



**CERTIFICATE OF AMENDMENT
TO THE
MASTER DECLARATION OF COVENANTS AND RESTRICTIONS
FOR HAMMOCK CREEK**

The Master Declaration of Covenants and Restrictions for Hammock Creek has been recorded in the public records of Martin County, Florida at Official Records Book 1133, Page 284, et. seq. The same Master Declaration of Covenants and Restrictions was hereby amended as approved by the Membership by written consent.

1. Article 7 is amended to read as follows:

ARTICLE 7

d. Recreational and Commercial Vehicles. No boats, trailers, habitable motor vehicles of any kind, motor homes, golf carts, motorcycles, pick-up trucks except "authorized trucks" as defined below, or recreational or commercial vehicles of any type shall be kept, placed, parked or stored upon any Parcel for any reason (unless within an Improvement which totally removes it from the public view). Notwithstanding the foregoing, service and delivery vehicles may park on a Parcel during regular business hours, or at any time in the case of an emergency, as needed for providing services or deliveries to the Parcel. No vehicle of any kind shall be parked overnight on any Street. In the event of a dispute concerning the type of vehicle, the manufacturer's classification of the vehicle shall control. The Master Association shall have the right to authorize the towing of any vehicle in violation of this provision, and to collect the costs thereof from the Owner who caused or permitted such violation on his Parcel, as an individual Assessment.

Notwithstanding anything to the contrary, Owners and Lessees are permitted to park no more than two authorized trucks in their driveway. For purposes of this provision, "authorized trucks" are pick-up trucks that: (1) are no larger than the standard half-ton class of vehicle as denoted by the manufacturer; (2) are of original factory model and design without after-market modification such as but not limited to: modified suspensions, lift packages, exhaust systems, oversized tires or body modifications; (3) do not have toolboxes, ladders, coolers, or other work or recreational lighting or items affixed to them.

The intent of this exception is to allow residents to have pick-up trucks used only as personal two-wheel or four-wheel passenger vehicles, not as commercial vehicles or for off-road purposes. At no time shall any items be stored overnight, or otherwise have items within public or private view, in the bed of a pick-up truck parked in a resident's driveway, or any other authorized parking area.

All vehicles must be maintained clean and in good working order, so they do not become a nuisance or eyesore in the community. An eyesore includes, but is not limited to, rusted/crumpled/loose or missing body panels and bumpers; broken windows; flat tires; severely

faded/peeling/mismatched/significantly off-normal coatings and paint. Additionally, no vehicle may be parked in a manner that encroaches upon any sidewalk.

(The balance of Section 16 remains unchanged)

- 2. The foregoing amendment to Master Declaration of Covenants and Restrictions for Hammock Creek was adopted by the Membership by written consent.
- 3. The adoption of this amendment is approved by written consents and is unrevoked.
- 4. All provisions of the Master Declaration of Covenants and Restrictions for Hammock Creek are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 9th day of November 2020.

WITNESSES AS TO PRESIDENT:

HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC.

[Signature]
Printed Name: Chris Metzka

By: Frank DeCesare
Frank DeCesare, President

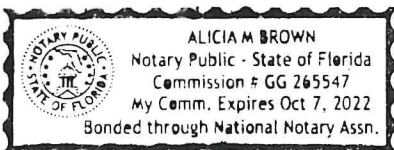
[Signature]
Printed Name: Anne Napoli

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of physical presence or online notarization, by Frank DeCesare as President of The Hammock Creek Master Homeowners Association, Inc., who is personally known to me or produced _____ as identification on 11/9, 2020.

Notarial Seal

[Signature]
Notary Public



WITNESSES AS TO SECRETARY:

[Signature]

Printed Name: Cms Vetsci

[Signature]
Printed Name: Anne Napoli

HAMMOCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
COREY HAMLIN, Secretary



CORPORATE SEAL

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was subscribed, sworn, and acknowledged before me by means of physical presence or online notarization, by Corey Hamlin as Secretary of Hammock Creek Master Homeowners Association, Inc., who is personally known to me or produced _____ as identification on 11/9, 2020.

[Signature]
Notary Public

Notarial Seal

