

This instrument prepared by and return to:
Chad M. McClenathen, Esq.
783 S. Orange Ave., Suite 210
Sarasota, FL 34236

**NOTICE OF PRESERVATION OF RESTRICTIONS
FOR RIVER WILDERNESS
UNDER MARKETABLE RECORD TITLE ACT**

River Wilderness of Bradenton Foundation, Inc. (Association) is a Florida not-for-profit corporation authorized to enforce covenants and restrictions at **River Wilderness**.

The purpose of this document is to preserve certain covenants and restrictions pursuant to Chapter 712, Florida Statutes. The preservation of the covenants and restrictions was approved by not less than two-thirds of the entire membership of the Board of Directors of the Association at a duly noticed and convened Board meeting held on October 21, 2014.

In support hereof, the Association presents the following information in accordance with Section 712.06, Florida Statutes:

1. The name and address of the Association is **River Wilderness of Bradenton Foundation, Inc.**, c/o Argus Property Management, Inc., 2477 Stickney Point Road, Sarasota, Florida 34231.
2. Attached as Exhibit A is an Affidavit executed by an authorized officer and board member of the Association affirming that the Board of Directors of the Association caused the Statement of Marketable Title Action attached thereto to be mailed or hand delivered to the members of the Association.
3. The lands affected by this notice are depicted and legally described in the following plats:

All of the property and Lots described, depicted and subject to the plat of River Wilderness Phase I as per plat thereof recorded in Plat Book 22, at Pages 80-94.

All of the property and Lots described, depicted and subject to the plat of River Wilderness Phase II A as per plat thereof recorded in Plat Book 25, at Pages 80-85.

All of the property and Lots described, depicted and subject to the plat of River Wilderness Phase II B as per plat thereof recorded in Plat Book 26, at Pages 33-50.

All of the property and Lots described, depicted and subject to the plat of River Wilderness Phase 3 Subphase B, Unit 1 as per plat thereof recorded in Plat Book 31, at Pages 7-16.

All of the property and Lots described, depicted and subject to the plat of River Wilderness Phase III Subphases D1 and I as per plat thereof recorded in Plat Book 38, at Pages 167-171.

All of the property and Lots described, depicted and subject to the plat of River Wilderness Phase III Subphase B Unit 2 as per plat thereof recorded in Plat Book 42, at Pages 82-87.

All of the property and Lots described, depicted and subject to the plat of River Wilderness Phase III Subphase D2 as per plat thereof recorded in Plat Book 42, at Pages 150-154.

All of the property and Lots described, depicted and subject to the plat of River Wilderness Phase III Subphase C as per plat thereof recorded in Plat Book 43, at Pages 187-193.

All of the property and Lots described, depicted and subject to the plat of River Wilderness Phase 3

Subphase J & K as per plat thereof recorded in Plat Book 45, at Pages 71-77.

All of the property and Lots described, depicted and subject to the plat of River Wilderness Phase III Subphase E, F & M as per plat thereof recorded in Plat Book 51, at Pages 63-75.

All of the Public Records of Manatee County, Florida, and as amended from time to time.

4. The real property interest claimed under this notice is the right to continue to apply and enforce those certain use restrictions, covenants, easements, conditions, and agreements set forth in the following Covenants and Restrictions:

Declaration and General Protective Covenants in Official Records Book 1100, Page 3266 et seq., as amended by instruments recorded in Official Records Book 1545, Page 1541 et seq., Official Records Book 1751, Page 569 et seq., and Official Records Book 2110, Page 3076 et seq.

Declaration of Restrictions and Protective Covenants for Tract 17, River Wilderness Phase I, as recorded on March 7, 1985 at Official Records Book 1105, Pages 2434 et seq., as amended by instrument recorded in Official Records Book 2110, Page 3099 et seq.

Declaration of Restrictions and Protective Covenants for River Wilderness Phase IIA, as recorded on December 27, 1989 at Official Records Book 1282, Pages 130 et seq., as amended by instruments recorded in Official Records Book 1681, Page 5087 et seq., and Official Records Book 2110, Page 3102 et seq.

Declaration of Restrictions and Protective Covenants for River Wilderness Phase IIB, as recorded on July 2, 1991 at Official Records Book 1341, Pages 635 et seq., as amended by instruments recorded in Official Records Book 1656, Page 241 et seq., Official Records Book 1719, Page 4222 et seq., Official Records Book 1876, Page 6412 et seq., Official Records Book 1979, Page 7615 et seq., and Official Records Book 2110, Page 3096 et seq.

All of the Public Records of Manatee County, Florida, and as amended from time to time.

[Signature]
Witness Signature
BRUCE SMITH
Print Name of Witness
[Signature]
Witness Signature
SUZANNE GILE
Print Name of Witness

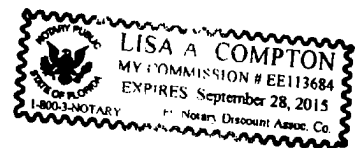
River Wilderness of Bradenton Foundation, Inc.

[Signature]
By: Syble DiGirolamo, President
[Signature]
Attest: William Kobernusz, Secretary

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 22nd day of October, 2014, by Syble DiGirolamo, as President, and by William Kobernusz, as Secretary, of River Wilderness of Bradenton Foundation, Inc., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification. If no type of identification is indicated, the above-named persons are personally known to me.

[Signature]
Notary Public



**AFFIDAVIT PERTAINING TO
MARKETABLE TITLE ACTION**

Before me, the undersigned authority, personally appeared **William Kobernusz**, the Secretary and Board member of **River Wilderness of Bradenton Foundation, Inc.** (the Association) who being by me duly sworn and deposed did swear and affirm as follows:

1. That he is a duly elected board member and secretary of the Association.
2. That the Statement of Marketable Title Action attached hereto as Exhibit 1 has been mailed or hand delivered to every member of the Association as required by Section 712.06, Florida Statutes.

Further Affiant sayeth not.

Dated this__ day of October, 2014.

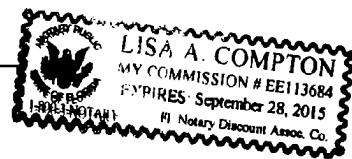
River Wilderness of Bradenton Foundation, Inc.

William Kobernusz
By: **William Kobernusz, Secretary and Board member**

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to and subscribed before me this 22nd day of Oct., 2014, by William Kobernusz, as Secretary and a Board member of River Wilderness of Bradenton Foundation, Inc., on behalf of the corporation. He is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Lisa A. Compton
Notary Public



STATEMENT OF MARKETABLE TITLE ACTION

River Wilderness of Bradenton Foundation, Inc. (the "Association") has taken action to ensure that the Covenants and Restrictions set forth below, currently burdening the property of its members, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the Public Records of Manatee County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

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