

① 15.00

This instrument prepared by and after recording return to:

Lisbeth P. Bruce, Esquire  
Blalock, Landers, Walters & Vogler, P.A.  
802 11<sup>th</sup> Street West  
Bradenton, FL 34205  
941-748-0100

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

This First Amendment to Declaration (this "First Amendment") is made as of the 17<sup>th</sup> of May, 2000 by River Wilderness Associates, LTD., a Florida limited partnership (hereinafter referred to as "Developer").

**Recitals:**

**Whereas**, Developer is the developer of River Wilderness Phase III, Subphase B, Unit 1, a subdivision, commonly known as "The Hammocks at River Wilderness" (the "Subdivision") and has caused the Declaration of Covenants, Conditions and Restrictions for the Hammocks at River Wilderness (the "Declaration") to be record in Official Records Book 1505, Page 5010, and the subdivision plat to be recorded in Plat Book 31, Pages 7 through 16, both of the public records of Manatee County, Florida; and

**Whereas**, the Developer is the Developer Member of The Hammocks at River Wilderness Homeowners Association, Inc. ("the Association") and is actively developing the Subdivision: and is therefore empowered to amend the Declaration pursuant to Paragraph 8.12 thereof.

**Now therefore**, for and in consideration of the premises and for other good and valuable considerations, the Developer, for itself and its legal representatives, successors and assignees, hereby amends the Declaration as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated herein.
2. **Title to Common Property.** Paragraph 2.7 of the Declaration is hereby amended to add the following to the end thereof:

"Notwithstanding the foregoing or anything to the contrary contained in this Declaration, the nature of the interest to be conveyed by the Developer to the Association and/or the Foundation with respect to the property described on Exhibit A attached to this First Amendment and incorporated herein shall be a conveyance of an easement for drainage purposes."

3. **Effect on Remainder of Declaration.** Except to the extent modified herein, all terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Developer has set its hand and seal the day and the year first above written.

Signed, sealed and delivered  
in the presence of:

RIVER WILDERNESS ASSOCIATES, LTD.,  
a Florida limited partnership

By: Wade Capital Inc., a Florida corporation  
Its: General Partner

By: William A. Vernon  
William Vernon  
Its: President

[Signature]  
Signature

BURT M. GOLD  
Print Name

[Signature]  
Signature

RICHARD SPORC  
Print Name

One Wilderness Boulevard  
Parrish, Florida 34219

State of Florida  
County of Manatee

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The foregoing instrument was acknowledged before me this 17 day of MAY, 2000 and signed by William Vernon, as President of Wade Capital, Inc., a Florida Corporation, General Partner of River Wilderness Associates, Ltd., a Florida limited partnership.

[Notary Seal]



Notary Public

Printed Name:



**John P. Affebach**  
Commission # 00 912355  
Expires Feb. 21, 2004  
Bonded Thru  
Atlantic Bonding Co., Inc.

My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

Commence at the Southwest corner of Lot 18 of RIVER WILDERNESS PHASE III, SUBPHASE B, UNIT 1, A SUBDIVISION, as recorded in Plat Book 31, Pages 7 through 16, Public Records of Manatee County, Florida, for a point of beginning; thence N 54 deg. 37' 18" W 15.00 ft; then N 35 deg. 22' 42" E, parallel with the West line of said lot 18 and 15.00 ft. Westerly therefrom 55.00 ft; thence, S 54 deg. 37' 18" E, a distance of 15.00 ft. to the Northwest corner of said Lot 18; thence S 35 deg. 22' 42" W along said West line a distance of 55.00 ft. to the point of beginning, being and lying in Section 8, Township 34 S, Range 19 E, Manatee County, Florida.

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R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL.