

THIS INSTRUMENT PREPARED BY:
Roger P. Conley
ROGER P. CONLEY, CHARTERED
2401 Manatee Avenue West
Bradenton, Florida 34205
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**NOTICE OF PRESERVATION OF RESTRICTIONS
FOR RIVER WILDERNESS VILLAS ASSOCIATION, INC.
UNDER MARKETABLE RECORD TITLE ACT**

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

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 April 16, 2015.

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 Villas Association, Inc.**
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 hereto 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, Pages 80-94, of the Public Records of Manatee County, Florida.

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 as set forth in the following covenants and restrictions:

Declaration of Restrictions and Protective Covenants for Tract 11, River Wilderness Phase I, dated September 12, 1985, and recorded in Official Records Book 1123, Page 1501, as amended and modified, of the Public Records of Manatee County, Florida.

River Wilderness Villas Association, Inc.

By: Harriet F. Wood
Harriet F. Wood, Vice President

Joseph L. Phelan
Witness Signature
JOSEPH L. PHELAN
Print Name of Witness

Martha Ferguson
Witness Signature
MARTHA FERGUSON
Print Name of Witness

Attest: Nancy DeZylva
Nancy DeZylva, Secretary

State of Florida
County of Manatee

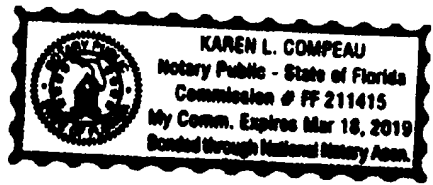
The foregoing instrument was acknowledged before me this 17 day of April, 2015, by Harriet F. Wood, as Vice President, and by Nancy Dezylna, as Secretary, of River Wilderness Villas Association, Inc., on behalf of the corporation. They are personally known to me or have produced

FLA [REDACTED] 12T as identification.

FLD [REDACTED] 1

Karen L. Compeau
Notary Public

My Commission Expires:



**AFFIDAVIT PERTAINING TO
MARKETABLE TITLE ACTION**

Before me, the undersigned authority, personally appeared Nancy Dezylva, the Secretary and Board Member of River Wilderness Villas Association, Inc. ("Association") who being by me duly sworn and deposed did swear and affirm as follows:


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

Further Affiant saith not.

Dated this 17th day of April, 2015.

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me this 17th day of April, 2015, by Nancy Dezylva, as Secretary, of River Wilderness Villas Association, Inc., on behalf of the corporation. She is personally known to me or has produced [REDACTED] as identification.


Notary Public

My Commission Expires:

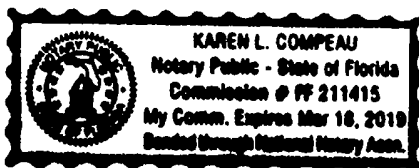


EXHIBIT "A"

STATEMENT OF MARKETABLE TITLE ACTION

River Wilderness Villas of Association, 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.

Declaration of Restrictions and Protective Covenants for Tract 11, River Wilderness Phase I, dated September 12, 1985, and recorded in Official Records Book 1123, Page 1501, as amended and modified, of the Public Records of Manatee County, Florida.

Exhibit 1

My Files\River Wilderness Notice