

This instrument prepared by:
Hill Law Firm, P.A.
614 S. Tamiami Trail
Osprey, FL 34229

**CERTIFICATE OF RECORDATION OF AMENDMENTS TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
HIDDEN WATERS SUBDIVISION**

THIS CERTIFICATE OF AMENDMENT is executed this 13th day of May, 2022, by Hidden Waters Property Owners Association, Inc., a Florida not-for-profit corporation (hereinafter "Association").

RECITALS

WHEREAS, the Association has been established for the operation of Hidden Waters Property Owners Association, Inc., in accordance with the Declaration of Covenants, Conditions and Restrictions for Hidden Waters Subdivision ("Declaration") recorded in Book 3175, Pages 1893, et seq., as amended, of the Public Records of Charlotte County, Florida; and,

WHEREAS, any amendment to the Declaration requires the approval of not less than two-thirds (2/3) of the voting interest of the Association at a duly noticed Membership meeting at which a quorum attained.

WHEREAS, the amendments to the Declaration were submitted to the Members of the Association at the meeting of the Members held on March 26, 2022 and April 30, 2022, which meetings were duly noticed in accordance with the Florida Statutes; and,

WHEREAS, not less than two-thirds (2/3) of the Members voted to approve the proposed amendments to Article I and XIII of the Declaration stated below.

NOW THEREFORE, the Association does hereby state as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. All present and future Members of the Association shall be bound by the amendments to the Declaration.

New language is indicated by underlined type. Removed language is indicated by ~~stricken through~~ type.

Section T of Article I is amended in the following manner:

T. "**Property**" shall mean and refer to the real property described in Exhibit "A" attached hereto and Exhibit "A-1" attached to this amendment, according to the plat thereof as recorded in the Public Records of Charlotte County, Florida. The Property described on Exhibit "A-1" is the community dock area that was transferred via Quitclaim Deed on April 13, 2016 by Riskall, LLC to the Association.

Article XIII of the Declaration is amended to add a new Article XIII as stated below:

Article XIII
Amendments to the Declaration

Section 13.1: Vote Required. This Declaration may be amended by the affirmative vote of the majority vote of the Association's Voting Interests represented, whether in person or by proxy, at the Annual Meeting or at any duly noticed special meeting of the Members at which a quorum of the membership is obtained.

Section 13.2: Proposal and Notice. An amendment may be proposed in writing by either the majority of the Board or by at least twenty percent (20%) of the Members of the Association. Proposed amendments to be voted upon by the Members shall contain the full and complete changes to be made in writing. Notice of the subject matter or proposed amendment shall be included in the notice of the meeting at which the proposed amendment is considered.

Section 13.3: Correction of Errors. Amendments for correction of scrivener's errors or other non-material changes may be made by the Board without the consent of the Members.

Section 13.4: Recording and Copies. Within thirty (30) days after recording an amendment, the Association shall provide copies of the amendment to the Members, with the exception that if a copy of the amendment was provided to the Members prior to the membership vote on same, and the proposed amendment was not changed before the membership vote, the Association may alternatively provide notice to the Members that the amendment was adopted, identifying the instrument number of the recorded amendment and stating that a copy of the amendment is available at no charge to the Member upon written request to the Association. The copies of the notice may be provided electronically as permissible by law.

All other Sections remain unchanged.

IN WITNESS WHEREOF, we have affixed our hands this 13th day of May, 2022, in Charlotte County, Florida.

Nancy Schweichel
Signature

HIDDEN WATERS PROPERTY OWNERS ASSOCIATION, INC.

Nancy Schweichel
Printed Name

By: Timothy Reynolds
Timothy Reynolds, President

FL O.L.# RS 43-811-50-430-0

Tammara V Birdsong
Witness Signature

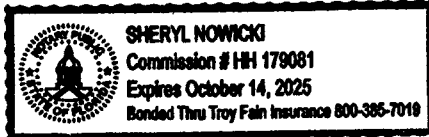
Tammara V Birdsong
Printed Name

Cynthia Wentworth
Attest: Cynthia Wentworth, Secretary

FL O.L. W 536-103-50-924-0

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 13th day of May 2022, by Timothy Reynolds, as President, and Cynthia Wentworth, as Secretary of Hidden Waters Property Owners Association, Inc., a Florida corporation, on behalf of the corporation, who are personally known to me or have produced FL O.L. as identification.



Sheryl Nowicki
Notary Public, State of Florida

EXHIBIT "A-1"

A PORTION OF LOT 3, HIDDEN WATERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, AT PAGE 15A THROUGH 15F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWEST CORNER OF SAID LOT 3, HIDDEN WATERS SUBDIVISION, THENCE, ALONG THE NORTH LINE OF SAID LOT 3 AND THE NORTH PLAT LINE OF HIDDEN WATERS SUBDIVISION, S.89°00'33"E. A DISTANCE OF 121.31' FOR A POINT OF BEGINNING; THENCE S.00°59'27"W., ALONG A NON-TANGENT LINE, 24.35' TO THE RIGHT OF WAY LINE OF WEYERS COURT, SAID POINT BEING A POINT ON A CURVE TO THE RIGHT, FROM WHICH A RADIAL LINE BEARS S.19°28'22"E, HAVING A RADIUS OF 50.00', A CENTRAL ANGLE OF 61°24'40", A CHORD BEARING OF S.78°46'02"E AND A CHORD DISTANCE OF 51.06'; THENCE ALONG THE ARC OF SAID CURVE 53.59'; THENCE ALONG A NON-RADIAL LINE N.39°23'19"E., 15.50'; THENCE ALONG THE SOUTH LINE OF SAID LOT 3, S.89°33'16"E, 240.32'; THENCE S.21°33'32"E., 69.54' MORE OR LESS TO THE MEAN HIGH WATER OF OYSTER CREEK; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING THREE CALLS; THENCE N.48°23'36"E., 21.52'; THENCE N.26°34'20"E., 36.96'; THENCE N.07°40'11"E., 35.55', MORE OR LESS TO THE INTERSECTION OF THE NORTH LINE OF AFORESAID LOT 3 AND THE NORTH LINE OF HIDDEN WATERS SUBDIVISION; THENCE ALONG SAID NORTH LINE, N.89°00'33"W., 362.78', MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 9779+ SQ. FT. THE DESCRIBED LANDS SHALL EXTEND TO THE MEAN HIGH WATER LINE OF OYSTER CREEK AND ARE ENTITLED TO ALL RIPARIAN RIGHTS.

Charlotte County Property Appraiser No. 412009160025

In the event of any discrepancies between the above-described parcel and the description stated on the Plat, the legal description on the Plat shall control.