

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
BRANDYWINE ESTATES**

THIS AMENDMENT, made and given this 7th day of December, 2016 by
BRANDYWINE ESTATES HOMEOWNERS ASSOCIATION, INC. (a Florida Corporation),
(hereinafter referred to as "Association");

WITNESSETH:

WHEREAS Association represents the Owners of BRANDYWINE ESTATES
SUBDIVISION as recorded in Official Records Book 31, Pages 75 through 77, inclusive, of
Public Records of Brevard County, Florida and

WHEREAS, Association is therefore authorized to make the amendment in
accordance with Article X, Paragraph 10.03 of the Declaration of Covenants, Conditions and
Restrictions, of BRANDYWINE ESTATES as recorded in Official Records Book 2611, Page
901, in the Public Records of Brevard County, Florida (hereinafter referred to as the
"Declaration");

NOW THEREFORE, the Declaration is hereby amended to read as follows:

1. Article IV, paragraph 5.03 is hereby amended to read as follows:

"Other than signs displaying owners name or estate name, no sign of any kind shall
be displayed to the public view on any lot, except one professional sign of a type and size
commonly utilized in Brevard County, Florida to advertise residential real estate for rent or
for sale."

CFN 2016239684, OR BK 7771 PAGE 159,
Recorded 12/07/2016 at 02:53 PM, Scott Ellis, Clerk of Courts,
Brevard County
Pgs:3

Prepared By:

HC

H J Underhill
490 N. Harbor City Blvd
Melbourne, FL 32935

2. Article V, paragraph 5.15 is hereby amended to read as follows:

“No boats, trailers, motor homes, other recreational vehicles, commercial vehicles or heavy equipment may be parked or stored upon any lot unless hidden from view by a fence or garage. ~~or other opaque covering.~~ This shall not apply to temporary parking by vehicles used for construction, repair or servicing of any improvements on the lot nor shall it apply to the temporary parking of boats, trailers, motor homes or other recreational vehicles. Temporary parking of boats, trailers, motor homes or other recreational vehicles shall be defined as no more than seven (7) consecutive days and no more than ten (10) cumulative days in any three-month period.”

Article IV, paragraph 5.12 is hereby amended to read as follows:

“Roofing material shall be of wooden shakes or shingles. The Architectural Design Committee, at their sole uncontrolled discretion, may approve architectural asphalt or fiberglass shingles with a minimum weight of ~~300~~ 225 pounds, or approved tile, metal or stone facsimiles of wooden shakes or shingles. Roofs must have a minimum five/twelve pitch.

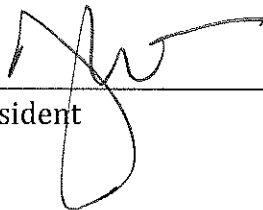
3. The first sentence of Article IX, Paragraph 9.01 is hereby amended to read as follows:

“No residences, additions thereto, add-ons, accessory buildings, pools, fences, mail boxes or any other structure, shall be erected, placed, constructed, altered or maintained upon any portion of said lots, unless a complete set of plans and specifications thereof, including the exterior color scheme, together with a plot plan indicating the exact location on the building site, shall have been submitted to and approved in writing by the Architectural Design Committee appointed from time to time by the Brandywine Estates Homeowner’s Association, a nonprofit Florida Corporation (herein after referred to as the “Homeowner’s Association”) or it’s duly authorized subcommittee or agent, and a copy of such plans as finally approved are deposited for permanent record with the Committee.”

6. The remaining provisions of the Declaration shall remain in full force and effect except as other expressly modified herein.

IN WITNESS WHEREOF, The Association has herein set his hand and seal as the day and year first written above.


**BRANDYWINE ESTATES
HOMEOWNERS ASSOCIATION, INC.**

BY 
Its President

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument has been acknowledged before me this 7th day of December, 2016, by H.J. Underhill III as President of Brandywine Estates Homeowners Association, Inc. He/she is personally known to me or has produced _____ as identification and did take an oath.

NOTARY PUBLIC


Sign

Tish Panagiotopoulos
Print Notary Name

State of Florida at Large (Seal)
My Commission Expires:

August 24, 2016

