

This instrument prepared by and return to:
Chad M. McClenathen, Esq.
783 S. Orange Ave., Suite 210
Sarasota, FL 34236

**PARTIAL ASSIGNMENT OF DEVELOPER RIGHTS
AT RIVER WILDERNESS**

River Wilderness of Bradenton, Inc., as Declarant, subjected certain properties owned by it to the Declaration and General Protective Covenants recorded in Official Records Book 1100, Page 3266 et seq. of the Public Records of Manatee County, Florida, as amended and supplemented (Declaration).

Rive Isles Associates. LLC, a Florida limited liability company, (Declarant) is the successor to River Wilderness of Bradenton, Inc. and owns and holds the rights reserved to Declarant under the Declaration.

River Wilderness of Bradenton Foundation, Inc., a Florida not-for-profit corporation, is the homeowner association responsible for the operation of the River Wilderness community subject to the Declaration, and has requested a formal assignment of Declarant rights to permit it to more efficiently exercise its duties.

Now therefore, in consideration of the premises, and the sum of \$10.00 in hand paid by each party to the other, receipt of which is hereby acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct and incorporated herein.
2. Declarant confirms and ratifies that it previously assigned the non-exclusive right to manage the Common Areas, adopt rules and regulations pertaining to the Common Areas, adopt standards for the control of the design of structures and other work in River Wilderness, and enforce the Declaration, standards and the rules and regulations.
3. Except as set forth in Paragraphs 4, 5, 6 and 7 hereof, Rive Isles Associates. LLC does hereby assign to River Wilderness of Bradenton Foundation, Inc. all the rights reserved to Declarant under the Declaration.
4. The assignment of the right to control architectural issues is limited to property in River Wilderness that has been conveyed by Declarant. Declarant reserves the sole right to control the construction of improvements on any Plot, Dwelling Unit, Property Unit, or Property that it owns or controls, either directly or through affiliated entities, or successors or assigns. For purposes hereof, architectural issues include, but are not limited to, enforcement of the provisions of Article 3 of the Declaration.
5. The reserved rights under Sections 2.05 and 8.07 of the Declaration are assigned on a non-exclusive basis expressly reserving unto Declarant the continued right to exercise those same rights.
6. The reserved rights under Sections 8.01, 8.02 and 8.06 of the Declaration are assigned on a non-exclusive basis expressly reserving unto Declarant the continued right to exercise those same rights, and no exercise of those rights by Foundation, or its successors or assigns, may apply to or impact any Plot, Dwelling Unit, Property Unit, or Property that Declarant owns or controls, either directly or through affiliated entities, or successors or assigns, unless approved in writing by Declarant.
7. Declarant retains, and does not assign or relinquish in any manner, the reserved Declarant rights set forth in Sections 2.01, 2.02, 2.03, 2.04, 2.08, 3.01, 3.23, 3.25, 4.03, 6.02, and 7.04 of the Declaration.

8. River Wilderness of Bradenton Foundation, Inc. accepts the assignment of the reserved rights hereunder, agrees to exercise such reserved rights in accordance with the Declaration, and applicable law, and indemnify and hold Declarant harmless of and from any and all claims, actions or causes of action arising out of enforcement, omissions or actions of River Wilderness of Bradenton Foundation, Inc.

[Signature]
Witness signature
Ratzel Camargo
Printed name of witness
[Signature]
Witness signature
Jessica Camargo
Printed name of witness

Rive Isle Associates LLC
a Florida limited liability company
[Signature]
By: Roy Premer, Authorized Officer

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 2nd day of April, 2019 by Roy Premer, as an authorized officer of Rive Isle Associates. LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced Drivers License as identification. If no type of identification is indicated, the above-named person is personally known to me.



Ratzel Camargo
COMMISSION #FF913795
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

[Signature]
Notary Public - State of Public

River Wilderness of Bradenton Foundation, Inc.
[Signature]
By: _____, President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 6 day of April, 2019 by Sybil DiGirolamo as President, of River Wilderness of Bradenton Foundation, Inc., a Florida not-for-profit corporation, on behalf of the corporation. She is personally known to me or has produced the following identification: _____ If no type of identification is indicated, the above-named person is personally known to me.

[Signature]
Notary Public - State of Public
JOHN PAUL AFFLEBACH
MY COMMISSION # FF 997401
EXPIRES: August 27, 2020
Bonded Thru Notary Public Underwriters