

Prepared by and Return To:
Michael J. Prohidney, Esq.
Florida Bar No. 0905801
Tilden, Prohidney & DiPasquale, P.L.
431 12th Street West, Suite 204
Bradenton, Florida 34205



**FIFTEENTH AMENDMENT TO AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR
RIVER PLANTATION**

WHEREAS, this Fifteenth Amendment is made this 26th day of November, 2013, by CARGOR CM PROPERTY INVESTMENTS, INC., a Florida corporation (“Cargor”).

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements of River Plantation (the “Original Declaration”) recorded December 8, 2004 in Official Records Book 1977, Page 1541 of the Public Records of Manatee County, Florida;

WHEREAS, the Original Declaration was amended and restated in its entirety by that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements of River Plantation (the “Amended Declaration”) recorded December 17, 2004 in Official Records Book 1979, Page 2983 of the Public Records of Manatee County, Florida;

WHEREAS, the Amended Declaration was subsequently amended as follows: by that certain First Amendment to the Declaration recorded in Official Records Book 2000, Page 7715, by that First Amendment to the Declaration (sic) recorded in Official Records Book 2001, Page 7224, by that Second Amendment to the Declaration recorded in Official Records Book 02042, Page 7625, by that Third Amendment to the Declaration recorded in Official Records Book 2051, Page 5986, by that Fourth Amendment to the Declaration recorded in Official Records Book 2098, Page 5462, by that Fifth Amendment to the Declaration recorded in Official Records Book 2127, Page 1414, by that Sixth Amendment to the Declaration recorded in Official Records Book 2151, Page 1682, by that Seventh Amendment to the Declaration recorded in Official Records Book 2266, Page 546, by that Eighth Amendment to the Declaration recorded in Official Records Book 2266, Page 548, by that Ninth Amendment to the Declaration recorded in Official Records Book 2267, Page 7580, by that Tenth Amendment to the Declaration recorded in Official Records Book 2273, Page 673, by that Eleventh Amendment to the Declaration recorded in Official Records Book 2276, Page 2083, by that Twelfth Amendment to the Declaration recorded in Official Records Book 2328, Page 4580, by that Thirteenth Amendment to the Declaration recorded in Official Records Book 2328, Page 4583, and by that Fourteenth Amendment to the Declaration recorded in Official Records Book 2427, Page 2023, all of the Public Records of Manatee County, Florida (collectively, all amendments referenced in this paragraph shall be referred to as the “Amendments”); and

WHEREAS, the Amended Declaration and the Amendments shall be hereinafter referred to as the “Declaration”;

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP, INC., a Delaware corporation (“Forestar”), was the original developer pursuant to the Declaration;

WHEREAS, on or about June 29, 2012 and subsequent to Cargor purchasing all of the remaining undeveloped lots within the River Plantation development that is the subject of the Declaration, Forestar assigned its developer’s rights, privileges and authorities created under the Declaration to Cargor, subject to the terms and conditions set forth in that certain Assignment and Assumption of Declarant’s Rights dated June 29, 2012 and recorded in Official Records Book 2427, Page 71, of the Public Records of Manatee County, Florida, as amended by that certain First Amendment to Assignment and Assumption of Declarant’s Rights recorded in Official Records Book 2435, Page 2974 of the Public Records of Manatee County, Florida (collectively, the “Assignment”);

WHEREAS, Cargor continues to own lots governed by the Declaration and has not turned over its right to Developer Membership in the Association;

WHEREAS, pursuant to Article VIII, Section 4 of the Declaration, Cargor may unilaterally amend the Declaration; and

WHEREAS, Cargor desires to amend the Declaration as described below.

NOW THEREFORE, in consideration of the foregoing recitals, Cargor hereby amends the Declaration as follows:

1. Article VI, Section 3(c) of the Declaration is hereby deleted in its entirety and replaced with the following:

(c) Construction Prohibited in Certain Areas. No Owner may construct or maintain any building, residence or structure, or undertake or perform any activity in the surface water, wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s) or drainage easement(s) described in the approved permit and recorded Plat, unless prior approval is received from SWFWMD, Sarasota Regulation Department.

2. Article VI, Section 36(a)(iv) of the Declaration is hereby deleted in its entirety.

3. Article VI, Section 36(d) of the Declaration, entitled Security Deposit, is hereby deleted in its entirety.

4. Partial Assignment. Cargor hereby assigns to assignee, Cargor Partners III-Parrish, LC, a Florida limited liability company and a related entity of Cargor (“Cargor Partners”), the Declarant’s Rights contained in the Assignment and pursuant to the Declaration. This assignment is a partial assignment only to the extent that Cargor remains the Declarant and continues to possess all such rights of the Declarant under the Declaration. Cargor Partners, however, shall have the same rights and privileges as Cargor within River Plantation.

5. Except as modified herein, the Declaration shall remain unchanged and in full force and effect.

26th IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal on the day of November, 2013.

Signed, sealed and delivered
in the presence of:

[Signature]
Print: Peter R. Logan

[Signature]
Print: Heather Von Uhlir

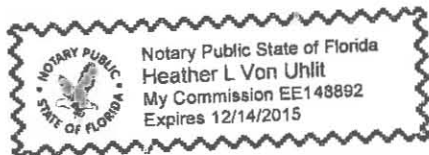
“Cargor”

CARGOR CM PROPERTY INVESTMENTS,
INC., a Florida corporation

By: [Signature]
Carlos M. Beruff, President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 26th day of November, 2013, by Carlos M. Beruff, as President of Cargor CM Property Investments, Inc., a Florida corporation, who is [] personally known to me or [] has produced _____ as identification.



[Signature]
Notary Public, State of Florida

Printed Name: Heather von Uhlir
My Commission Expires: 12/14/15

RP 15th Amend

Clerk of the Circuit Court - Manatee County
R.B. "Chips" Shore
P.O. Box 25400 Bradenton FL 34206
Visit our website: "www.manateeclerk.com"

INVOICE

TILDEN PROHIDNEY & DIPASQUALE
431 12TH ST W STE 204

RECEIPT
#1 of #1

001.223000

BRADENTON FL 34205

AR PAYOR: AR501433 UDC Book# 2500 Page# 2331
DOC TYPE: RST CALC AMOUNT: \$0.00
PAGES: 3 FILE# 003217908
Receipt: 470033623 12/02/13 3:21PM By: KG

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
R	RECORDING TRUST	199	000000341150	0	2.00
R	RECORDING FEES	001	000000341100	0	13.00
R	CLERK CT TECH FUND	199	000000341160	0	5.70
R	FL ASSOC COURT CLERK	001	000000208911	0	0.30
R	BD OF COUNTY COMM	001	000000208912	0	6.00

RECEIPT TOTAL: \$27.00
GRAND TOTAL: \$27.00

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Clerk of the Circuit Court - Manatee County
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