

**THIS INSTRUMENT WAS PREPARED BY:**

Richard T. Williams  
President  
Panther Ridge II Homeowners' Association, Inc.  
8429 Lorraine Road STE 332  
Lakewood Ranch, FL 34202

**CERTIFICATE OF AMENDMENT  
TO  
DECLARATION  
OF  
PROTECTIVE COVENANTS  
FOR  
THE RANCHES AT PANTHER RIDGE II**

**Panther Ridge II Homeowner's Association, Inc.**, a Florida corporation not-for-profit (the "Association"), the entity organized and existing to operate the Ranches at Panther Ridge II, a/k/a The Trails, according to the Declaration of Protective Covenants thereof recorded in Official Records Books Book 1486, Page 3006, of the Public Records of Manatee County, Florida, as amended (the "Declaration"), including the By-Laws attached thereto, hereby executes this Certificate of Amendment (the "Certificate") and certifies as follows:

**(1) Amendment to Section 8.01.** Section 8.01 of the Declaration is amended to read as follows:

**"8.01 Residential Use.** Each Tract shall be used for single family residential purposes in accordance with applicable zoning and governmental land use regulations and this Declaration. No dwelling structure shall be occupied by more than one family, its domestic employees, and guests. No portion of any tract may be rented as a dwelling unit. The Tract owner shall provide the Association with a copy of any executed lease prior to move-in. All leases shall provide the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of the Declaration of Covenants, the Articles of Incorporation, and the By-Laws of the Association, as well as applicable rules and regulations of any agreement, document or instrument governing the Association. No Tract may be leased for a term of fewer than twelve (12) months and no Tract may be leased more than one (1) time, including any renewals, in any calendar year – i.e., no more than one (1) lease, including any renewals, may commence in the same calendar year. Subleasing of a leased Tract is prohibited. Prior to move-in, all tenants must attest in writing to having reviewed the Declaration of Covenants, the Articles of Incorporation, and the By-Laws of the Association, as well as applicable rules and regulations of any agreement, document or instrument governing the Association."

**(2) Approval.**

The foregoing amendment to Section 8.01 of the Declaration was adopted and approved by the affirmative vote of the Board of Directors at a Board meeting held May 23, 2022 and by Association Members owning not less than two-thirds (2/3) of the Tracts, who cast their votes by mail, by proxy, or in person at a Meeting of the Members held on May 23, 2022, at which a quorum was present, in accordance with the requirements of the

Declaration. Capitalized terms used in this Certificate shall have the meanings given them in the Declaration unless otherwise defined herein.

**IN WITNESS WHEREOF**, the Association has caused this Certificate to be executed in its name by an officer thereunto duly authorized as of the 23 day of May, 2022.

Witnesses:

PANTHER RIDGE II HOMEOWNERS'  
ASSOCIATION, INC., a Florida corporation  
not-for-profit

Signature: *Sabrina A. St. John*

Print Name: Sabrina A. St. John by: *RTW*

Richard T. Williams, as its President

Signature: *Jason Osborne*

Print Name: Jason Osborne

**STATE OF FLORIDA**  
**COUNTY OF MANATEE**

The foregoing instrument was acknowledged before me this 23 day of May, 2022, by Richard T. Williams, as President of Panther Ridge II Homeowners' Association, Inc., a Florida corporation not-for-profit, on behalf of the corporation who produced a Florida Driver's License as identification.

*[Handwritten signature]*

