

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

THIS SUPPLEMENTAL DECLARATION is made by B/W GENERAL CONTRACTORS, INC., a Florida Corporation, ("Developer"), as successor developer to River Wilderness Associates, LTD., a Florida Limited Partnership.

WHEREAS, The initial Developer, executed and placed on record the Declaration of Covenants, Conditions and Restrictions for **THE HAMMOCKS AT RIVER WILDERNESS**, recorded in Official Records Book 1505, Page 5010, Public Records of Manatee County, Florida; and

WHEREAS, pursuant to Section 2.1 of the Declaration, the property described as Phase Two and Phase Three therein, may be subjected to the Declaration by filing a Supplemental Declaration; and.

WHEREAS, Developer desires, agrees and consents that the following described property, which is included within the above described Phase Two and Phase three is to be subject to the Declaration in accordance therewith, subject to such additional restrictions as may be hereafter provided, as contemplated by the Declaration.

NOW, THEREFORE, Developer declares that:

(1) The real property described on Exhibit "A", attached hereto, to be known as **RIVER WILDERNESS PHASE III, SUBPHASE B, UNIT 2** (the "Property"), is hereby made subject to the operation and effect of the Declaration, and all amendments thereto pursuant to Article II, Paragraph 2 thereof, and that the Property is and shall be held, transferred, sold, conveyed, leased, occupied and used subject to the covenants, restrictions, conditions, easements, charges and liens set forth in said Declaration, as heretofore, hereby and hereafter amended.

(2) Street Landscaping. In accordance with the provisions of the Declaration authorizing the Developer to amend and supplement the Declaration, the following provisions are specifically incorporated into the Declaration and imposed on the lots of RIVER WILDERNESS PHASE III, SUBPHASE B, UNIT 2.

(a) Each Lot Owner shall be responsible for the installation and maintenance of residential street landscaping through the installation of Canopy Trees, which shall be limited to species authorized by the Manatee County Land Development Code for street landscaping, within twenty-five feet (25') of the right-of-way of each street contiguous to the Lot. The number and size of Canopy Trees to be installed on each Lot shall be as provided on **Exhibit "C"** to this Declaration. The actual location of Canopy

Trees may be adjusted to account for driveways, but shall be spaced no closer than twenty-five feet (25') between Canopy Trees. Any Canopy Tree which dies shall be removed and replaced the by Lot Owner within thirty (30) days. Canopy Trees are required to be specified on the on the landscape plans submitted to the ARC for approval. Such trees must be installed prior to the issuance of a Certificate of Occupancy for any home constructed on a lot.

(b) Lot Owners at their sole expense shall satisfy the requirements of this section or any stricter requirement of Section 715.10.5 of the Manatee County Land Development Code as to planting, maintenance and replacement of Canopy Trees on their respective Lots. Canopy Trees may not be removed unless diseased or dead in which case the Lot Owner shall replace with the same size and type of tree as originally planted on the Lot. All new trees shall be at least Florida Quality No. 1 nursery stock. No Canopy Tree shall be planted within a public or private utilities easement.

(c) If a Lot Owner fails to install, maintain or replace the Canopy Trees pursuant to this section, the ASSOCIATION shall have the right, but not the obligation, to enter upon said Lot and install and maintain the Canopy Trees in accordance with this section and charge the Lot Owner(s) in an amount equal to one hundred and twenty percent (120%) of the cost incurred by the ASSOCIATION for such services. Every such entry on the part of the ASSOCIATION or its employees or agents shall be deemed to be a lawful entry and not a trespass.

(3) All exhibits attached to the Declaration continue to be and are true and accurate, and to the extent required, are incorporated by reference. Further, the following exhibits are attached hereto and incorporated into the Declaration as to the Property, as additions thereto:

Exhibit A	Legal Description
Exhibit B	Notice to Buyers
Exhibit C	Street Tree Requirements
Exhibit D	Right of Entry
Exhibit E	Maintenance program
Exhibit F	Fiscal Program
Exhibit G	Listing of Holdings

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8/19/03

IN WITNESS WHEREOF, Developer has executed these presents this 11 day of

July, 2003.

