



# AMENDMENTS TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, LICENSES AND EASEMENTS FOR RIVER GROVE ON THE TRAIL

The following changes to the Declaration of Covenants were approved by fifty percent (50%) plus one of the total voting power of the members of the Association at the River Grove Homeowner's Association Annual Meeting held on Thursday, February 12, 2004.

Article 3.14 Section (a) – Trees and Shrubs Required: The obligation to maintain at a minimum three (3) orange trees has been eliminated. This section now reads:

The trees used in landscaping shall be chosen by the builder/owner and approved by the ARC and shall be a combination of tree styles and types which comply with County Landscaping Ordinance and governmental regulations. Declarant reserves the right to implement a treescape plan with the approval of the ARC which will provide a specified tree plan to be installed between the sidewalk and curb as a landscape tree feature in the subdivision. After the ARC-approved landscaping plan is implemented on a Lot, no trees shall be cut without the prior written consent of the ARC. As used herein the term "trees" shall mean and be defined as any tree eight (8) feet or greater in height.

Article 5.8 – Obligation for Maintenance of Liability Insurance: The insurance limits for bodily injury/property damage and umbrella liability insurance has been changed to One Million Dollars (\$1,000,000) for bodily injury/property damage and Two Million Dollars (\$2,000,000) for umbrella liability insurance. This section now reads:


The Association shall obtain and maintain comprehensive general liability and property damage liability insurance in such limits as the Association from time to time determines, insuring the Association, each Director and each Owner against any liability to the public or the other Owners (and their families, invitees, tenants, agents, and employees) arising out of or incident to the ownership, use or maintenance of: (a) the Common Area and any improvements thereto, (b) Retention Lakes, (c) the Wall and Landscape Easements, and (d) Pedestrian Access Easement. The Board of Directors shall review these limits once each year, but in no event shall such insurance be less than One Million Dollars (\$1,000,000) covering all claims for bodily injury or property damage arising out of one occurrence. Reasonable amounts of umbrella liability insurance in excess of primary limits shall also be obtained in an amount not less than Two Million Dollars (\$2,000,000).

**DEPUTY CLERK per F.S. 695.03/92.50**  
Scott Ellis, Clerk  
Brevard County, Florida

Sworn & Subscribed before me this  
2nd March, 2004.

**MICHELLE GILBERT**

*Maureen Schwartz*  
*Maureen Schwartz*  
*Secretary*  
*River Grove Homeowner's Association*

*Michelle Gilbert*  
Deputy Clerk 

#Pgs: 1  
Trust: 1.00  
Mtg: 0.00  
#Names: 2  
Rec: 5.00  
Exclde: 0.00  
Int Tax: 0.00  
Serv: 0.00  
Clerk Of Courts, Brevard County  
**Scott Ellis**