ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT OR BOOK: 4848, PGS: 2157 , PAGE: 1 OF 9
INSTR # 3003025 Doc Type: RES, Recorded: 9/28/2021 at 1:44 PM
Rec. Fee: RECORDING $78.00 ERECORDED Cashier By: THERESAA

This Instrument Prepared By:
Charles Bryan Capps, Esq.
Pavese Law Firm
1833 Hendry Street
Fort Myers, FL 33901
(239) 336-6219

AMENDMENT TO DECLARATION OF CONDOMINIUM FOR COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM

This Amendment to that certain Declaration of Condominium for Coach Homes I at Babcock National, a Phase Condominium, recorded as Instrument #2986679 of the Public Records of Charlotte County, Florida, is made by Lennar Homes, LLC, a Florida limited liability company ("Developer").

RECITALS

A. Developer recorded that certain Declaration of Condominium for Coach Homes I at Babcock National, a Phase Condominium, recorded as Instrument #2986679 of the Public Records of Charlotte County, Florida (the "original Declaration"), creating Coach Homes I at Babcock National, a Phase condominium (the "Condominium").

The original Declaration and all amendments thereto are hereinafter collectively referred to as the "Declaration".

B. The Condominium is a phase condominium.

C. This Amendment is required in order to comply with the requirements of the Condominium Act and the Declaration.

D. Pursuant to Section 3 of the Declaration, Developer wishes to add Phase 3 to the Condominium at this time.

E. No Unit Owner nor any mortgagee need join in this Amendment adding Phase 3.

NOW, THEREFORE, Developer hereby declares that every portion of Phase 3 of this Condominium is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth.

1. Recitals. The foregoing Recitals are true and correct and are incorporated into and form a part of this Amendment.

2. Definitions. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

3. Addition of Phases. Attached hereto as Exhibit "A" is the legal description and sketch of the lands which comprises Phase 3 of the Condominium, graphic descriptions of the improvements in which Units are located in Phase 3, which includes Building 34, and plot plans thereof. Exhibit "A" together with the Declaration are in sufficient detail to identify the Common Elements and each Unit and their relative locations and approximate dimensions in Phase 3. The real property described in Exhibit A is hereby submitted to the condominium form of ownership and is annexed into the Condominium.

4. Percentage of Common Elements. With this Amendment, there are a total of twelve (12) Units in the Condominium, as there are four (4) Units in Phase 3. Accordingly, pursuant to Section 5.1 of the Declaration, the undivided share in the Common Elements appurtenant to each Unit in the Condominium is $1/12^{th}$ and each Unit Owner will be responsible for a proportionate share of the Common Expenses and will own a proportionate share of the Common Surplus equal to such undivided share in the Common Elements.

5. Modification. Except as the Declaration is amended by this Amendment, all of the terms and provisions of the Declaration shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of Developer as provided in the Declaration with respect to any phases or lands not heretofore or herein added to the Condominium.

IN WITNESS WHEREOF, the undersigned Developer has caused this Amendment to Declaration of Condominium for Coach Homes I at Babcock National, a Phase condominium, to be executed by its duly authorized officer this 21 day of September, 2021.

WITNESSES:

Witness
Print name: Carolyn Joan Patton

Witness
Print name: KAREN HUGHES

LENNAR HOMES, LLC,
a Florida limited liability company

Print name: Darin McMurray
Title: Vice President

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was executed before me, by means of ☒ physical presence or ☐ online notarization, this 21 day of September, 2021, by Darin McMuray as Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me, or did produce _____ as identification.

Notary Public Signature

(NOTARY SEAL)

Notary Public State of Florida
Amy Renee Hofschneider
My Commission GG 280374
Expires 11/29/2022

CERTIFICATE OF SURVEYOR
AS TO PHASE 3 OF COACH HOMES I AT BABCOCK NATIONAL,
A PHASE CONDOMINIUM

Before me, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared Allen M. Vose III by me well known and known to me to be the person hereinafter described who, being by me first duly cautioned and sworn, deposes and says:

1. That he is a professional surveyor and mapper, licensed and authorized to practice under the laws of the State of Florida.