B/W GENERAL CONTRACTORS, INC.
a Florida Corporation

Witnesses:

Laura Morton
Witness
Print Name: Laura Morton

By: [Signature]
BRITTON H. WILLIAMS, as President

Mary C. Moore
Witness
Print Name: MARY C. MOORE

STATE OF FLORIDA
COUNTY OF MANATEE

THE FOREGOING INSTRUMENT was acknowledged before me this 11th day of July, 2003, by BRITTON H. WILLIAMS, as President of B/W GENERAL CONTRACTORS, INC., a Florida Corporation, who is personally known to me.

Lisa A. Mong
Notary Public
Print Name:

My Commission Expires

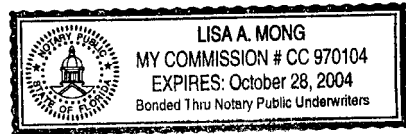


EXHIBIT "A"

A TRACT OF LAND IN SECTIONS 5 AND 8, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

BEGIN AT THE EASTERNMOST CORNER OF RIVER WILDERNESS PHASE III SUBPHASE B, UNIT 1, RECORDED IN PLAT BOOK 31 AT PAGE 7 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA (THE FOLLOWING EIGHT CALLS ARE ALONG THE LINES OF SAID UNIT 1): THENCE N.63°50'39"W., A DISTANCE OF 381.14 FEET; THENCE N.27°32'50"W., A DISTANCE OF 120.05 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.27°32'50"W., A RADIAL DISTANCE OF 560.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 05°12'48", A DISTANCE OF 50.96 FEET; THENCE N.32°45'38"W., A DISTANCE OF 193.87 FEET; THENCE N.01°47'01"E., A DISTANCE OF 52.96 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.53°27'51"W., A RADIAL DISTANCE OF 445.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 63°08'56", A DISTANCE OF 490.46 FEET; THENCE S.63°23'15"W., A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S.63°23'15"W., A RADIAL DISTANCE OF 325.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°52'10", A DISTANCE OF 50.31 FEET TO THE EASTERLY LINE OF RIVER WILDERNESS PHASE IIB RECORDED IN PLAT BOOK 26 AT PAGE 33 OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.37°03'22"W., A RADIAL DISTANCE OF 875.00 FEET; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°03'57", A DISTANCE OF 398.07 FEET; THENCE S.63°07'19"E., A DISTANCE OF 420.77 FEET; THENCE N.89°39'55"E., A DISTANCE OF 411.68 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FORT HAMER ROAD PER OFFICIAL RECORDS BOOK 1351 AT PAGE 2489 OF SAID PUBLIC RECORDS; THENCE S.00°20'39"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 726.34 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN S.54°06'29"W., A DISTANCE OF 610.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.55 ACRES, MORE OR LESS.

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Board of County Commissioners, Manatee County

Exhibit "B"

Notice to Buyers

To the purchasers of lots in **RIVER WILDERNESS PHASE III, SUBPHASE B, UNIT 2**, in Manatee County, Florida.

You are hereby notified that the purchase of your lot is subject to:

1. The Declaration of Restrictions, as amended, a copy of which is provided upon execution of your contract to purchase.
2. Ownership of a lot in **RIVER WILDERNESS PHASE III, SUBPHASE B, UNIT 2** automatically makes you a member of THE HAMMOCKS AT RIVER WILDERNESS HOMEOWNERS ASSOCIATION, INC. and you are subject to its By-Laws and regulations. Each lot entitles its Owner to one vote in the affairs of the Association.
3. The ASSOCIATION owns and has the right and power to assess and collect, as provided in its By-Laws, the costs of maintaining subdivision facilities which includes other amenities and common areas, which you have a right to enjoy, in accordance with said Restrictions and governmental restrictions.
4. The current assessment by the ASSOCIATION is \$1,584.00 annually for each lot subject to the ASSOCIATION. You are notified hereby that the ASSOCIATION may increase that amount as may be required to maintain the amenities of the SUBDIVISION.

The Fiscal Program for **RIVER WILDERNESS PHASE III, SUBPHASE B, UNIT 2** is attached hereto as Exhibit "B-1".

5. The approved plans for the improvements (landscaping, etc) within the common areas and landscape easements can be found in the Records Management Division of the Planning Department, a copy of which is attached hereto as Exhibit "B-2". Final Site Plat Number: PDR-98-17/FSP-00-49.
6. As stated in Article V, Section I of the Declaration, it is the responsibility of each property Owner within the subdivision at the time of construction of a building, residence, or structure, to comply with the construction plans for the surface water management system pursuant to Chapter 40D-4, F.A.C., approved and on file with the Southwest Florida Water Management District (SWFWMD).

