

Condominium, Homeowner
and Cooperative Associations

Kevin T. Wells, Esq.*
Paul E. Olah, Jr., Esq.**
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CONDOMINIUM AND
PLANNED DEVELOPMENT

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CONSTRUCTION LAW

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January 17, 2024

Civil Litigation
Construction Litigation

Thomas A. Marino II, Esq.
Matthew F. Miliano, Esq.

The Hammocks at River Wilderness Homeowners Association, Inc.
c/o Andrew Elkinton, LCAM
RealManage
2477 Stickney Point Road, Suite 118-A
Sarasota, FL 34231

Via U.S. Mail and Email to: hamriver@ciramail.com

Re: Recorded Certificate of Amendment

Dear Andrew:

Enclosed is the original Certificate of Amendment ("Certificate") to the Declaration of Covenants, Conditions and Restrictions which was recorded at Official Records Instrument #202441001703 of the Public Records of Manatee County, Florida, on **January 8, 2024**. Pursuant to Section 720.306(1), Florida Statutes, the amendment is effective on this date. Please maintain the original document as part of the official records of the Association.

Pursuant to Section 720.306(1)(b), Florida Statutes, **within 30 days** of recording (that is, on or before **February 7, 2024**) the Association must provide a copy of the certificate and amendment to its members. However, if a copy of the amendment was provided to the members before they voted on the amendment and the proposed amendment was not changed before the vote, the Association, in lieu of providing a copy of the Certificate, may provide notice to the members that the amendment was adopted, identifying the official instrument numbers of the recorded amendment and that a copy of the certificate is available at no charge to the member upon written request to the Association. The copies and notice described in this paragraph may be provided electronically to those owners who previously consented to receive notice electronically.

If you or another Association representative has a question or comment concerning this or any other matter, please let me know.

Very truly yours,

LAW OFFICES OF WELLS | OLAH | COCHRAN, P.A.

Thomas A. Marino II, Esq.
tmario@kevinwellspa.com

TAM/dmh
Enclosure

Prepared By and Return to:
Thomas A. Marino II, Esq.
Law Offices of Wells | Olah | Cochran, P.A.
3277 Fruitville Road, Bldg. 8
Sarasota, FL 34237
Telephone: (941) 366-9191

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 Membership Meeting of The Hammocks at River Wilderness Homeowners Association, Inc. ("Association"), held on November 30, 2023, by the affirmative vote of the Owners of not less than fifty-one percent (51%) 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 27th day of December, 2023.

Signed, sealed and delivered:
in the presence of:

sign: Maureen O'Marra
print: Maureen O'Marra
address: 3524 Woodland Fern Dr.
City, State, Zip: Parrish, Fla. 34219

sign: Walter Sumerauer
print: Walter Sumerauer
address: 12623 Creole Ct
City, State, Zip: Parrish, FL 34219

THE HAMMOCKS AT RIVER WILDERNESS
HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
Richard O'Marra, President

Attest: [Signature]
Pam Nesbitt, Secretary

STATE OF FLORIDA)
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27th day of December, 2023, by Richard O'Marra, as President of The Hammocks at River Wilderness Homeowners Association, Inc., who is personally known to me or has produced drivers licenses as identification.



NOTARY PUBLIC

Sign: [Signature]

Print: Tracy L. Sumerauer

My Commission Expires: 9/21/26

PROPOSED AMENDMENT

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

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

**ARTICLE V
ARCHITECTURAL CRITERIA AND BUILDING RESTRICTIONS**

5.5 **Garages.** Unless otherwise specifically approved by the ARC, no garage, tool shed or storage room may be constructed separate and apart from the dwelling. Each dwelling shall have an enclosed garage for at least two (2) and no more than three (3) automobiles. No carport shall be permitted. No garage shall be enclosed by screen or otherwise, or converted to other use without the substitution of another garage on the Lot meeting the requirements of this Declaration. All vehicles, boats and all other items shall be kept within the enclosed garage at all times except for loading, unloading or washing. Each Owner shall use best efforts to park their vehicles within the enclosed garage during the day to the extent feasible. Overnight parking in the driveway is prohibited except for vehicles (other than commercial vehicles, recreational vehicles, trailers, campers, motor homes, and panel trucks) of non-resident overnight guests.

[The remainder of the Declaration is unchanged.]