OF THE SPRINGS OF SUNTREE (f/w/a HOLIDAY SPRINGS AT SUNTREE)**

THIS IS THE 12TH AMENDMENT to the Revised and Amended Declaration of Covenants and Restrictions recorded in Official Records Book 2387, Page 1503, as amended by various Amendments recorded in Official Records Book 2396, Page 1299; Official Records Book 2407, Page 2192; Official Records Book 2414, Page 0310; Official Records Book 2463, Page 3000; Official Records Book 2755, Page 1919; Official Records Book 3156, Page 0135; Official Records Book 3406, Page 1734; Official Records Book 3477, Page 1559; Official Records Book 3501, Page 4522; Official Records Book 3530, Page 4423; all of the Public Records of Brevard County, Florida.

In accordance with Article XIII, the DEVELOPER has approved this 12th Amendment made necessary by replatting process currently pending whereby the DEVELOPER, in an attempt to redesign portions of The Springs of Suntree to enhance its value and beauty has recently caused the Board of County Commissioners to vacate portions of the subject plat. Simultaneous therewith, the DEVELOPER has initiated the replatting process by its submission of construction plans to Brevard County whereby the total number of single family dwelling lots in The Springs of Suntree will increase from 620 to 630 lots. Given that it would be potently unfair and inequitable for the DEVELOPER to lose a substantial number of its votes during the replatting process, the purpose of this Amendment is to maintain the voting rights of the DEVELOPER during such process.

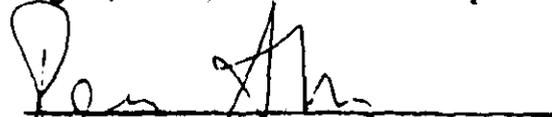
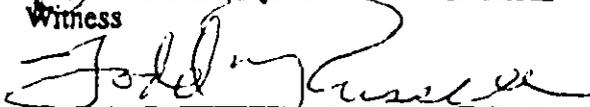
THEREFORE, the following Section shall be amended to read in their entirety as follows:

Section 1.19 shall be amended to read in its entirety as follows:

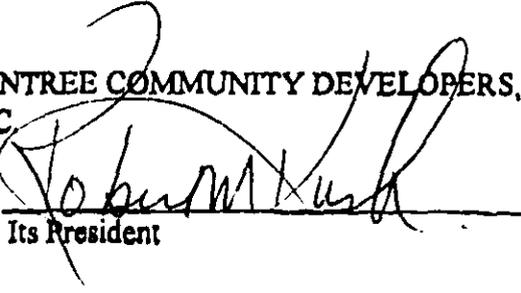
1.19 **LOT** shall mean and be defined as a separate single family residential building site within the SUBJECT PROPERTY as the same is subdivided and described pursuant to and in accordance with the PLAT, or as is subdivided and described in construction plans or preliminary plat plans submitted to the County, and shall include any IMPROVEMENTS from time to time constructed, erected, placed, installed, or located thereon.

IN WITNESS WHEREOF, the DEVELOPER has caused this 12th Amendment to made and executed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

  
\_\_\_\_\_  
Witness  
  
\_\_\_\_\_  
Witness

SUNTREE COMMUNITY DEVELOPERS, INC.

By:   
\_\_\_\_\_  
Its President

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 18 day of March 1997 by Robert M. Kush, President of SUNTREE COMMUNITY DEVELOPERS, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.



CFN 97046963 03-19-97 01:07 pm  
OR Book/Page: 3655 / 1695

**Sandy Crawford**

Clerk Of Courts, Brevard County

#Pgs: 1 #Names: 2  
Trust: 1.00 Rec: 5.00 Serv: 1.00  
Deed: 0.00 Excise: 0.00  
Mtg: 0.00 nt Tax: 0.00

  
\_\_\_\_\_  
Notary Public



BONNIE J. BELAIR  
My Comm Exp. 5/31/97  
Bonded By Service Ins  
No. CC289808

Personally Known | Other L.D.