No activity may be undertaken or performed in created wetlands, preserved wetlands, upland buffers adjacent to wetlands and upland preservation areas which are described in the recorded plat of the subdivision, Conservation Easement and shown on the approved construction plans, unless authorized by this Declaration or prior written approval is received from the SWFWMD pursuant to Chapter 40D-4, F.A.C. Prohibited activities include the mowing, trimming or removal of native trees, native shrubs or other native vegetation; excavation, placement or dumping of soil, trash or land clearing debris; construction or maintenance of any building, residence, sign or

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Board of County Commissioners, Manatee County

any structure; application of herbicides, pesticides or fertilizer, activities detrimental to drainage, flood control, water management, water conservation, water quality, erosion control, soil conservation, or fish or wildlife habitat preservation.

7. Unless permitted by the Manatee County Land Development Code, the following acts and activities are expressly **prohibited** within the boundaries of Conservation Easement without the prior consent of Manatee County:

- Construction or placing of buildings, roads, signs, billboards or other advertising, or other structures on or above the ground.
- Construction or placing of utilities on, below or above the ground without appropriate local, state, and federal permits or other authorization.
- Dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly, or offensive materials.
- Removal, mowing, or trimming of trees, shrubs or other vegetation.
- Application of herbicides, pesticides, or fertilizers.
- Excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such manner as to affect the surface.
- Surface use except for purposes that permit the land or water areas to remain in its natural condition.
- Any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation or fish and wildlife habitat preservation.
- Acts or uses detrimental to such retention of land or water areas.

The project site falls in zones X per Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps for Manatee County, Community Panel 120153 0220C.

8. Landscaping Local Residential Streets, Section 715.3.4 (Supplement No. 12) Manatee County Land Development Code.

I. Each property owner shall plant within twenty-five (25) feet of the right-of-way of each local street within the subdivision prior to receiving a Certificate of Occupancy.

II. One canopy tree meeting the requirements of Section 715.10.5 of the Manatee County Land Development Code for every fifty (50) linear feet, or substantial fraction thereof, of the right-of-way. Please refer to the attached Exhibit "C" for exact tree specimens and sizes.

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Board of County Commissioners, Manatee County

III. None of these required trees shall be planted within a public or private utilities easement.

IV. Existing native trees should be used to fulfill these requirements wherever they meet the spacing and size requirements of this paragraph.

V. Responsibility for installation and maintenance is each property owners. In the event a street tree dies or is removed, the owner of the lot is responsible to replace the tree within 30 days. Such trees shall be installed prior to Certificate of Occupancy for each individual unit.

- 9. Where two or more lots are combined into a single building lot, and the easements along the abutting lot boundary line are eliminated as provided on the face of the plat, any utility company with facilities located within the easements shall be reimbursed for any relocation of said facilities affected by the combining of said lots.
- 10. The RIVER WILDERNESS PHASE III, SUBPHASE B, UNIT 2 subdivision is adjacent to land under agricultural use. The undertaking of said agricultural uses on neighboring land may result in owners and lots to be subject to excessive noise, odor, the use of pesticides and herbicides and agricultural products on adjacent land, and farm animals crossing fence lines.
- 11. The Florida Department of Transportation has initiated a Project Development and Environment Study for location and design concept acceptance for the bridge connection of Upper Manatee River Road and Fort Hamer Road.
- 12. The proposed emergency access at Ft. Hamer Road for SUBPHASE K shall be a 15 feet wide paved emergency access road. Such road may be gated, as approved by the Parrish Fire District.
- 13. The Buyer is purchasing a home in the Coastal Evacuation Area.
- 14. The Association is required to ensure delivery to all subsequent Purchasers of a Hurricane Evacuation Plan and Disaster Plan approved by the Director of Public Safety, that shall include the Manatee County "All-Hazard Guide" and Red Cross brochure "Your Family Disaster Plan," and shall assure receipt or posting of an evacuation zone map.
- 15. There are no emergency access points in the River Wilderness Phase III, Subphase B, Unit 2.
- 16. The Subdivision is subject to Manatee County Development Requirements for Public Works Department Maintenance of Water and Sewer Utilities Within Privately Owned and Maintained Developments (POMD). Said POMD is recorded in Official Records Book 1856, Page 7849 of the Public Records of Manatee County, Florida.

