

This instrument prepared by:  
Christopher J. Shields, Esq.  
PAVESE LAW FIRM  
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**CERTIFICATE OF AMENDMENT  
TO THE  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS  
FOR  
RIVER STRAND GOLF & COUNTRY CLUB**

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THIS AMENDMENT is made the 21 day of APRIL, 2011 by Lennar Homes, LLC, a Florida limited liability company, hereinafter called the "Developer" to the Declaration of Covenants, Conditions and Restrictions for River Strand Golf & Country Club.

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for River Strand Golf & Country Club is recorded in Official Records Book 2076, Page 6453 *et seq.*, and as may have been subsequently amended, in the Public Records of Manatee County, Florida, (hereinafter the "Declaration");

WHEREAS, pursuant to the Assignment of Declarant's Rights recorded in Official Records Book 2234, Page 4887 *et seq.*, Public Records of Manatee County, Florida, Harbourvest, LLC, a Florida limited liability company, assigned all of its rights as developer under the Declaration to Lennar HV, LLC, a Florida limited liability company ("Lennar HV");

WHEREAS, pursuant to the Notice of Merger recorded in Official Records Book 2236, Page 1, Public Records of Manatee County, Florida, Lennar HV merged with and into Lennar Homes, LLC, a Florida limited liability company (hereinafter the "Developer");

WHEREAS, pursuant to Section 19 of the Declaration, Developer reserved the unilateral right to amend the Declaration any time prior to the Turnover;

WHEREAS, Turnover has not occurred;

WHEREAS, pursuant to Section 19 of the Declaration, Developer wishes to amend Section 10.11 of the Declaration; and

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

10.11 Signs. No Signs of any kind shall be displayed on any Lot except as follows:

\_\_\_\_\_ A. \_\_\_\_\_ Individual, ornamental house number and name plates may be displayed, provided their size, color, design, and location is approved by the Architectural Committee. Either Developer or the Architectural Committee may require the use of standard house number and name signage.

\_\_\_\_\_ B. \_\_\_\_\_ Other signs may be displayed if such signs are approved by Developer as to size, design, location, and content:

No signs, banners, billboards or advertisements of any kind, including without limitation, those of Realtors, politicians, contractors or subcontractors, shall be erected, exhibited, inscribed, displayed or painted or affixed anywhere within or upon the Community, including in windows and on motor vehicles. The Board of Directors and Declarant shall have the right to erect signs as they, in their discretion, deem appropriate. Notwithstanding the foregoing, no Owner may erect or display any signs in or on any Lot, Living Unit, or structure, except that one (1) oval "For Sale" or one (1) oval "For Rent" sign no larger than ten (10) inches in height and no more than eighteen (18) inches in width is permitted. The sign shall conform to the drawing depicted on the attached sheets and shall have a dark green background with white lettering and numbering. The party seeking to erect or place a sign on their property shall be required to purchase the sign and sign post. Owner's right to install a sign shall be further subjected to the following restrictions and those which may be later promulgated by the Architectural Review Committee:

- a. The sign shall only contain the telephone number and the name of either the homeowner or the real estate company listing the property, if any;
- b. Telephone number letters shall not exceed four (4) inches in height and the lettering indicating the homeowner or real estate company shall not exceed two (2) inches in height;
- c. The signs shall be oval in shape and shall have a dark green background with white lettering;
- d. For single-family homes and villas, one (1) oval "For Sale" sign may be located in the front of the property, no closer than fifteen (15) feet from the street pavement;
- e. For condominiums, one (1) oval "Fore Sale" sign is permitted;
- f. For single family homes, villas, and condominiums, one (1) oval "For Rent" sign may be located in one (1) window of the home or condominium.
- g. All signage must be removed from the site upon signing of a contract;
- h. No "Sale Pending" or "Sold" signs are allowed;
- i. Note: Notwithstanding the foregoing, the individual neighborhood associations may prevent, prohibit, or impose additional restrictions on the placement of signs in their respective neighborhoods;

- i. The Architectural Review Committee may require that all signs installed or placed within the community be constructed or installed by a vendor designated and approved by the Association, in order to insure conformity with these restrictions.

If any sign is erected in violation of this provision, the Declarant, the Association, a CDD, or any Neighborhood Association shall have the right to enter the property on which the sign is located and remove it, as well as levy a fine of \$100.00/day for each day's violation and suspend the violator's use privileges of the Community Common Areas. Said action to enter one's property and remove the sign, if necessary, shall be deemed expressly permitted by the property Owner. To the extent that the Association is unwilling or otherwise fails to enforce this restriction on "signs," the Declarant retains the right to unilaterally enforce this sign restriction. The foregoing shall not apply to signs, banners, flags, billboards or advertisements used or erected by Declarant or any builder, nor to entry and directional signs installed by Declarant or any builder, and signs required by law.

IN WITNESS WHEREOF, we have hereunto affixed our hands and the seal of said corporation, this 21 day of APRIL, 2011.

LENNAR HOMES, LLC,  
a Florida Limited Liability Company

Witnesses:

Carolyn Jean Patton  
Print name: Carolyn Jean Patton

Matt Henry  
Print name: MATT HENRY

By: \_\_\_\_\_  
Printed: DAIRIN McMURRAY  
Title: V.P.

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was executed before me this 21 day of April, 2011, by DAIRIN McMURRAY, V.P. (title) of LENNAR HOMES, LLC, a Florida Limited Liability Company, on behalf of the company. He/She is personally known to me or did produce \_\_\_\_\_ as identification.



Print, Type, or Stamp Commissioned Name of Notary Public (Affix Notarial Seal)

Deanna J. Craft  
Signature of Notary Public

Deanna J. Craft  
Print name



**10" x 18" Wood or Metal sign (Dark Green Background w/White Letters and Border) mounted to metal step stake**



10" x 18" Wood or Metal sign (Dark Green Background w/White Letters and Border)



STATE OF FLORIDA, COUNTY OF MANATEE  
This is to certify that the foregoing is a  
true and correct copy of the documents on  
file in my office.  
 This copy has no redactions  This copy may have been  
redacted pursuant to law  
Witness my hand and official seal this  
day of April, 2011  
R.B. "CHIPS" SHORE  
Clerk of Circuit Court  
By \_\_\_\_\_ D.C.