2. Affiant hereby certifies that the construction of all improvements constituting Phase 3 of Coach Homes I at Babcock National, A Phase Condominium, including but not limited to landscaping, utility services, and access to the units and common element facilities serving the buildings as set forth in the Declaration are substantially complete so that the material, i.e. this Certificate and any attachments, together with the provisions of the Declaration of Condominium describing the condominium Property is an accurate representation of the location and dimensions of the improvements constituting said Phase 3 of the Condominium, and that the identification, location and dimensions of the common elements and of each unit in Phase 3 of the Condominium can be determined from these materials.

Allen M. Vose III, P.S.M.
Professional Surveyor and Mapper
Florida Certification No. LS 7191
State of Florida

Sworn to and subscribed before me this 27 day of September, 2021.

MY COMMISSION EXPIRES:

Notary Public

NATALIE FIGLEY
MY COMMISSION # GG 171890
EXPIRES: January 2, 2022
Bonded Thru Notary Public Underwriters

Natalie Figley
Printed Name

COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 3

LYING IN
SECTIONS 20 AND 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA

SURVEYOR'S NOTES:

THIS PLAT PREPARED AS A CONDOMINIUM SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION, OR OTHER ENTITY, UNLESS NOTED OTHERWISE.

ALL IMPROVEMENTS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE AS OF SEPTEMBER 24, 2021, UNLESS NOTED OTHERWISE.

ALL PORTIONS OF THE CONDOMINIUM NOT INCLUDED WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS (C.E.), UNLESS NOTED OTHERWISE.

THIS SURVEY IS BASED ON BABCOCK NATIONAL PHASE 2, A SUBDIVISION, RECORDED IN BOOK 24, PAGES 11A – 11L, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON THE NORTHEASTERLY MOST LINE OF TRACT "F-14", BABCOCK NATIONAL PHASE 2, RECORDED PLAT BOOK 24, PAGES 11A – 11L, CHARLOTTE COUNTY, FLORIDA, AS BEARING S 30°22'05" E.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED IN ZONE AE AND ZONE X, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S LETTER OF MAP REVISION BASED ON FILL (LOMR-F), CASE NUMBER 18-04-3990P, DATED DECEMBER 31, 2019.

ABOVEGROUND AND UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

COORDINATES AS SHOWN ARE BASED ON AN ASSUMED DATUM.

PHASE 3 CONTAINS: 0.38 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 09-24-2021 (SUBSTANTIAL COMPLETION)

NOTE: ALL TRACTS AND EASEMENTS SHOWN ARE PART OF THE BABCOCK NATIONAL PHASE 2, RECORDED IN PLAT BOOK 24, PAGES 11A – 11L, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, UNLESS NOTED OTHERWISE.

LEGEND:

PGS.	INDICATES PAGES
P.B.	INDICATES PLAT BOOK
C	INDICATES CENTERLINE
ENG	INDICATES ENGINEERING
R/W	INDICATES RIGHT-OF-WAY
V/G	INDICATES VALLEY GUTTER
C.E.	INDICATES COMMON ELEMENT
A.E.	INDICATES ACCESS EASEMENT
LB	INDICATES LICENSED BUSINESS
S.W.E.	INDICATES SIDEWALK EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
P.O.B.	INDICATES POINT OF BEGINNING
I.E.	INDICATES IRRIGATION EASEMENT
P.I.	INDICATES POINT OF INTERSECTION
P.U.E.	INDICATES PUBLIC UTILITY EASEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
L.C.E.	INDICATES LIMITED COMMON ELEMENT
L1	INDICATES LINE 1 OF THE LINE TABLE
L.M.E.	INDICATES LAKE MAINTENANCE EASEMENT
P.R.C.	INDICATES POINT OF REVERSE CURVATURE
C1	INDICATES CURVE 1 OF THE CURVE TABLE
P.C.C.	INDICATES POINT OF COMPOUND CURVATURE
T.C.U.E.	INDICATES TOWN & COUNTRY UTILITY EASEMENT
P.S.M.	INDICATES PROFESSIONAL SURVEYOR AND MAPPER
NE#1	INDICATES NORTHING & EASTING POINT 1 OF THE COORDINATE TABLE
•	INDICATES SET 5/8" IRON ROD "BANKS ENG LB-6690" UNLESS OTHERWISE NOTED
■	INDICATES FOUND PERMANENT REFERENCE MONUMENT 5/8" IRON ROD "PRM BANKS ENG LB 6690" UNLESS OTHERWISE NOTED
➡	INDICATES TRAFFIC DIRECTION