8/19/03

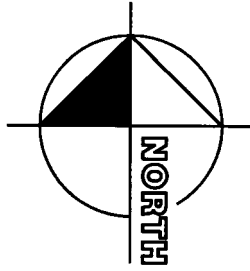
Accepted in open session.....
Board of County Commissioners, Manatee County

River Wilderness, Phase III, Subphase B2
 Hammocks Homeowners' Association
 10 Year Fiscal Plan
 10-Jul-03

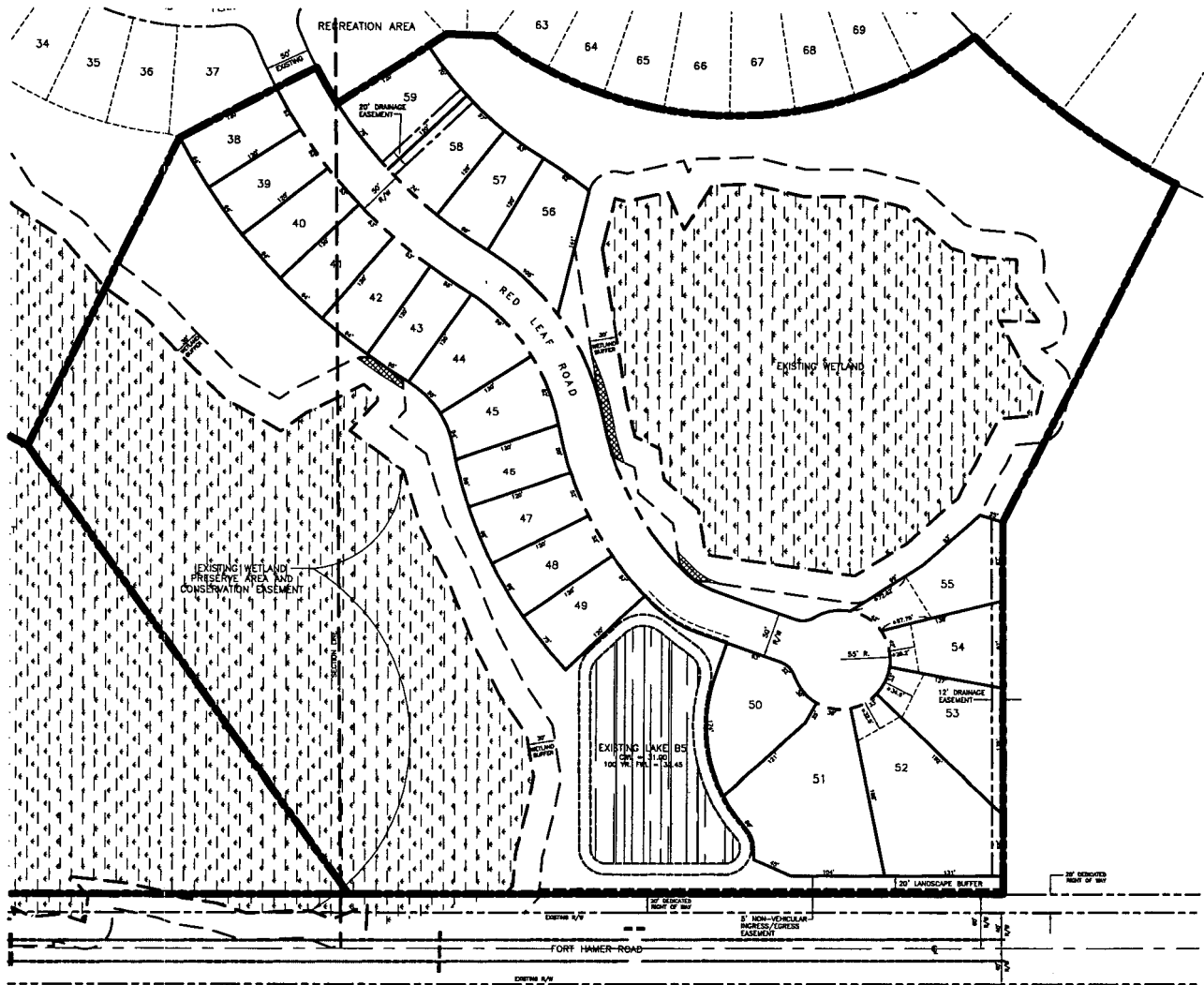
ITEM	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Number of Lots w/ Homes	12	22	22	22	22	22	22	22	22	22
Number of Platted Lots	22	22	22	22	22	22	22	22	22	22
BUDGET LINE ITEMS										
Professional Management Fees	\$ 3,965.50	\$ 7,210.00	\$ 7,210.00	\$ 7,210.00	\$ 7,210.00	\$ 7,210.00	\$ 7,210.00	\$ 7,210.00	\$ 7,210.00	\$ 7,210.00
Postage, Printing, etc.	\$ 148.50	\$ 270.00	\$ 270.00	\$ 270.00	\$ 270.00	\$ 270.00	\$ 270.00	\$ 270.00	\$ 270.00	\$ 270.00
Insurance	\$ 731.50	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00
Landscape Contract	\$ 9,143.75	\$ 16,625.00	\$ 16,625.00	\$ 16,625.00	\$ 16,625.00	\$ 16,625.00	\$ 16,625.00	\$ 16,625.00	\$ 16,625.00	\$ 16,625.00
Irrigation	\$ 731.50	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00
