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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3150631

This instrument prepared by:
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Bradenton, Florida 34205
941-748-2216

**CERTIFICATE OF AMENDMENT TO
THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE WOODLANDS AT RIVENDELL**

WHEREAS, the original Declaration of Protective Covenants, Conditions and Restrictions for Rivendell (the "Declaration") was originally recorded in Official Records Book 2842, Page 2626 of the Public Records of Sarasota County, Florida;

WHEREAS, the Declaration was amended through the Second Amendment to the Declaration of Protective Covenants, Conditions and Restrictions for Rivendell, recorded as Instrument #1999059094 in the Public Records of Sarasota County, Florida, and the heading for the Declaration was changed to the "Declaration of Protective Covenants, Conditions and Restrictions for the Woodlands at Rivendell";

WHEREAS, the owners of lots in the community, as members of the Rivendell Community Association, Inc. (the "Association"), have amended the Declaration as provided herein.

NOW THEREFORE, the members of the Association voted to amend the Declaration as set forth below:

(Words in ~~strike-through~~ type are deletions from existing text; underlined words are additions.)

Section 6.04(n) of the Declaration is amended as follows:

6.04(n) Initial Capital Contribution.

(i) The first purchaser of each Lot or Unit for any conveyance after the date that this provision is recorded in the Public Records of Sarasota County, Florida, at the time of closing of the conveyance from the Declarant seller to the purchaser, shall pay to the Declarant an Initial Association a Capital Contribution in an amount of \$500.00, unless a majority of the Board has adopted and approved a higher or lower contribution amount.

(ii) The fee shall be treated as an assessment against the Unit or Lot and may be collected in the same manner provided for collection of regular or special assessments.

(iii) The funds derived from such Capital Contributions shall be the property of the Association Declarant, and may be used at the discretion of the Board Declarant for any purposes including, without limitation, regular operating expenses, funding of reserves, funding of unexpected or unbudgeted expenses, or for any other legitimate Association expense deemed appropriate or necessary by the Board, subject to any limitations that may be set forth in the Declaration or by applicable law. reimbursing itself for initial start-up costs. This requirement shall not apply to the conveyance of Lots within Unit 1, nor shall it

~~apply elsewhere in the Rivendell community to Lot purchase contracts signed prior to January 1, 1999. The Declarant may also waive this requirement for other Lots or Units. If the first purchase of a Lot or Land Segment is a developer, or an Approved Builder who purchases at least five (5) Lots in a calendar quarter, and that developer or Approved Builder becomes unconditionally obligated to collect and pay the Capital Contributions to Declarant upon the subsequent sale of each Lot and Unit to an end purchaser, the developer or Approved Builder may be excused from payment of the Initial Capital Contribution.~~

CERTIFICATE OF AMENDMENT

The undersigned officer of the Rivendell Community Association, Inc., a Florida not-for-profit corporation, hereby certifies that the foregoing amendment to the Declaration was approved and adopted by the requisite number of members of the Association. The undersigned further certifies that the amendment was adopted in accordance with the Association's governing documents and applicable law.

IN WITNESS WHEREOF, the undersigned officer of the Association has executed this instrument this 27th day of February, 2024.

Witnesses to President's Signature:

- 1. Sign: [Signature]
Print Name: FREDRICK MARLES
Address: 2361 COSMOPOLITAN CT
SARASOTA, FL. 34236
- 2. Sign: [Signature]
Print Name: JoAnn Tubbs
Address: 4904 E WOOD LAKE
SARASOTA FL 34243

RIVENDELL COMMUNITY ASSOCIATION, INC.

Signed by: [Signature]
Print Name: _____, its President

Lawrence E. Dobias

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27th day of February, 2024, by Lawrence E. Dobias as President of the Rivendell Community Association, Inc., who is personally known to me or has produced Florida Drivers Lic as identification.

[Signature]
Notary Public, State of Florida

Print Name: Janette T. Spencer
Date: My Comm. Exp: Dec. 18, 2024