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER: 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ALLEN M. VOSE III, P.S.M.
FLORIDA CERTIFICATION NO. 7191
DATE SIGNED: 09-27-2021

- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE.
- ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

SEE SHEET 2 OF 6 FOR PHASE 3 CONDOMINIUM SURVEY.
SEE SHEET 3 OF 6 FOR PHASE 3 CONDOMINIUM LEGAL DESCRIPTION.

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PHONE (239)939-5490 FAX (239)939-2523

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

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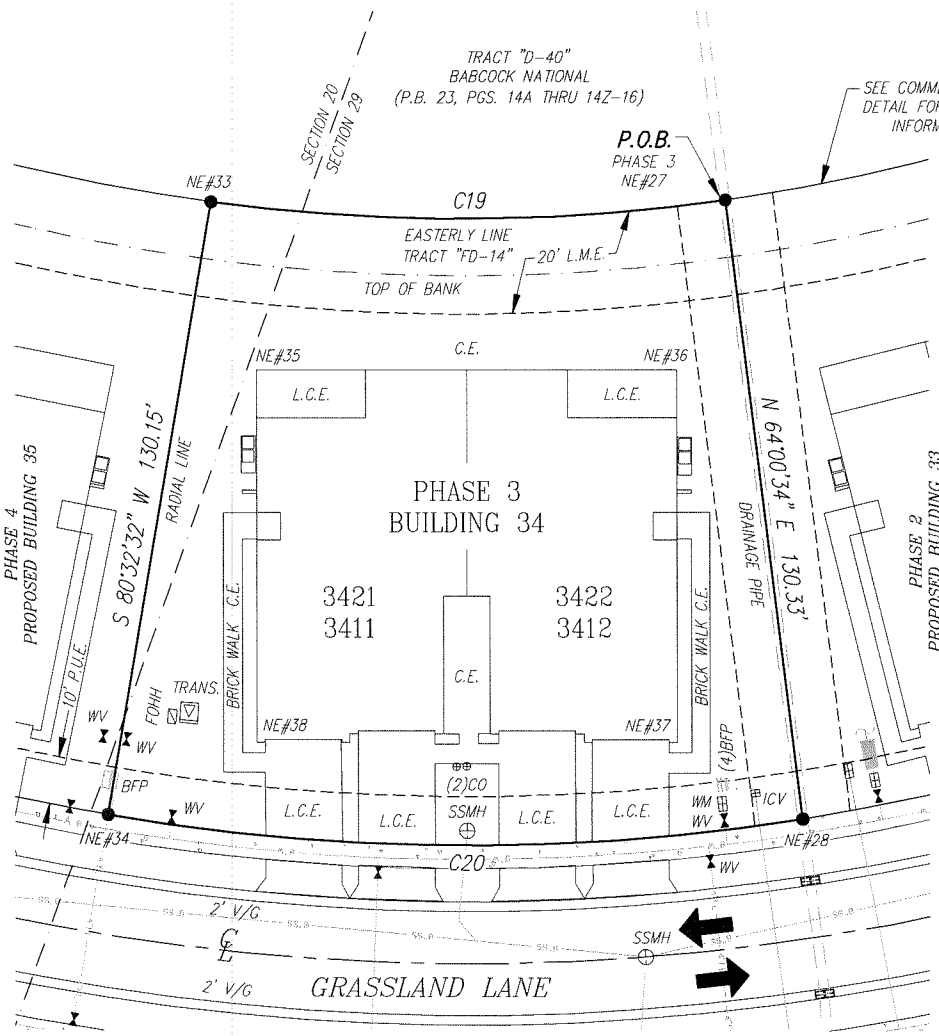
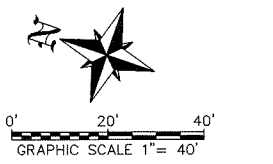
NOTES AND CERTIFICATION
COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE 3
CHARLOTTE COUNTY, FLORIDA