Recreation Area Expenses	\$ 1,493.25	\$ 2,715.00	\$ 2,715.00	\$ 2,715.00	\$ 2,715.00	\$ 2,715.00	\$ 2,715.00	\$ 2,715.00	\$ 2,715.00	\$ 2,715.00
Electric for Common Areas	\$ 365.75	\$ 665.00	\$ 665.00	\$ 665.00	\$ 665.00	\$ 665.00	\$ 665.00	\$ 665.00	\$ 665.00	\$ 665.00
Common Area Repairs & Mant.	\$ 1,097.25	\$ 1,995.00	\$ 1,995.00	\$ 1,995.00	\$ 1,995.00	\$ 1,995.00	\$ 1,995.00	\$ 1,995.00	\$ 1,995.00	\$ 1,995.00
Lake Maintenance	\$ 805.75	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00
Private Road Improvements	\$ 540.00	\$ 1,815.00	\$ 1,815.00	\$ 1,815.00	\$ 1,815.00	\$ 1,815.00	\$ 1,815.00	\$ 1,815.00	\$ 1,815.00	\$ 1,815.00
Working Capital Fund	\$ 731.50	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00
TOTALS:	\$ 19,754.25	\$ 36,750.00	\$ 36,750.00	\$ 36,750.00	\$ 36,750.00	\$ 36,750.00	\$ 36,750.00	\$ 36,750.00	\$ 36,750.00	\$ 36,750.00
ASSESSMENTS PER DEVELOPED LOT										
Annual:	\$ 897.92	\$ 1,670.45	\$ 1,670.45	\$ 1,670.45	\$ 1,670.45	\$ 1,670.45	\$ 1,670.45	\$ 1,670.45	\$ 1,670.45	\$ 1,670.45
Monthly:	\$ 74.83	\$ 139.20	\$ 139.20	\$ 139.20	\$ 139.20	\$ 139.20	\$ 139.20	\$ 139.20	\$ 139.20	\$ 139.20

