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Prepared by & Return to:

Caleb J. Grimes, Esquire
Grimes Goebel Grimes Hawkins
Gladfelter & Galvano, P.A.
1023 Manatee Avenue West
Bradenton, Florida 34205

BK 1818 PG 5706 DKT # 1759900 1 of 4

**THIRD AMENDMENT TO
MASTER DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR RIVIERA DUNES**

THIS THIRD AMENDMENT is made this 4th day of April, 2003 by W.C. Riviera Partners, L.C., a Florida limited liability company ("Declarant").

WHEREAS, a Master Declaration of Covenants, Conditions, Restrictions and Easements for Riviera Dunes ("Master Declaration") was recorded in Official Records Book 1616, Page 4557, as amended by that certain First Amendment dated April 23, 2001, and recorded in Official Records Book 1677, Page 1378, and by that certain Second Amendment dated June 26, 2001, and recorded in the Official Records Book 1688, Page 4355 all of the Public Records of Manatee County, Florida, and

WHEREAS, Declarant reserved the right to amend the Master Declaration pursuant to Section 16.07 of the Master Declaration and reserved the right to withdraw property from the Master Declaration pursuant to Section 2.03 of the Master Declaration, and

WHEREAS, Declarant desires to amend the Master Declaration to exclude Parcels 15, 16 and 17 from the real property subject to the terms and conditions of the Master Declaration, and

WHEREAS, the withdrawal of Parcels 15, 16 and 17 as described on **Exhibit D** of the Master Declaration does not extend to any Lots within a Neighborhood in which any Lots are owned by a Regular Member, and

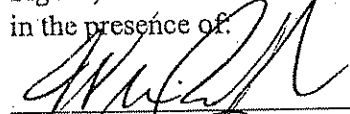
WHEREAS, capitalized terms in this Third Amendment have the same meaning as defined in the Master Declaration unless otherwise noted.

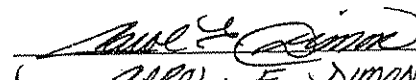
NOW THEREFORE, Declarant hereby amends the Master Declaration by adding a revised Section 2.01.

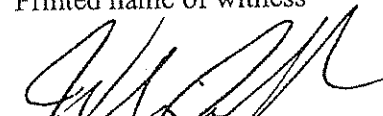
*2.01. Existing Property. The real property subject to this Master Declaration is described on **Exhibit A** attached hereto and made a part hereof, with the exception that Parcels 15, 16 and 17 as described on **Exhibit D** have been excluded.*

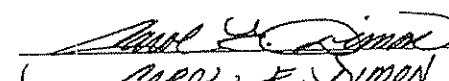
IN WITNESS WHEREOF, Declarant has executed this Third Amendment on the date first above written.

Signed, Sealed and Delivered
in the presence of:


(WILLIAM C. ROBINSON, JR.)
Printed name of witness

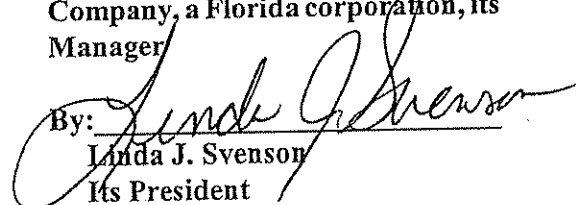

(CAROL E. DIMON)
Printed name of witness


(WILLIAM C. ROBINSON, JR.)
Printed name of witness

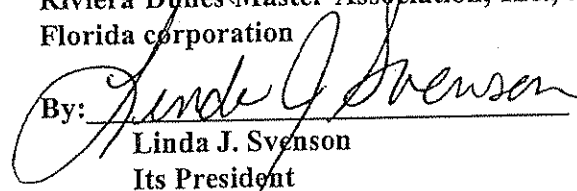

(CAROL E. DIMON)
Printed name of witness

W.C. Riviera Partners, L.C., a Florida
limited liability company

By: Riviera Dunes Resorts Management
Company, a Florida corporation, its
Manager

By: 
Linda J. Svenson
Its President

Riviera Dunes Master Association, Inc., a
Florida corporation

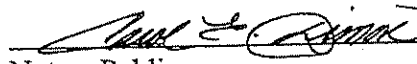
By: 
Linda J. Svenson
Its President

STATE OF FLORIDA :
COUNTY OF MANATEE :

The foregoing instrument was acknowledged before me this 4th day of APRIL, 2003 by Linda J. Svenson, as President of Riviera Dunes Resorts Management Company, a Florida corporation, Manager of W.C. Riviera Partners, L.C. a Florida limited liability company, on behalf of the company. She is personally known to me or has produced for identification



Carol E Dimon
My Commission DD178445
Expires March 21, 2007


Notary Public
(CAROL E. DIMON)
Printed Signature of Notary
My Commission Expires: _____

STATE OF FLORIDA :
COUNTY OF MANATEE :

The foregoing instrument was acknowledged before me this 14 day of APRIL, 2003, by Linda J. Svenson as the President of Riviera Dunes Master Association, Inc., a Florida corporation not-for-profit. She is personally known to me or has produced for identification _____.



Carol E Dimon
My Commission DD178445
Expires March 21, 2007

Carol E. Dimon
Notary Public
(Carol E. Dimon)
Printed Name of Notary

My Commission Expires: _____

L:\riviera dunes\Third Amendment to the Master Declaration-rev.wpd\cjcjg\April 1, 2003

PARCEL 'A' (BEING WEST OF U.S. HIGHWAY 301/3.R. 66)

BEGIN AT THE NW CORNER OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE RUN S 00°37'40" W ALONG THE WEST LINE OF SECTION 24, 874.82 FEET; THENCE S 40°33'36" E, 720.33 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301/3.R. 66; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE N 00°00' 26" E, 1117.01 FEET TO ITS INTERSECTION WITH A LINE BEARING S 68°27' 02" E FROM THE P.O.B.; THENCE N 00°02'04" E, 680.00 FEET; THENCE N 10°56'46" W, 7.30 FEET; THENCE N 10°00'20" W, 180.60 FEET; THENCE N 00°02'33" E, 300.00 FEET; THENCE N 60°50'20" W, 131.41 FEET; THENCE N 68°27'14" W ALONG THE SOUTHERLY RIGHT-OF-WAY OF 7th STREET, 289.88 FEET; THENCE S 00°32'20" W, 1220.94 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL BEING AND LYING IN SECTIONS 13 & 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA,

EXHIBIT

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