

Prepared by and upon recording return to:  
 Elise Batsel Lynn, Esquire  
 Rudnick & Wolfe  
 101 East Kennedy Blvd., Suite 2000  
 Tampa, Florida 33602-5133

Return recorded instrument to:

Manatee Pinellas Title Co.  
 6210 Manatee Avenue W., Ste. 203  
 Bradenton, Fl 34209

**FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS  
 AND PROTECTIVE COVENANTS FOR RIVER WILDERNESS PHASE II B**

THIS FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR RIVER WILDERNESS PHASE II B (the "Amendment") is made this 18<sup>th</sup> day of October, 1999, by **RIVER WILDERNESS OF BRADENTON, INC.**, a Florida corporation (the "Declarant"). **^ RIVER WILDERNESS ASSOCIATES LIMITED PARTNERSHIP SUCCESSOR IN INTEREST TO**

**RECITALS**

A. Declarant previously made the Declaration of Restrictions and Protective Covenants for River Wilderness Phase II B, dated June 10, 1991, and recorded in Official Records Book 1341, Page 635, et seq., of the Public Records of Manatee County, Florida (the "Declaration").

B. Declarant desires to make certain modifications to the Declaration in accordance with the terms of this Amendment.

Declarant hereby declares as follows:

1. Section 6.02 of the Declaration is hereby amended to read as follows:

"6.02. Building Setbacks. For lots (SITES) 81 through 111 inclusive, building setbacks shall be twenty-five (25) feet in the front, fifteen (15) feet in the rear, and seven and one-half (7.5) feet on the sides. For all other lots, building setbacks shall be thirty (30) feet in the front, fifty (50) feet in the rear, and ten (10) feet on the sides. All measurements are to the base of the nearest Structure. A corner lot is considered to have 2 fronts and 2 sides. If the dwelling unit includes a screened-in "Florida" room, patio, swimming pool or the like at the rear, then the rear setback may be reduced (a) in the case of lots 81 through 111, from fifteen (15) feet to five (5) feet, or (b) in the case of all other lots, from fifty (50) feet to thirty-five (35) feet. Notwithstanding anything contained herein to the contrary, the rear setback for the screened-in

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swimming pool for Lot 201 is hereby reduced to twenty-five (25) feet rather than thirty-five (35) feet. If any setback imposed by Manatee County is greater than that set forth herein, the greater figure shall apply."

2. Except to the extent expressly provided otherwise herein, all of the terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused this Amendment to be executed as of the 18<sup>th</sup> day of OCTOBER, 1999.

RIVER WILDERNESS ASSOCIATES LIMITED PARTNERSHIP  
SUCCESSOR IN INTEREST TO  
**RIVER WILDERNESS OF  
BRADENTON, INC.**, a Florida corporation  
BY WADE CAPITAL, INC.  
a Florida Corporation as General Partner

By: William G. Vernon  
Name: WILLIAM G. VERNON  
Title: PRESIDENT

STATE OF FLORIDA )  
 ) SS  
COUNTY OF VOLUSIA )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of OCTOBER, 1999 by WILLIAM G. VERNON, as PRESIDENT of RIVER WILDERNESS OF BRADENTON, INC., a Florida corporation, on behalf of said corporation, who is either [CHECK WHERE APPLICABLE]  personally known to more or \_\_\_\_\_ has produced a \_\_\_\_\_ driver's license as identification.

\*BY WADE CAPITAL, INC. A FLORIDA CORPORATION AS GENERAL PARTNER

Katherine Grace Jacobs  
Print Name: \_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

(Notarial Seal or Stamp)

