

Prepared by and Return To:
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**SEVENTEENTH AMENDMENT TO AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR
RIVER PLANTATION**

WHEREAS, this Seventeenth Amendment is made this 26 day of November, 2014, by CARGOR CM PROPERTY INVESTMENTS, INC., a Florida corporation ("Cargor").

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements of River Plantation (the "Original Declaration") recorded December 8, 2004 in Official Records Book 1977, Page 1541 of the Public Records of Manatee County, Florida;

WHEREAS, the Original Declaration was amended and restated in its entirety by that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements of River Plantation (the "Amended Declaration") recorded December 17, 2004 in Official Records Book 1979, Page 2983 of the Public Records of Manatee County, Florida;

WHEREAS, the Amended Declaration was subsequently amended as follows: by that certain First Amendment to the Declaration recorded in Official Records Book 2000, Page 7715, by that First Amendment to the Declaration (sic) recorded in Official Records Book 2001, Page 7224, by that Second Amendment to the Declaration recorded in Official Records Book 02042, Page 7625, by that Third Amendment to the Declaration recorded in Official Records Book 2051, Page 5986, by that Fourth Amendment to the Declaration recorded in Official Records Book 2098, Page 5462, by that Fifth Amendment to the Declaration recorded in Official Records Book 2127, Page 1414, by that Sixth Amendment to the Declaration recorded in Official Records Book 2151, Page 1682, by that Seventh Amendment to the Declaration recorded in Official Records Book 2266, Page 546, by that Eighth Amendment to the Declaration recorded in Official Records Book 2266, Page 548, by that Ninth Amendment to the Declaration recorded in Official Records Book 2267, Page 7580, by that Tenth Amendment to the Declaration recorded in Official Records Book 2273, Page 673, by that Eleventh Amendment to the Declaration recorded in Official Records Book 2276, Page 2083, by that Twelfth Amendment to the Declaration recorded in Official Records Book 2328, Page 4580, by that Thirteenth Amendment to the Declaration recorded in Official Records Book 2328, Page 4583, by that Fourteenth Amendment to the Declaration recorded in Official Records Book 2427, Page 2023, by that Fifteenth Amendment to the Declaration recorded in Official Records Book 2500, Page 2331, and by that Sixteenth Amendment to the Declaration recorded in Official Records Book 2502, Page 2189, all of the Public Records of Manatee County, Florida (collectively, all amendments referenced in this paragraph shall be referred to as the "Amendments"); and

WHEREAS, the Amended Declaration and the Amendments shall be hereinafter referred to as the "Declaration";

Handwritten initials: "OP" and "MD".

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP, INC., a Delaware corporation (“Forestar”), was the original developer pursuant to the Declaration;

WHEREAS, on or about June 29, 2012 and subsequent to Cargor purchasing all of the remaining undeveloped lots within the River Plantation development that is the subject of the Declaration, Forestar assigned its developer’s rights, privileges and authorities created under the Declaration to Cargor, subject to the terms and conditions set forth in that certain Assignment and Assumption of Declarant’s Rights dated June 29, 2012 and recorded in Official Records Book 2427, Page 71, of the Public Records of Manatee County, Florida, as amended by that certain First Amendment to Assignment and Assumption of Declarant’s Rights recorded in Official Records Book 2435, Page 2974 of the Public Records of Manatee County, Florida (collectively, the “Assignment”);

WHEREAS, Cargor continues to own lots governed by the Declaration and has not turned over its right to Developer Membership in the Association;

WHEREAS, pursuant to Article VIII, Section 4 of the Declaration, Cargor may unilaterally amend the Declaration; and

WHEREAS, Cargor desires to amend the Declaration as described below.

NOW THEREFORE, in consideration of the foregoing recitals, Cargor hereby amends the Declaration as follows:

1. **Recitals**. The foregoing recitals are true and correct and are incorporated herein by reference.
2. **Definitions**. Unless otherwise defined herein, capitalized terms used throughout this Seventeenth Amendment shall have the same meaning as set forth in the Declaration.
3. **Article VI, Section 12**. Article VI, Section 12 of the Declaration is hereby deleted and replaced with the following:

Section 12. Signs. Except as provided below, no signs of any kind shall be displayed to public view, including, without limitation, banners, yard sale and “for sale” signs, and signs in the windows (including vehicle windows). Notwithstanding the foregoing, the following shall be permitted: (i) directional or traffic signs may be installed by the appropriate governmental authority; (ii) standard size street number identification signs; (iii) Common Area signs identifying the Subdivision or a Common Area; and (iv) one (1) professionally fabricated “for sale” hanging real estate sign not more than four (4) square feet that may be displayed on a Lot by the Owner or an agent for the Owner thereof. The Architectural Control Committee reserves the right to require the removal of any sign based on purely aesthetic reasons in its sole discretion.

4. Except as modified herein, the Declaration shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal on the 26th day of November, 2014.

Signed, sealed and delivered
in the presence of:

[Signature]
Print: Peter R. Logan
Michelle A. Grantham
Print: MICHELLE A. GRANTHAM

“Cargor”

CARGOR CM PROPERTY INVESTMENTS,
INC., a Florida corporation

By: *[Signature]*
Carlos M. Beruff, President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 26th day of November, 2014, by Carlos M. Beruff, as President of Cargor CM Property Investments, Inc., a Florida corporation, who is personally known to me or has produced _____ as identification.

Michelle A. Grantham
Notary Public, State of Florida

Printed Name: MICHELLE A. GRANTHAM
My Commission Expires:



[Handwritten initials]