

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 Article 9 of the Declaration of Protective Covenants. Article 9 of the Declaration is amended to have an additional section, 9.10, which reads as follows:

"9.10. Rights in Land Vacated by Manatee County. Notwithstanding any provision of the Declaration, the Articles, or the By-Laws to the contrary, there is hereby created and established a perpetual, nonexclusive easement in any land within the Subdivision which is vacated by Manatee County (Vacated Land). Within Vacated Land, the Association may:

- Grant access to service providers, Members of the Association, and guests of Members
- Clear or maintain the area for use as an Equestrian Trail as a Common Expense
- Construct, install, maintain, or remove improvements as a Common Expense
- Disregard the deadlines outlined in section 8.13(c) for BRB approval of improvements; the Association's right to disapprove such improvements shall not expire within a specific timeframe and shall only be extinguished upon written notice of approval by the Association
- Measure the 100-foot setback outlined in section 8.12(a) from the boundary lines in existence prior to the vacation of rights of way by Manatee County

The Association is prohibited from establishing new paved roads within Vacated Land which has never been paved."

(2) Amendment to Article 6 of the By-Laws. Article 6 of the By-Laws is amended to have an additional section 6.02.06 as follows:

"6.02.06. When a fine is levied for a continuing violation over multiple days in succession, there shall be no aggregate limit to the fine."

(3) Approval.

The foregoing amendment to Article 9 of the Declaration in item **(1)** was adopted and approved by the affirmative vote of the Board of Directors at a Board meeting held March 2, 2024 and by Association Members owning not less than two-thirds (2/3) of the Tracts, who were present in person or by proxy at the Annual Meeting of the Members held on March 2, 2024, at which a quorum was present, in accordance with the requirements of the Declaration.

The foregoing amendment to Article 6 of the By-Laws in item **(2)** was adopted and approved by the affirmative vote of the Board of Directors at a Board Meeting held March 2, 2024 and by Association Members owning not less than one-half (1/2) of the Tracts who were present in person or by proxy at the Annual Meeting of the Members held on March 2, 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 4th day of March 2024.

Witnesses:

Signature:

Print Name:

Signature:

Print Name:

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

by:

Richard T. Williams, as its President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 4th day of March, 2024 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.

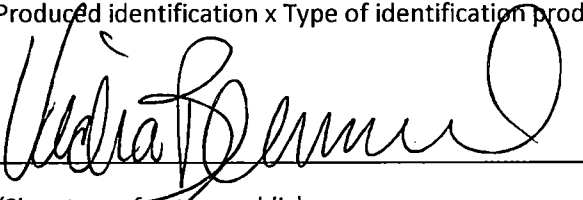
see attached

State of Florida Acknowledgement Notary Certificate

STATE OF FLORIDA
COUNTY OF Manatee

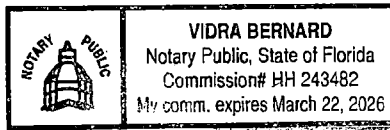
On March 4, 2024, before me, Vidra Bernard, a notary public, personally appeared by physical presence, Richard T. Williams who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached Certificate of Amendment To Declaration Of Protective Covenants For The Ranches At Panther Ridge II [name of document] instrument and acknowledged to me that that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State listed above that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Personally known OR
Produced identification x Type of identification produced: FL DL



(Signature of notary public)

My commission expires: 03/22/2026



Official Seal