

This Instrument Prepared By: *OSB*  
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BOONE, BOONE, BOONE & HINES, P.A.  
P.O. Box 1596  
Venice, Florida 34284

.. OFFICIAL RECORDS ..  
BOOK 3009 PAGE 2718

**FIRST AMENDMENT TO  
DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS  
OF MYAKKA RIVER TRAILS**

**WHEREAS**, certain property described in the Declaration defined below has been developed in Sarasota County and is subject to the terms, provisions, covenants, conditions, and restrictions of that certain Declaration of Easements, Covenants and Restrictions of Myakka River Trails (the "Declaration") recorded in Official Records Book 2923, Page 1110, et seq., and re-recorded in Official Records Book 2928, Page 1768, et seq., public records of Sarasota County, Florida; and

**WHEREAS**, TAYLOR RANCH, INC., a Florida corporation (the "Developer") is the developer of the property subject to the Declaration; and

**WHEREAS**, amendment of the Declaration by the Board of Directors of the Association is permitted pursuant to Paragraph 23 of the Declaration;

**NOW, THEREFORE**, the Association amends the Declaration, as follows:

Paragraph 14.(B) shall be deleted in its entirety, and replaced with the following:

(B) Natural Vegetation Buffer: No removal of vegetation (except for weeds, etc. as provided in subparagraph (A) above) is permitted on the first one hundred (100) feet of front and rear Lot lines, on the first fifty (50) feet of side Lot lines, and one hundred thirty (130) feet from the centerline of the common access driveways described in Paragraph 16 below. No structure may be built within said buffers other than a fence, except that each Lot Owner is permitted to construct one driveway through the buffer to the common access driveway; however, such driveway shall not exceed thirty (30) feet in width, including drainage swales, etc. These restrictions shall not prohibit the removal of vegetation from the water side of any river front Lot or Parcel, provided all local, state, and federal governmental approvals are granted. Developer retains the right to plant trees in the common access driveway buffer.

That property in the Subdivision shown as Lot 14 on the unrecorded plat of Myakka River Trails shall be exempt from the common access driveway buffer requirements.

IN WITNESS WHEREOF, the Association has set its hand and seal this 29<sup>th</sup> day of August, 1997.

Attest:

MYAKKA RIVER TRAILS  
IMPROVEMENT ASSOCIATION, INC., a  
Florida not-for-profit corporation

By [Signature]  
Print J. David Taylor  
As Secretary

By [Signature]  
Print Thomas H. Taylor, Jr.  
As President

(CORPORATE SEAL)

Witnesses:

Sign [Signature]  
Print STEPHEN K. BOONE

Sign [Signature]  
Print RITA A. DAY

RECORDED IN OFFICIAL  
RECORDS  
97 SEP -1, PM 3:22  
CLERK OF COURT  
SARASOTA COUNTY, FL

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 29<sup>th</sup> day of August, 1997, by Thomas H. Taylor, Jr. and J. David Taylor, as President and Secretary, respectively, of MYAKKA RIVER TRAILS IMPROVEMENT ASSOCIATION, INC., who are personally known to me.

NOTARY PUBLIC

Sign [Signature]  
Print RITA A. DAY

(SEAL)

My Commission Expires:

