

FOURTH AMENDMENT TO DECLARATION OF COVENANTS  
AND RESTRICTIONS FOR THE REEF, PHASE II

This Amendment is executed this 30<sup>th</sup> day of April, 2004, by The Reef Homeowners Association, Inc., a Florida Corporation not-for-profit (hereinafter referred to as the "Association").

WHEREAS, Seafield Land Corp., a Florida Corporation (hereinafter referred to as "Developer") caused the Declaration of Covenants and Restrictions for The Reef, Phase II to be recorded in the Public Records of Martin County, Florida, at Official Records Book 1171, Page 1335, (hereinafter referred to as the "Declaration"); and

WHEREAS, Section 3.5 of the Declaration provides that the Developer shall have the right to retain control of the Association so long as Developer owns any Lots within the project, and

WHEREAS, Developer has conveyed all of the Lots within The Reef, Phase II and turned over control of the Association to its members;

NOW, THEREFORE, be it known that the Declaration of Covenants and Restrictions for The Reef, Phase II, recorded in Official Records Book 1171, Page 1335, and amended by the First Amendment recorded in Official Records Book 1204, Page 837, and by the Second Amendment recorded in Official Records Book 1539, Page 1095, and by the Third Amendment recorded in Official Records Book 1593, Page 0001, of the Public Records of Martin County, Florida is hereby amended as follows:

I. Amendments to Declaration:

1. Section 13.6.5 C regarding mailboxes is deleted in its entirety.
2. Section 6.1.20 is deleted in its entirety and replaced by the following:  
Mailboxes and postal stands. It is the goal of this association to have continuity and aesthetics throughout the community. Mailboxes and their stands are expected to remain as close to the original design as possible (which was a white wood post, a standard U. S. Postal Service approved mailbox with a rounded top). No "theme" mailboxes are allowed (animals, fish, barns, vehicles, etc.). No "brick" styled mailboxes are allowed. No ornamental or novelty stands which are themed objects (welded chains, wagon wheels, car axels, etc.) are allowed. Planting around the base of a mailbox is allowed, provided that the planting does not impede the address number or delivery of mail. No newspaper boxes may be installed or maintained on any Lot. All new mailboxes need ARB approval before installation.
3. Section 13.6.5 D is amended to read:  
All roofs shall have a minimum pitch of five (5) in twelve (12) inches. There shall be no flat roofs. Approved materials include cement tile, clay tile, and metal. All roofing shall be approved by the ARB. No fiberglass architectural shingled roofs shall be allowed on new construction. Preferred roof styles are hip roofs. Small accenting gables are encouraged, but large gables on the front or sides are discouraged. Yard floodlights on

eaves must have a full extended hood. Diligent care must be taken to ensure that the lights are not directed towards streets or adjacent properties.

- 4. Section 6.1.9 is amended by adding the following subsection:  
 6.1.9.5 Decorative Landscape Lighting Landscape flood lights must have a full extended hood. Diligent care must be taken to ensure that the lights are not directed towards streets or adjacent properties. The use of low voltage accent lighting bearing U.L. approval is permitted. Only white illumination is permitted, except colored illumination is allowed as part of holiday decorations.
  
- 5. Section 6.1.23 is amended to read:  
Architectural Review Board Approval. No building, dwelling, sign, outside lighting (except low voltage lighting as provided in Section 6.1.9.5), hedge, wall, walk, dock, or other structure shall be constructed, erected, removed, or maintained on the Property or any Lot, nor shall any addition to or any change or alteration thereof be made until the prior written approval of plans and specifications by the Architectural Review Board ("ARB") of the Association has been obtained as more particularly set forth in Article 13 hereof. No fences will be permitted except for fences immediately surrounding a swimming pool as required by the Martin County Residential Swimming Pools, Spa and Hot Tub Safety Act. All swimming pool fences to be erected must be approved by the A.R.B. Preferred styles and materials include:
  - a. UV resistant white vinyl picket or picket with rail fence.
  - b. Black ornamental aluminum picket or picket with rail fence, or
  - c. Removable black mesh pool fence.


No fence shall be higher than 4 ft. above grade. The fence surrounding a swimming pool may not extend beyond the pool deck. Any fence facing or viewed from the street must be concealed with approved landscaping.

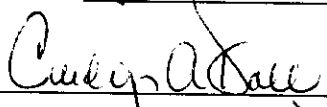
II. Effective Date.

The foregoing amendments to the Declaration of Protective Covenants, Conditions and Restrictions for The Reef Phase II shall be effective immediately upon execution.


IN WITNESS WHEREOF, The Reef Homeowners Association, Inc. have caused this Fourth Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for The Reef, Phase II to be executed by the duly authorized officer on the day and year first above written.

Witnesses:

  
 \_\_\_\_\_  
 Print Name: Robert Hill

  
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 Print Name: Cindy A. Hill

THE REEF HOMEOWNERS ASSOCIATION, INC.  
 A Florida Corporation, Not-For-Profit

By:   
 \_\_\_\_\_  
 Claire A. Hill, President  
 3700 SE Bowsprit Ct.  
 Stuart, Florida 34997

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 30 day of April 2004  
2004, by Claire A. Hill as President of The Reef Homeowners Association, Inc. a Florida  
Corporation not-for-profit, on behalf of the corporation, and she is personally known to me or has  
produced Florida ID as identification.

3/05

Cindy A Dale  
Notary Public

Print name: Cindy A Dale

