

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:

Amendment to Section 9. Section 9 of the Declaration is amended to include the following new sections 9.11 and 9.12:

"9.11. Manatee County Rights of Way. For land within the subdivision which underlies Manatee County rights of way or former rights of way in effect as of December 31, 2024, the Association may, without necessity of consent or joinder by the owner of the fee simple interest in the Tract or Tracts underlying any such land grant, bargain, sell, and transfer unto Manatee County or utility companies easements for ingress, egress, construction, and maintenance of drainage and/or utilities. Members may not dedicate their Tract or a portion thereof to the public as a right of way without Association approval."

"9.12. Right to Require Easement Grants. The Association may require any Member to execute and submit notarized instruments granting nonexclusive, permanent easements for installation, operation, and/or maintenance of utilities, drainage systems, and other infrastructure (including water, sewer, stormwater, telecommunications, internet, and electricity) over, under, and across any portion of the Member's Tract which is subject to a right-of-way vacation application undertaken by the Association. The grantee shall be Manatee County or a utility provider."

(1) Approval.

The foregoing amendments to Section 9 of the Declaration were adopted and approved by the affirmative vote of the Board of Directors at a Board meeting held March 1, 2025 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 1, 2025, 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 3rd day of March, 2025.

Witnesses:

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

Signature: Catherine Dero

Print Name: Catherine Dero

by: [Signature]

Richard T. Williams, as its President

Signature: [Signature]

Print Name: Vick L. Myer

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 3rd day of ~~November~~ March, 2025, 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.

[Signature]
Darrell Cristina
3/3/25

