

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 Homeowners' 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 5.01. Section 5.01 of the Declaration is amended to read as follows:

"5.01. Personal Obligation and Lien for Assessments. Each Owner covenants and agrees to pay to the Association all Assessments levied with respect to each Tract in which such Owner has an ownership interest. Each Assessment, together with Delinquency Charges (hereinafter defined), is the personal obligation of the Owner of a Tract at the time when the Assessment is due ~~and shall remain the personal obligation of such Owner notwithstanding that such Owner may no longer own the Tract. The personal obligation shall not pass to the successors in title of an Owner unless expressly assumed by such successors.~~ All Assessments, together with Delinquency Charges, shall also be a charge on the land and a continuing lien upon the Tract with respect to which such Assessment is levied. The Association may record in the Public Records a "Notice of Lien" setting forth amounts claimed due the Association as to any one or more Tracts. The execution and recording of such notice is not required in order for the continuing lien for Assessments to be valid."

There was no proposed new language. Proposed deleted language was stricken via ~~strikethrough~~ effect.

(2) Approval.

The foregoing amendment to Section 5.01 of the Declaration was adopted and approved by the affirmative vote of the Board of Directors at a duly noticed Board meeting held December 14, 2022 at which a quorum was present, in accordance with the requirements of the Declaration. It was also adopted and approved by the affirmative vote of the

Association Members owning not less than two-thirds (2/3) of the Tracts, who cast their votes by proxy or in person at a duly noticed Meeting of the Members held on May 15, 2024, 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 17th day of May, 2023.

Witnesses:

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

Signature: Maria L. Puente

Print Name: Maria L. Puente

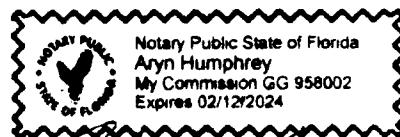
Signature: Aryn Humphrey

Print Name: Aryn Humphrey

by: Richard T. Williams
Richard T. Williams, as its President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 17th day of May, 2023, 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.



Aryn Humphrey