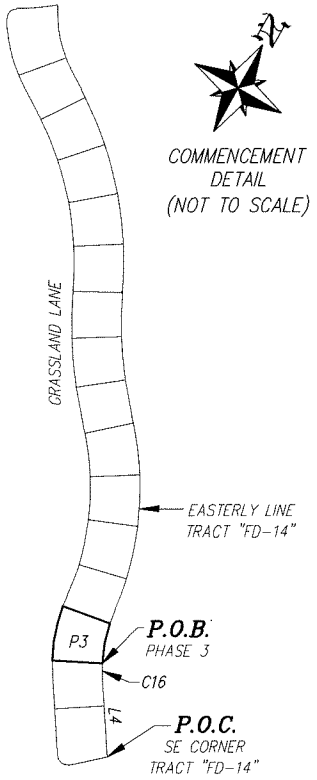
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
02-12-20	8298	8298-C1-BN		AMV	AMV	N/A	1	6	20-42-26 29-42-26

COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 3

LYING IN
SECTIONS 20 AND 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA







COORDINATE TABLE

POINT	NORTHING	EASTING
NE1	895774.03	743468.44
NE27	895981.83	743336.13
NE28	895924.71	743218.97
NE33	896082.84	743301.10
NE34	896061.46	743172.72
NE35	896062.50	743270.79
NE36	895979.93	743299.22
NE37	895954.53	743225.47
NE38	896037.11	743197.04

UTILITY LEGEND:

CO	INDICATES CLEANOUT
WV	INDICATES WATER VALVE
WM	INDICATES WATER METER
BFP	INDICATES BACKFLOW PREVENTER
FOHH	INDICATES FIBEROPTICS HANDHOLE
TRANS.	INDICATES ELECTRICAL TRANSFORMER
SSMH	INDICATES SANITARY SEWER MANHOLE
ICV	INDICATES IRRIGATION CONTROL VALVE

LINE TABLE

LINE	BEARING	DISTANCE
L4	N 32°58'49" W	205.73'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C16	390.00'	05°58'37"	40.68'	40.67'	N 29°59'31" W
C19	390.00'	15°45'26"	107.26'	106.92'	N 19°07'29" W
C20	450.00'	18°27'36"	144.98'	144.36'	S 18°41'16" E

NOTE:
SEE SHEET 1 OF 6 FOR LEGEND.

SEE SHEET 1 OF 6 FOR SURVEYORS NOTES AND CERTIFICATION.
SEE SHEET 3 OF 6 FOR PHASE 3 LEGAL DESCRIPTION.

