

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 8.03. Section 8.03 of the Declaration is amended to read as follows:

"8.03 Animals. No animals shall be kept within the Subdivision for any commercial purpose, or in such a manner as to cause noxious odors to escape to nearby Tracts. The keeping of hogs, poultry, fowl, or grazing animals other than horses and cattle is prohibited throughout the Subdivision. Notwithstanding the foregoing, up to eight female chickens ("Chickens") may be kept on any tract within the subdivision for personal use only. Roosters are prohibited. Chickens shall be confined securely inside an enclosure on the tract between the hours from dusk to dawn. Chickens shall be confined inside an enclosure or within a fenced area on the tract between the hours from dawn to dusk. Any enclosure and fenced area utilized for keeping Chickens shall be subject to Improvement Standards under Section 8.12 and Construction Review under Section 8.13 in addition to the following three restrictions:

- i. Both the enclosure and fenced area shall be located within the rear yard extending across the full width of the tract and lying between the rear boundary line of the tract and measured to a parallel line placed at the midpoint of the depth of the principal dwelling,
- ii. The fenced area shall not be within one hundred (100) feet of any tract boundary line and not within two hundred (200) feet of any tract boundary line which is adjacent to a street line, and
- iii. If the enclosure is not within a dwelling, garage, barn, or other walled improvement with additional uses besides keeping Chickens, the enclosure shall be substantially concealed from eye-level view from any Road or adjacent tract by landscaping, decorative fences, or decorative walls."

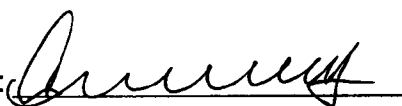
(2) Approval.

The foregoing amendment to Section 8.03 of the Declaration was adopted and approved by the affirmative vote of the Board of Directors at a Board meeting held July 19, 2022 and by Association Members owning not less than two-thirds (2/3) of the Tracts, who cast their votes by proxy or in person at a Meeting of the Members held on July 19, 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 20 day of July 2022.

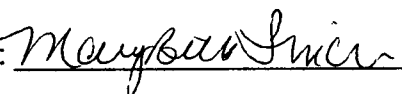
Witnesses:

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

Signature: 

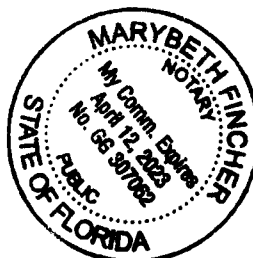
Print Name: Annamarie Grace

by: 
Richard T. Williams, as its President

Signature: 

Print Name: Marybeth Fincher

STATE OF FLORIDA
COUNTY OF MANATEE



The foregoing instrument was acknowledged before me this 20 day of July, 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.