Notes:

- The above fiscal plan is based on current Hammocks HOA dues of \$397.00 per Quarter per Lot
- All budget figures are based on 2003 dollars with no inflation
- Road Improvements include costs for asphalt repairs, stripping, as well as complete resurface of asphalt



SCALE: 1" = 200'



SUBPHASE B-UNIT 2

Exhibit "B-2"

Accepted in open session... 8/19/03
Board of County Commissioners, Manatee County



**Kimley-Horn
and Associates, Inc.**

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EXHIBIT C
 RIVER WILDERNESS PHASE III
SUBPHASE B-2
 NOTICE TO BUYERS
 TREE PLANTING SUMMARY

Lot No.	Street	TYPE	SIZE	QTY
38	1	Live Oak	12' x 6' x 3" caliper	1
39	1	Live Oak	12' x 6' x 3" caliper	1
40	2	Live Oak	12' x 6' x 3" caliper	2
41	1	Live Oak	12' x 6' x 3" caliper	1
42	1	Live Oak	12' x 6' x 3" caliper	1
43	1	Live Oak	12' x 6' x 3" caliper	1
44	2	Live Oak	12' x 6' x 3" caliper	2
45	1	Live Oak	12' x 6' x 3" caliper	1
46	1	Live Oak	12' x 6' x 3" caliper	1
47	1	Live Oak	12' x 6' x 3" caliper	1
48	1	Live Oak	12' x 6' x 3" caliper	1
49	2	Live Oak	12' x 6' x 3" caliper	2
50	2	Live Oak	12' x 6' x 3" caliper	2
51	1	Live Oak	12' x 6' x 3" caliper	1
52	1	Live Oak	12' x 6' x 3" caliper	1
53	1	Live Oak	12' x 6' x 3" caliper	1
54	1	Live Oak	12' x 6' x 3" caliper	1
55	1	Live Oak	12' x 6' x 3" caliper	1
56	2	Live Oak	12' x 6' x 3" caliper	2
57	1	Live Oak	12' x 6' x 3" caliper	1
58	2	Live Oak	12' x 6' x 3" caliper	2
59	1	Live Oak	12' x 6' x 3" caliper	1

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 Board of County Commissioners, Manatee County

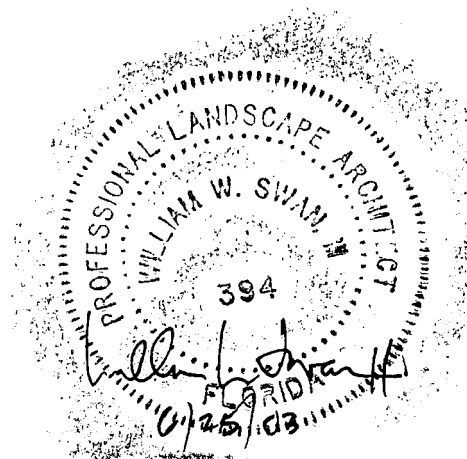


Exhibit "D"

**RIGHT OF ENTRY
and
COMPLIANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE**

The Manatee County Land Development Code, Ordinance 90-01, adopted on July 25, 1990 by the Board of County Commissioners of Manatee County, Florida requires adequate ownership and management measures be provided in residential developments to protect and perpetually maintain all common improvements and open space. The following provisions are stipulated in Chapter Nine of the Land Development Code (Subdivision Procedures and Standards), Section 909.5, and are hereby incorporated as part of the Declaration of Covenants, Conditions, and Restrictions for **RIVER WILDERNESS PHASE III, SUBPHASE B, UNIT 2.**

- I. **Right of Entry by County.** The Manatee County law enforcement officers, health and pollution control personnel, emergency medical service personnel, and fire fighters, while in pursuit of their duties, are hereby granted authority to enter upon any and all portions of the Community Common Areas as may be necessary to perform those duties.
- II. **Ownership of the Community Common Areas.** Notwithstanding anything herein contained to the contrary, the Community Association shall not dispose of any Common Area, by sale or otherwise, except to an organization conceived and organized to own and maintain such Common Areas, without first offering to dedicate the same to Manatee County or other appropriate governmental agency.
- III. **Disturbance of Common Areas.** No lands in the Common Open Space shall be denuded, defaced, or otherwise disturbed in any manner at any time, except for maintenance or repair, without the prior written approval of the Manatee County Planning Director.
- IV. **Maintenance and Care.** In the event the Association or its successors fail to maintain the Common Area in reasonable order and condition, the provisions of the Manatee County Land Development Code allow for Manatee County, upon notice and hearing, to enter said Common Area for the purpose of maintaining same. The cost of such maintenance by the County shall be assessed pro-ratedly and such charges will be made payable by property owners within sixty (60) days after receipt of a statement therefor, and shall become a lien on the property if unpaid at the end of such period.
- V. Notwithstanding any other provision of this Declaration, no violation of federal, state, or local law shall be permitted.
- VI. Notwithstanding any other provision of this Declaration relating to amendments, neither this Article nor any provision of this Declaration affecting this Article may be amended without the written consent of Manatee County.

Accepted in open session.....^{8/19/03}
Board of County Commissioners, Manatee County

Exhibit "E"

MAINTENANCE PROGRAM

A maintenance program has been established for the operation and care of the subdivision amenities. The following is a schedule for the inspection and maintenance of all lands, streets, and facilities under the purvue of THE HAMMOCKS OF RIVER WILDERNESS HOMEOWNER'S ASSOCIATION.