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CONDOMINIUM SURVEY & PLOT PLAN
COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE 3
CHARLOTTE COUNTY, FLORIDA

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COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 3

LYING IN
SECTIONS 20 AND 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA

DESCRIPTION
OF
A PARCEL OF LAND
LYING IN
SECTIONS 20 AND 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

COACH HOMES I AT BABCOCK NATIONAL,
A PHASE CONDOMINIUM – PHASE 3

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST, BEING A PORTION OF TRACT "FD–14", BABCOCK NATIONAL PHASE 2, A SUBDIVISION, RECORDED IN BOOK 24, PAGES 11A – 11L, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT "FD–14"; THENCE N 32°58'49" W ALONG THE EASTERLY LINE OF SAID TRACT FOR 205.73 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 390.00 FEET; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 05°58'37" FOR 40.68 FEET TO THE **POINT OF BEGINNING** OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTHERLY ALONG SAID EASTERLY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 15°45'26" FOR 107.26 FEET; THENCE S 80°32'32" W FOR 130.15 FEET TO THE BEGINNING OF A NON–TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET, TO WHICH POINT A RADIAL LINE BEARS S 80°32'32" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°27'36" FOR 144.98 FEET; THENCE N 64°00'34" E FOR 130.33 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS: 0.38 ACRES, MORE OR LESS.

SEE SHEET 1 OF 6 FOR SURVEYORS NOTES AND CERTIFICATION.
SEE SHEET 2 OF 6 FOR PHASE 3 CONDOMINIUM SURVEY.

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LEGAL DESCRIPTION
COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM–PHASE 3
CHARLOTTE COUNTY, FLORIDA

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COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 3

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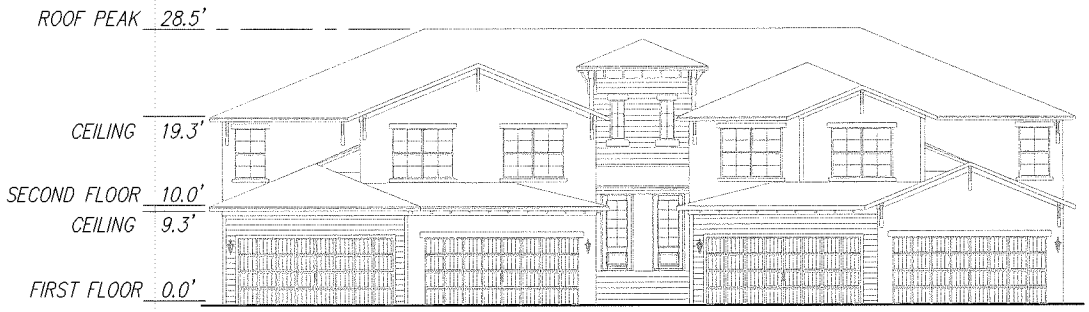
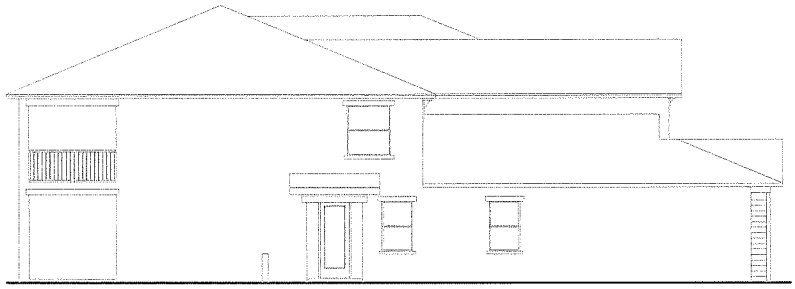
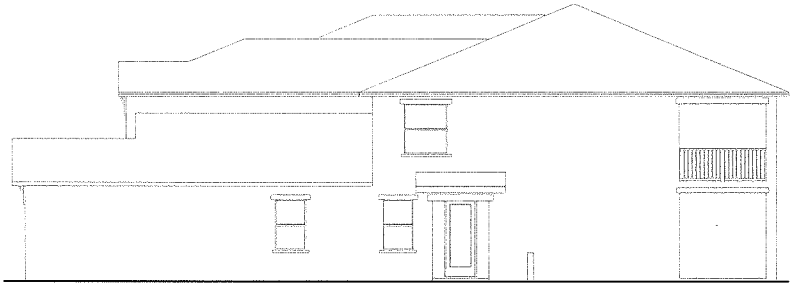
CHARLOTTE COUNTY, FLORIDA



