

THIS INSTRUMENT PREPARED BY:
STEPHEN W. THOMPSON, ESQ.
NAJMY THOMPSON, P.L.
1401 8TH AVENUE WEST
BRADENTON, FLORIDA 34205

CERTIFICATE OF AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RIVER PLANTATION

WHEREAS, the original Declaration of Covenants, Conditions, Restrictions, and Easements of River Plantation was recorded at Official Records Book 1977, Page 1541, et seq. of the Public Records of Manatee County, Florida, and

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Easements of River Plantation ("Declaration") was recorded as Instrument Number 201741020809 in the Public Records of Manatee County, Florida.

NOW THEREFORE, the members of River Plantation Homeowners' Association, Inc., Inc. ("the Association"), have voted to add Article VI, General Covenants and Restrictions, Section 36(a), (xii) of the Association's Declaration as follows:
(Words in ~~strike-through~~ type are deletions from existing text; underlined text indicates additions.)

**Article VI
General Covenants and Restrictions**

Section 36(a), (vii):

(A) If a unit is occupied by persons other than the titled owner for a period of thirty (30) days or more it shall be construed to be a lease property and all leasing conditions and requirements shall apply to the occupants.

(B) A new owner may not lease their property for a period of twenty-four (24) months after their purchase of this property.

(C) There will be a maximum of fifteen percent (15%) of the homes within River Plantation that can be leased at any time. In the event that more than fifteen percent (15%) of the properties are leased, the Association will not permit any additional leases. The Association shall maintain a record of all leases, and in the event that the fifteen percent (15%) threshold is reached, the Association will maintain a waiting list and will determine who is eligible to lease their property when the percentage of the leasing within the community falls below fifteen percent (15%). The Association will adopt rules and regulations in regard to maintaining these leasing records and the availability of leasing within the community.

CERTIFICATE OF AMENDMENT

The undersigned officer of the River Plantation Homeowners' Association, Inc., a Florida not-for-profit corporation, hereby certifies that the foregoing amendment to the Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Easements of River Plantation was approved and adopted by the requisite number of owners and certifies that this amendment was adopted in accordance with the Association's governing documents and applicable law.

IN WITNESS WHEREOF, the undersigned officer of the Association has executed this instrument this 7th day of March, 2026.

Witnesses to President's Signature:

RIVER PLANTATION HOMEOWNERS ASSOCIATION, INC.

1. Sign: [Signature]
Print Name: Callie Brooks
Address: 8214 San Carlos Blvd
Fort Myers, FL 33967

Signed by: [Signature]
Print Name: JAMES J KANE, its President

2. Sign: [Signature]
Print Name: Chloe Wipac
Address: 28 Fairway Road
Potomac West, FL 33947

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this this 7th day of March, 2026, by James J. Kane as President of the River Plantation Homeowners' Association, Inc. Who is personally known to me or has produced _____ as proof of identification.

[Signature]
Notary Public, State of Florida



RADINKA E. ILSINK
Commission # HH 462598
Expires January 15, 2028