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# Amendments to the Declaration of Covenants, Conditions, Restrictions, and Easements for Grande Pointe at Inlet Beach

Updated: June 2007

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR  
GRANDE POINTE AT INLET BEACH**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GRANDE POINTE AT INLET BEACH ("Amendment") is made this \_\_\_\_ day of June, 2005, by Grande Pointe Developers, L.L.C., a Florida limited liability company ("Declarant"), pursuant to Declarant's authority as set forth in Section 12.6 of the Declaration of Covenants, Conditions, Restrictions and Easements for Grande Pointe at Inlet Beach (the "Declaration"). As of the date of the Amendment, Declarant owns at least one Lot within Grande Pointe at Inlet Beach.

1. Section 3.4(g) of the Declaration is hereby deleted in its entirety and replaced with a new Section 3.4(g) as follows:

"(g) Signs. No sign of any kind shall be displayed to general view on any Lot, or on the interior of any structure in such a manner as to be visible from the exterior of the structure, except under any of the following circumstances:

(i) Directional or traffic signs may be installed by the appropriate governmental authority, by Declarant, or by the Board, and entrance or other identification signs may be installed by or with the consent of the Architectural Review Committee; and

(ii) Declarant may display signs for the sale of Lots, homes, and promotion of the subdivision and for any other purpose Declarant, in its sole discretion, deems necessary or appropriate; and

(iii) One "For Sale" sign not more than two square feet (as measured on each side of the sign) may be displayed on a Lot by the Owner or the agent for such Owner, provided that all such signs must first be approved by the Architectural Review Committee, in its sole and absolute discretion; and

(iv) One "For Rent" sign not more than two square feet (as measured on each side of the sign) may be displayed from the interior of a dwelling on a Lot by the Owner or the agent for such Owner, provided that all such signs must first be approved by the Architectural Review Committee, in its sole and absolute discretion.

The Association shall have the absolute authority to remove and retain, without notice, any and all signs which are prohibited, non-conforming to standard specifications, or not having the prior review and approval of the Architectural Review Committee."

2. Section 3.11 and Exhibit B of the Declaration are hereby deleted in their entirety.

3. All capitalized terms used herein which are not otherwise defined herein shall have

the meanings ascribed to them in the Declaration. All terms and conditions of the Declaration not otherwise modified herein are hereby ratified and re-affirmed.

IN WITNESS WHEREOF, Declarant has caused this First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Grande Pointe to be executed the day and year first above written.

WITNESSES:

GRANDE POINTE DEVELOPERS, L.L.C.  
By Knowjak, Inc., Its Manager

\_\_\_\_\_  
Printed: \_\_\_\_\_

By: \_\_\_\_\_  
Jo Ann Knowles, President

\_\_\_\_\_  
Printed: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of June, 2005 by Jo Ann Knowles, as President of Knowjak, Inc., in its capacity as Manager of Grande Pointe Developers, L.L.C. Such person did not take an oath and: *(Notary must check applicable box)*

- is personally known to me.
- produced a current Florida driver's license as identification.
- produced \_\_\_\_\_ as identification.

{Notary Seal must be affixed}

\_\_\_\_\_  
Signature of Notary

**SECOND AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR  
GRANDE POINTE AT INLET BEACH**

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GRANDE POINTE AT INLET BEACH ("Amendment") is made this \_\_\_\_ day of June 2007, by Grande Pointe Developers, L.L.C., a Florida limited liability company ("Declarant"), pursuant to Declarant's authority as set forth in Section 12.6 of the Declaration of Covenants, Conditions, Restrictions and Easements for Grande Pointe at Inlet Beach ("the Declaration"). As of the date of the Amendment, Declarant owns at least one Lot within Grande Pointe at Inlet Beach.

1. Section 3.4(g)(iii) and 3.4(g)(iv) of the Declaration are hereby deleted in their entirety and replaced with a new Section 3.4(g)(iii) as follows:

(iii) All signage displayed by an Owner, or an agent of the Owner, shall be in conformance with the sign designs established by the Architectural Review Committee.

2. Section 3.8 of the Declaration shall be amended as follows:

3.8 Destruction or Damage to Subdivision Improvements. Owners will be responsible for any and all damage caused to Common Property or subdivision improvements, including, but not limited to, turf grass, landscaping, site lighting, signage, curbs, gutters, water hydrants, sidewalks, power poles, or fences erected by anyone, whether such damage is caused by the Owner or the Owner's employees, agents, invitees, guests, contractors, or subcontractors. Any liability incurred under this provision will be both a personal obligation and an Individual Lot Assessment on such Owner's Lot.

3. All capitalized terms used herein which are not otherwise defined herein shall have the meanings ascribed to them in the Declaration. All terms and conditions of the Declaration not otherwise modified herein are hereby ratified and re-affirmed.

IN WITNESS WHEREOF, Declarant has caused this Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Grande Pointe to be executed the day and year first above written.

WITNESSES:

GRANDE POINTE DEVELOPERS, L.L.C.  
By Coastal Land Group, Inc., Its Manager

\_\_\_\_\_  
Printed: \_\_\_\_\_

By: \_\_\_\_\_  
Jo Ann Knowles, President

\_\_\_\_\_  
Printed: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of June, 2007 by Jo Ann Knowles, as President of Coastal Land Group, Inc., in its capacity as Manager of Grande Pointe Developers, L.L.C. Such person did not take an oath and: *(Notary must check applicable box)*

- is personally known to me.
- produced a current Florida driver's license as identification.
- produced \_\_\_\_\_ as identification.

{Notary Seal must be affixed}

\_\_\_\_\_  
Signature of Notary