

WHEN RECORDED RETURN TO:

Robert A. Cooper, Esq.
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**CERTIFICATE OF AMENDMENT OF THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
THE RIVER TOWNHOUSE ASSOCIATION, INC.**

THE UNDERSIGNED, being the President of **THE RIVER TOWNHOUSE ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "Association"), does hereby certify that the foregoing Amendment to the Declaration of Covenants, Conditions and Restrictions for The River Townhouse Association, Inc. was duly approved, adopted and enacted by the affirmative vote of the proper percentage of voting interests of the Association at a members meeting called for that purpose at which a quorum was present held on November 8, 2014. The original Declaration of Covenants, Conditions and Restrictions for The River Townhouse Association, Inc. was recorded in Official Record Book 2790, Page 2581, *et seq.*, as amended by Amendments recorded on November 28, 2007 as Instrument No. 2007000351160, December 17, 2009 as Instrument No. 2009000334860, March 4, 2011 as Instrument No. 2011000055416, and January 25, 2012 as Instrument No. 2012000016915, respectively, all of the Public Records of Lee County, Florida (the "Declaration").

**AMENDMENTS TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS**

1. Article X, Section 10-3, to the Declaration is amended as follows:

Section 10-3. Amendments. Covenants and restrictions of this declaration may be amended by Declarant so long as Declarant owns at least two (2) lots in THE RIVER for sale in the ordinary course of business by recording an executed amendment to this declaration in the Public Records of Lee County, Florida. Except as otherwise provided by law, this Declaration may be amended at anytime by the affirmative vote of at least fifty-one percent (51%) of the eligible voting interests in the Association, present and voting in person or by proxy, at a duly called meeting of the members of the Association. A copy of the adopted amendment(s) shall be attached to a certificate stating that the amendment(s) was duly adopted as an amendment to the Declaration, which certificate shall identify the Book and Page (or Instrument Number) of the Public Records where the Declaration was recorded, and shall be executed by an authorized officer of the Association with the formalities of a deed. The amendment shall be effective when the certificate, inclusive of the amendment(s), is recorded in the Public Records of Lee County, Florida. A copy of the certificate, inclusive of the amendment(s), shall be provided or made available to the Owners as required by applicable law.

2. A new Article X, Section 10-6, is added to the Declaration as follows:

Section 10-6. Applicable Statutes and Laws. The validity, application, and construction of this Declaration and its exhibits shall be governed by the Chapter 720, Florida Statutes, as amended from time to time after the date this Declaration was first recorded in the Public Records of Lee County, Florida, and applicable laws of the State of Florida.

Except as specifically amended hereby, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the President of The River Townhouse Association, Inc. has caused this Certificate of Amendment to be executed as of the date set forth below.

WITNESSES:

John C. Hickey
Signature

John C. Hickey
Printed Name of Witness

Daniel J. Hennings
Signature

DANIEL J. HENNINGS
Printed Name of Witness

**THE RIVER TOWNHOUSE
ASSOCIATION, INC.**

By: Steve Hansen
Steve Hansen, President

Date: December 19 2014

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 19th day of December, 2014, by STEVE HANSEN, as President of The River Townhouse Association, Inc., a Florida not-for-profit corporation, on behalf of said corporation, who is () personally known to me or who has () produced _____ as identification.

Theresa M. McKenzie
Notary Public
Theresa M McKenzie
Printed Name

My Commission Expires: July 24, 2015

