

Prepared by and Return to:
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CERTIFICATE OF AMENDMENT

**DECLARATION OF MAINTENANCE AND LAND USE PROVISIONS
OF
RYE WILDERNESS ESTATES**

We hereby certify that the attached amendment to the Declaration of Maintenance and Land Use Provisions of Rye Wilderness Estates, (which Declaration was originally recorded at Official Records Book 1909; Page 4242 et seq., of the Public Records of Manatee County, Florida on March 18, 2004), was approved and duly adopted by approval of not less than two-thirds (66 2/3%) of all Lot Owners in the Association voting, in person or by proxy at a membership meeting of Rye Wilderness Estates Homeowners' Association of Manatee County, Inc. held on June 19, 2023 in accordance with Article VII of the Declaration. The Association further certifies that the amendment was proposed and adopted as required by the governing documents and applicable law.

DATED this 11 day of August, 2025.

Signed, sealed and delivered
in the presence of:

sign: [Signature]
print: Matthew Woods
address: 303 Heleth St E
City, State, Zip: Bradenton FL 34212

sign: [Signature]
print: Danielle Grunk-Limite
address: 16633 7th Ave E
City, State, Zip: Bradenton FL 34212

RYE WILDERNESS ESTATES HOMEOWNERS'
ASSOCIATION OF MANATEE COUNTY, INC.

By: [Signature]
Anthony F. Limas, as President

ATTEST

By: [Signature]
Dennis B. Korcey, as Secretary

(Corporate Seal)

STATE OF FLORIDA)
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of August, 2025, by [Signature], as President of Rye Wilderness Estates Homeowners' Association of Manatee County, Inc., who is personally known to me or who has produced drivers license as identification.



Lisa McCool
Comm.: HH 272675
Expires: June 6, 2028
Notary Public - State of Florida

NOTARY PUBLIC

sign: [Signature]
print: Lisa McCool June 6, 2026
My Commission Expires:

AMENDMENT

**DECLARATION OF MAINTENANCE AND LAND USE PROVISIONS
OF
RYE WILDERNESS ESTATES**

[Additions are indicated by underline; deletions by strike-through]

ARTICLE VIII ASSESSMENTS

Section 3.4 Assessments and Budget. Within sixty (60) days after the close of the fiscal year, the Association shall prepare an annual financial report, as set forth in Section 720.303(7), Florida Statutes, as amended from time to time. Prior to November 30, and in the month of November of each subsequent year, the Association shall establish a budget and levy an assessment against individual parcels subject to the annual maintenance assessment. This budget and assessment shall be in such amount as shall be deemed sufficient in the judgment of the Association's Board of Directors to allow it to carry out its purposes, which may include the following:

- (a) To pay ad valorem taxes, if any, assessed against the Common Areas.
- (b) To pay any other taxes assessed against or payable by the Association.
- (c) To pay all expenses required for the operation, maintenance, management, repair and improvement of the Common Areas including, without limitation, lakes, repair and improvement of the Common Areas including, without limitation, lakes, canals, lighting, landscaping, security services, horticultural improvements, irrigation, drainage, and aquatic plant control. This shall include maintenance and recertification requirements concerning surface water and storm water maintenance and management within the Common Areas.
- (d) To pay all utility charges incurred in connection with the operation of the Common Areas or the performance of the Association's obligations under this instrument.
- (e) To pay for casualty, liability, and other forms of insurance determined by the Association to be necessary or desirable, in such amounts as it may deem appropriate.
- (f) To pay for accounting, legal, engineering and such other professional and employee services as may be appropriate.
- (g) To provide a reasonable contingency fund for the ensuing year and to provide a reasonable annual reserve for anticipated major capital repairs, maintenance and improvements, and capital replacements.

(h) To pay operating expenses of the Association including reimbursement of actual expenses properly incurred by officers and directors.

(i) To pay or repay any funds borrowed by the Association for any of its lawful purposes, including interest on funds borrowed,

(j) To make any other expenditures necessary or desirable for the purpose of accomplishing the objectives of this instrument and the Development Plan.

If the Association's Board of Directors adopts in any fiscal year an annual budget which requires assessments against Owners which exceed 115% of assessments for the preceding fiscal year, the Board of Directors shall conduct a special meeting of the Owners to consider a substitute budget if the Board of Directors receives, within 21 days after adoption of the annual budget, a written request for a special meeting from at least 10% of all voting interests. The special meeting shall be conducted within 60 days after adoption of the annual budget. At least 14 days prior to such special meeting, the Board of Directors shall hand deliver to each Owner, or mail to each Owner at the address last furnished to the Association, a notice of the meeting. An officer or manager of the Association, or other person providing notice of such meeting shall execute an affidavit evidencing compliance with this notice requirement, and such affidavit shall be filed among the official records of the Association. Owners may consider and adopt a substitute budget at the special meeting. A substitute budget is adopted if approved by a majority of all voting interests. If there is not a quorum at the special meeting or a substitute budget is not adopted, the annual budget previously adopted by the board of Directors shall take effect as scheduled.