- Weekly: Inspection of all common areas to assure proper function, maintenance and appearance.
- Bi-weekly: Landscape and Lawn Service.
- Monthly: Tree and Landscape Service.
- Quarterly: Cleaning and maintenance of all Lake areas.
- Yearly: Cleaning, Painting and/or repair, as needed, of walls, fences, sign monuments, and replacement as necessary of signs, trees and shrubbery.

The water and sewer system will be maintained by Manatee County.

Accepted in open session.....
Board of County Commissioners, Manatee County

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Exhibit "F"

Fiscal Program

Page 1 of 2

An estimated ten year Fiscal Program has been filed with the Original Declaration for The Hammocks at River Wilderness, recorded at O.R. Book 1505, Page 5010, which contemplated the addition of the Property herein, and appears to provide adequate reserve funds for the care of the amenities and operation of the maintenance program. A copy of an estimated ten year budget is attached as Exhibit F-1 The proposed funds will be collected as required by the Declaration of Protective Covenants, Conditions, Easements, and Restrictions to which each lot is subject.

Subsequent years may require additional funds that will be assessed and collected as required by the Declaration of Protective Covenants, Conditions, Easements, and Restrictions to which each lot is subject.

Accepted in open session.....8/19/03.....
Board of County Commissioners, Manatee County

River Wilderness, Phase III, Subphase B2
 Hammocks Homeowners' Association
 10 Year Fiscal Plan
 10-Jul-03

ITEM	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
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Electric for Common Areas	\$ 365.75	\$ 665.00	\$ 665.00	\$ 665.00	\$ 665.00	\$ 665.00	\$ 665.00	\$ 665.00	\$ 665.00	\$ 665.00
Common Area Repairs & Mant.	\$ 1,097.25	\$ 1,995.00	\$ 1,995.00	\$ 1,995.00	\$ 1,995.00	\$ 1,995.00	\$ 1,995.00	\$ 1,995.00	\$ 1,995.00	\$ 1,995.00
Lake Maintenance	\$ 805.75	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00	\$ 1,465.00
Private Road Improvements	\$ 540.00	\$ 1,815.00	\$ 1,815.00	\$ 1,815.00	\$ 1,815.00	\$ 1,815.00	\$ 1,815.00	\$ 1,815.00	\$ 1,815.00	\$ 1,815.00
Working Capital Fund	\$ 731.50	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00	\$ 1,330.00
TOTALS:	\$ 19,754.25	\$ 36,750.00	\$ 36,750.00	\$ 36,750.00	\$ 36,750.00	\$ 36,750.00	\$ 36,750.00	\$ 36,750.00	\$ 36,750.00	\$ 36,750.00
ASSESSMENTS PER DEVELOPED LOT										
Annual:	\$ 897.92	\$ 1,670.45	\$ 1,670.45	\$ 1,670.45	\$ 1,670.45	\$ 1,670.45	\$ 1,670.45	\$ 1,670.45	\$ 1,670.45	\$ 1,670.45
Monthly:	\$ 74.83	\$ 139.20	\$ 139.20	\$ 139.20	\$ 139.20	\$ 139.20	\$ 139.20	\$ 139.20	\$ 139.20	\$ 139.20

Notes:

1. The above fiscal plan is based on current Hammocks HOA dues of \$397.00 per Quarter per Lot
2. All budget figures are based on 2003 dollars with no inflation
3. Road Improvements include costs for asphalt repairs, stripping, as well as complete resurface of asphalt

Exhibit "G"

Listing of Holdings

The following is a complete listing of all common open space and improvements of THE HAMMOCKS AT RIVER WILDERNESS HOMEOWNER'S ASSOCIATION, INC., a non-profit Florida corporation contained within the plat of **RIVER WILDERNESS PHASE III, SUB-PHASE B, UNIT 2**. This organization has been established for the ownership and maintenance of all land and facilities as described and depicted on the plat.

<u>Tract</u>	<u>Size (in Sq. Ft)</u>	<u>Description of Tract</u>
A	215,177	Conservation Easement
B	225,919	Conservation Easement
C	67,778	Lake & Drainage Easement and Landscape Buffer
D	95,733	Open Space
E	50,777	Private Ingress/Egress & Public Utility Easement

BRD1 #46871 v4

Accepted in open session.....^{8/19/03}
Board of County Commissioners, Manatee County