

Record and Return to:  
Joseph Arena, Esq.  
Becker & Poliakoff, P.A.  
759 SW Federal Hwy., Ste. 213  
Stuart, FL 34994

**CERTIFICATE OF AMENDMENT TO THE  
DEDICATION AND DECLARATION OF RESTRICTIONS FOR  
CACHE CAY SUBDIVISION**

I HEREBY CERTIFY that the amendment attached to this Certificate as Exhibit "A" was duly adopted as an amendment to the Dedication and Declaration of Restrictions for Cache Cay Subdivision (the "DDR"). The Amended and Restated DDR was recorded at O.R. Book 1739, Page 664, et seq., of the official records of Indian River County, Florida and was revived at O.R. Book 3138, Page 2373, et seq., of the official records of Indian River County, Florida and has previously been amended.

The amendment attached to this Certificate as Exhibit "A" was adopted at a Cache Cay Property Owners' Association, Inc. membership meeting held on February 15, 2025. The amendment's adoption is described in the meeting's minutes.

EXECUTED this 28<sup>th</sup> day of February, 2025.

Witnesses

**CACHE CAY PROPERTY OWNERS'  
ASSOCIATION, INC.**

[Signature]  
Signature  
Dana Murphy  
Printed Name  
839 20th Pl VB 32960  
Address

By: [Signature]  
Ann Randall, President  
Address: 85 Cache Cay Drive  
New Beach, FL 32963

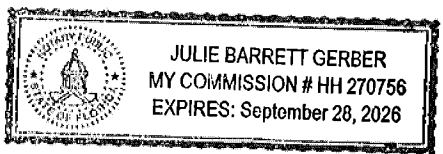
[Signature]  
Signature  
Davey Lindo  
Printed Name  
835 20th Place  
Address

Attest: [Signature]  
Gail Simpson, Secretary  
Address: 46 Cache Cay Dr.  
New Beach FL 32963

STATE OF FLORIDA )  
COUNTY OF INDIAN RIVER )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28<sup>th</sup> day of February, 2025, by Ann Randall and Gail Simpson, in their capacities as President and Secretary of Cache Cay Property Owners' Association, Inc. respectively, who are  personally known to me or who have  produced \_\_\_\_\_ as identification.

(notary stamp)



[Signature]  
Signature of Notary Public

EXHIBIT "A"

AMENDMENTS TO THE  
DEDICATION AND DECLARATION OF RESTRICTIONS  
FOR  
CACHE CAY SUBDIVISION

The following are amendments to the Dedication and Declaration of Restrictions for Cache Cay Subdivision (the "DDR"). Underlining indicates new language. ~~Striking through~~ indicates deletion.

**Item #1: Amendment to Article 10, Section D of the DDR pertaining to Parking and Storage of Vehicles and Boats:**

10. MISCELLANEOUS RESTRICTIONS.

...

~~D. Parking and Storage of Vehicles and Boats. No boats, recreational vehicles, junk cars, commercial vehicles or trailers shall be stored or parked on the street, yards or driveways, or in view of the public, in CACHE CAY at any time, provided, however, that boats may be maintained unattended at dockside or on davits or lifts on riverside docks only. Service vehicles that are prohibited here may be parked in view of the public during the daytime while working at a residence. Overnight parking of vehicles in the street shall require specific approval of the Chairman of the Security Committee, or of the President or Vice President of the Board. Continual parking of vehicles in driveways is discouraged. Outdoor storage of vehicles that are not mechanically operable or currently licensed for use is not permitted.~~

No watercraft of any type (including but not limited to boats, jet skis, canoes, kayaks, and paddle boards), shall be stored or parked on the street, yards or driveways, or in view of the public, in CACHE CAY at any time, provided, however, that boats may be maintained unattended at dockside or on davits or lifts on riverside docks only.

No Class A, Class C, travel and camping trailers, truck campers, motor homes, private motor coaches, park trailers, fifth-wheel trailers, commercial vehicles or trailers shall be stored or parked on the street, yards or driveways, or in view of the public, in CACHE CAY at any time. Service vehicles that are prohibited here may be parked in view of the public during the daytime while their owners and/or drivers are working at a residence.

Overnight parking of vehicles in the street shall not be allowed without advance approval of the Association's President or Vice President.

Outdoor storage of vehicles that are not mechanically operable or currently licensed for use is not permitted, i.e., junk cars.

Parking and/or storing a vehicle under a tarp or any other fabric or plastic covering in view of neighbors is strictly prohibited.

One Golf Cart per lot may be parked in driveways, preferably not in view of neighbors.

One Class B vehicle may be temporarily parked in a driveway with prior notification and approval of the Board of Directors.

**Item #2: Amendment to Article 10, Section I of the DDR pertaining to Lake Usage and Maintenance:**

10. MISCELLANEOUS RESTRICTIONS.

...

I. Lake Usage and Maintenance. ~~Small, portable boats — not to exceed twelve (12) feet in length, (canoes and kayaks not restricted) — may be utilized in CACHE CAY lakes, provided, however, that they are not powered by combustion engines and are not left in the lakes overnight. Such craft are to be owned and operated only by owners of lakeside lots. In no event shall these craft or other objects be maintained in the lakes, or material infused thereinto, so as to adversely affect the salutary condition of the lakeside bulkheads, the lake water, or the marine life therein. Lakeside bulkheads and the maintenance thereof are the responsibility of individual lakeside lot owners and are to be maintained in conformance with reasonably established standards for the whole of their perimeters as to appearance, condition and uniformity. In no event shall objects be maintained in the lakes, or material be placed thereinto (including but not limited to duck food of any kind, fertilizer and yard debris) that may adversely affect the condition of the lakeside bulkheads, the lake water, or the plant and/or animal life therein. Lakeside bulkheads and the maintenance thereof are the responsibility of individual lakeside lot owners and are to be maintained in conformity with reasonably established standards for the whole of the perimeters as to appearance, condition and uniformity. Water sports or activities of any kind, including but not limited to, diving, swimming, fishing, paddle boarding and boating are prohibited in CACHE CAY lakes, except that boats may be used in the lakes solely for the purpose of maintaining the lakes. Diving, swimming and fishing are prohibited on or near the CACHE CAY bridge (at the entryway to CACHE CAY), wing walls, adjacent sea walls, and bulkheads.~~

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(All other provisions remain unchanged)