

Prepared by and Return to:
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CERTIFICATE OF AMENDMENT

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
HAMMOCKS AT RIVER WILDERNESS**

We hereby certify that the attached amendment to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HAMMOCKS AT RIVER WILDERNESS ("Declaration") (which Declaration was originally recorded at Official Records Book 1505, Page 5010 *et seq.*, of the Public Records of Manatee County, Florida), was approved and duly adopted at the Annual Membership Meeting of The Hammocks at River Wilderness Homeowners Association, Inc. ("Association"), held on November 15, 2022 and reconvened on January 26, 2023, by the affirmative vote of the Owners of not less than two-thirds (2/3) of all the Lots covered thereby, pursuant to Section 8.12 of the Declaration. The Association further certifies that the amendment was proposed and adopted as required by the governing documents and applicable law.

DATED this 13 day of February, 2023.

Signed, sealed and delivered:
in the presence of:

THE HAMMOCKS AT RIVER WILDERNESS
HOMEOWNERS ASSOCIATION, INC.

sign *Keith F. Burton*

By: *Richard O'Marra*
Richard O'Marra, President

print Keith F. Burton

sign Maureen O'Marra

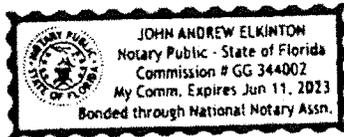
Attest: *Carmela Kams*
Carmela Kams, Secretary

print Maureen O'Marra

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of February, 2023, by Richard O'Marra as President of The Hammocks at River Wilderness Homeowners Association, Inc., who is personally known to me or who has produced _____ as identification.



NOTARY PUBLIC

sign *John Andrew Elkinton*

print John Andrew Elkinton
My Commission Expires:

AMENDMENT
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE HAMMOCKS AT RIVER WILDERNESS

[Additions are indicated by underline; deletions by ~~strike-through~~]

ARTICLE VIII
GENERAL PROVISIONS

8.12 Amendment. Subject to the rights of Developer, this Declaration may not be amended by the Owners during the first four (4) years after this Declaration is recorded. Thereafter, this Declaration may be amended only by the affirmative written assent or vote of the Owners of not less than ~~two-thirds~~51 percent (2/3~~51~~51%) of all the Lots covered hereby. Anything herein to the contrary notwithstanding, during the time that Developer is a Developer Member of the Association and is actively developing the Subdivision, Developer reserves the right to amend this Declaration, the Articles and the By-Laws in any manner whatsoever; provided, however, that Developer may not alter the character of the development as residential, nor may Developer delete the Common Property. Developer further reserves the right to use Lots owned by it and the Common Property for administrative and marketing offices for use by itself and its agents, and to erect temporary structures for use in its development business. So long as Developer owns any Lot of record, it may establish licenses, reservations, easements and rights of way in favor of itself, suppliers of utility and similar services and public authorities as may from time to time be reasonably necessary to the proper development and disposition of the Subdivision. Notwithstanding anything to the contrary contained herein, any amendment of this Declaration which would affect the surface water management system of the Subdivision, including the water management portions of the Common Property, must have the prior written approval of the Southwest Florida Water Management District.

[The remainder of the Declaration is unchanged.]