

Prepare and Return to:
Anderson, Givens & Fredericks, P.A.
5500 Bee Ridge Rd., Suite 201
Sarasota, FL 34233

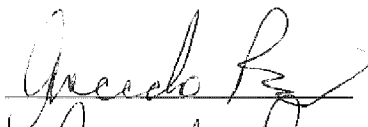
CERTIFICATE OF AMENDMENT
TO
Amended Declaration of Covenants, Conditions and Restrictions
For
Cypress Glen at River Wilderness

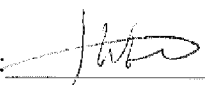
We hereby certify that the attached amendments to the Amended Declaration of Covenants, Conditions and Restrictions for Cypress Glen at River Wilderness (which Declaration was originally recorded at Official Records Book 2808, Page 2250, et seq. of the Public Records of Manatee County, Florida) was approved by Developer, pursuant to and in accordance with Article 8.12 of the Declaration.

DATED this 4th day of Oct, 2021.

Witnesses:

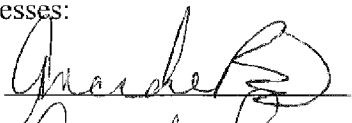
WEST COAST LAND PARTNERS, LLC

sign 
print Amanda Parks

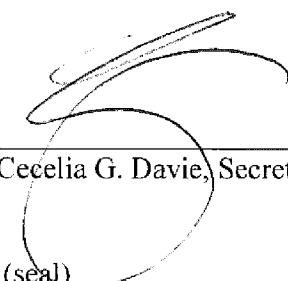
By: 
Leland C. Wetherington, President

sign Ashley Shaffer
print Ashley Shaffer

Witnesses:

sign 
print Amanda Parks

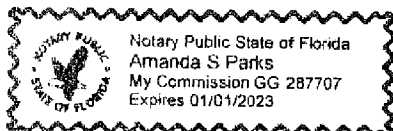
sign Ashley Shaffer
print Ashley Shaffer

Attest: 
Cecelia G. Davie, Secretary
(seal)

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 4 day of Oct, 2021, by Leland C. Wetherington, as President of WEST COAST LAND PARTNERS, LLC, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



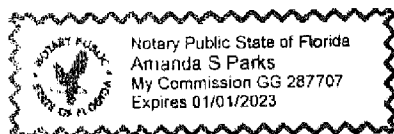
NOTARY PUBLIC
sign [Signature]
print Amanda Parks
State of Florida at Large (Seal)

My Commission expires:

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 4 day of Oct, 2021, by Cecelia G. Davie, as Secretary of WEST COAST LAND PARTNERS, LLC, on behalf of the corporation. She is personally known to me or has produced _____ as identification.



NOTARY PUBLIC
sign [Signature]
print Amanda Parks
State of Florida at Large (Seal)

My Commission expires:

**AMENDMENTS
TO
AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CYPRESS GLEN AT RIVER WILDERNESS**

[Proposed new text is underlined. Proposed deleted text is ~~stricken~~.]

7.4 ~~Uniform Assessments Sums~~. Each Lot shall share equally in all Assessments once a certificate of occupancy has been issued for each Lot, including Annual and Special Assessments, except as provided in paragraphs 6.2, 7.6, 7.7 and 8.14. As has been the case since the original recording of this Declaration and as permitted by Section 720.308(1)(a), Lots owned by persons or entities other than the Developer and which have yet to be issued a certificate of occupancy shall not be assessed the costs associated with landscaping, which is \$192.00 per quarter per Lot until changed. The Developer did not establish or otherwise fund reserve accounts or items. Reserves may be established by the Board of Directors or the Members.

7.7 **Annual Assessment Commencing After Developer Relinquishes Control.** After the Developer no longer controls the Association, Annual Assessments for Association Expenses shall be determined in the manner set forth in this paragraph. The total anticipated expenses for each fiscal year, including reserves, if any, shall be set forth in a budget adopted by the Board no later than thirty (30) ~~sixty (60)~~ days preceding the fiscal year for which the budget is adopted (the "Budget"). The total anticipated Association Expenses set forth in such Budget shall be the Annual Assessment for Association Expenses for all the Lots for the for such fiscal year (the "Aggregate Annual Assessment"). Except as provided in Article 7.4, ~~t~~The Aggregate Annual Assessment shall be divided equally among all Lots, and shall be due and payable by the Owner thereof or, if more than one Owner, the owners, jointly and severally, of each such Lot in advance, commencing the first day of the fiscal year of the Association. The Board, in its sole discretion, may permit such Annual Assessment to be paid in semi-annual, quarterly or monthly installments. The Association shall mail to each and every Owner at least twenty (20) ~~forty-five (45)~~ days prior to the first day of the following fiscal year, a copy of the budget specifically indicating the total Association Expenses anticipated for the forthcoming fiscal year and the annual assessment upon each such Lot.