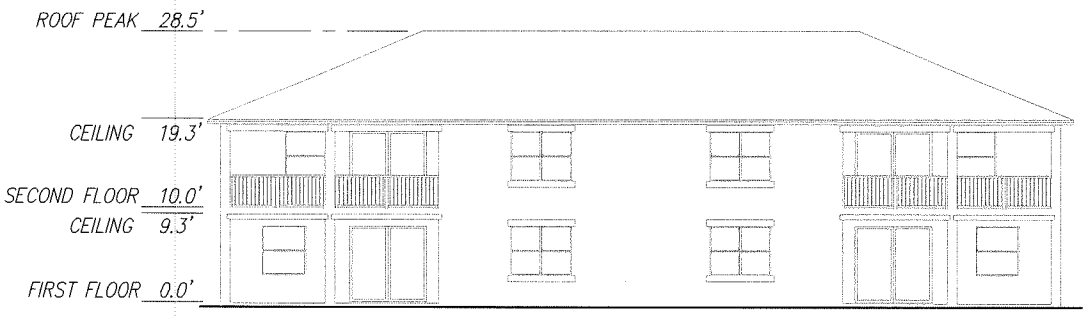
FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

0 10 20
GRAPHIC SCALE 1"= 20'

ELEVATION PLAN
BUILDING 34

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ELEVATION PLAN
COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE 3
CHARLOTTE COUNTY, FLORIDA

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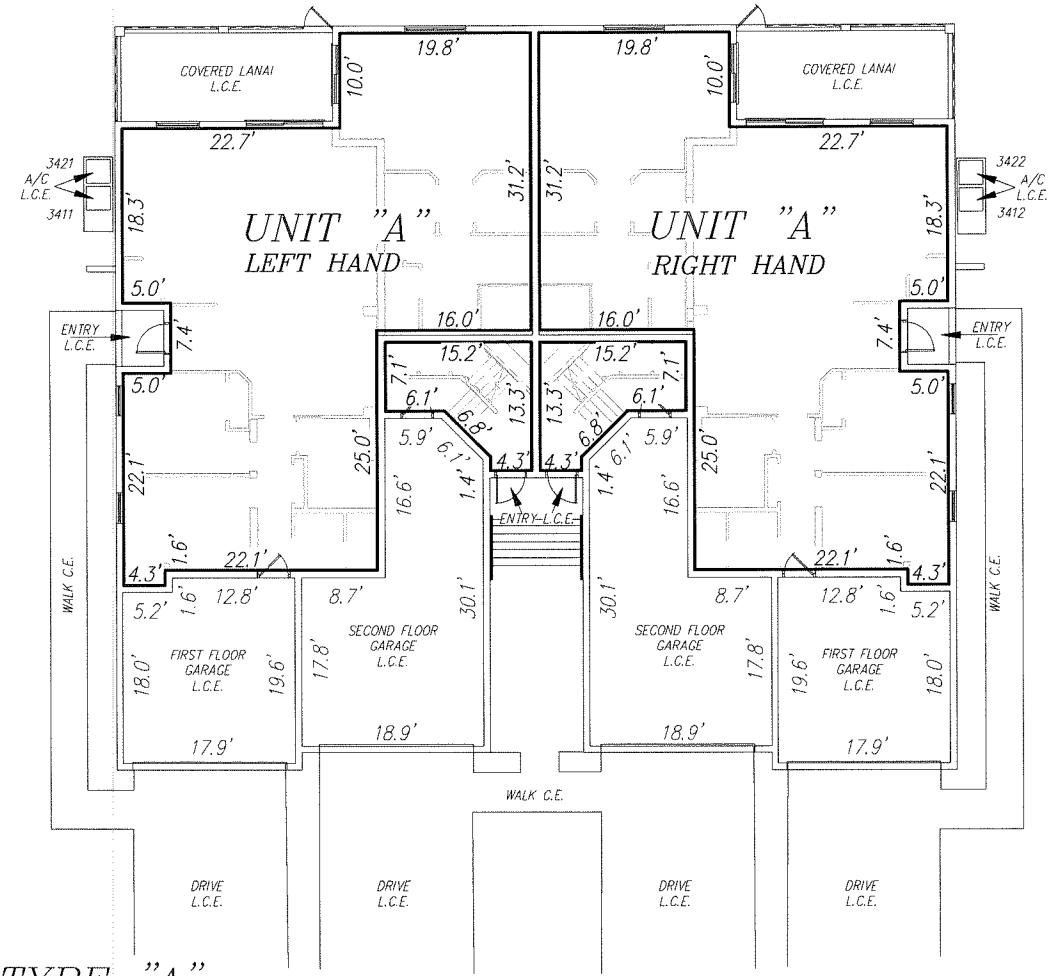

TYPE "A"

FIRST FLOOR

PHASE NO.	UNIT NO. LEFT-RIGHT
3	3411, 3412

0 10 20
GRAPHIC SCALE 1"= 20'

LEGEND
C.E. = COMMON ELEMENT
A/C = AIR-CONDITION UNIT
L.C.E. = LIMITED COMMON ELEMENT

FIRST FLOOR UNIT BOUNDARIES
BUILDING 34

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FIRST FLOOR UNIT BOUNDARIES
COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE 3
CHARLOTTE COUNTY, FLORIDA

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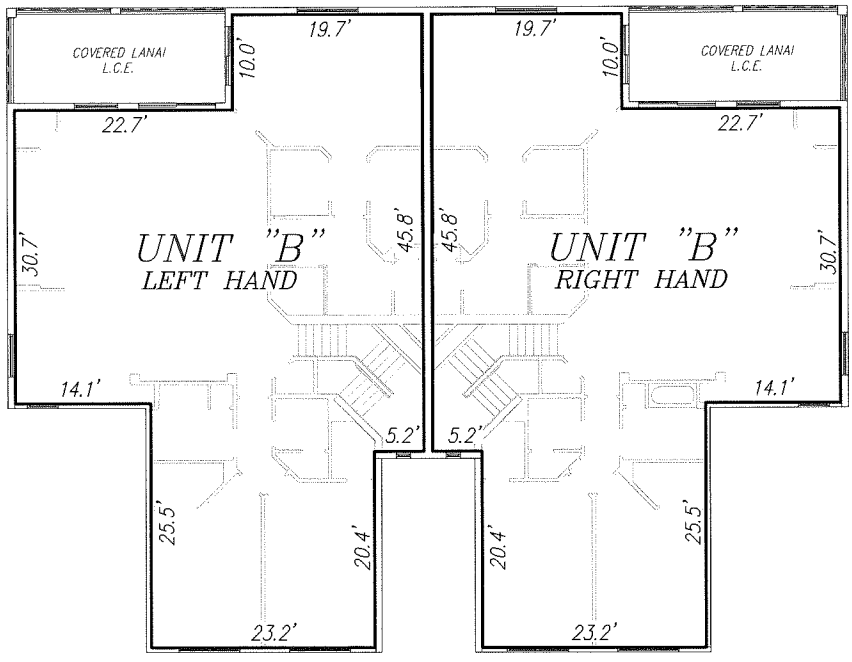
CHARLOTTE COUNTY, FLORIDA



SECOND FLOOR

TYPE "B"

PHASE NO.	UNIT NO. LEFT–RIGHT
3	3421, 3422

0 10 20
GRAPHIC SCALE 1"= 20'

LEGEND
C.E. = COMMON ELEMENT
A/C = AIR–CONDITION UNIT
L.C.E. = LIMITED COMMON ELEMENT

SECOND FLOOR UNIT BOUNDARIES
BUILDING 34

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SECOND FLOOR UNIT BOUNDARIES
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