ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT OR BOOK: 5061, PGS: 1057 , PAGE: 1 OF 9
INSTR # 3162931 Doc Type: CND, Recorded: 10/26/2022 at 10:59 AM
Rec. Fee: RECORDING $78.00 ERECORDED Cashier By: CRYSTALH

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 #2973634 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 #2973634 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 13 to the Condominium at this time.

E. No Unit Owner nor any mortgagee need join in this Amendment adding Phase 13.

NOW, THEREFORE, Developer hereby declares that every portion of Phase 13 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 13 of the Condominium, graphic descriptions of the improvements in which Units are located in Phase 13, which includes Building 44 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 13. 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 fifty-two (52) Units in the Condominium, as there are four (4) Units in Phase 13. Accordingly, pursuant to Section 5.1 of the Declaration, the undivided share in the Common Elements appurtenant to each Unit in the Condominium is 1/52nd 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 18 day of October, 2022.

WITNESSES:

Witness
Print name: Carolyn Jean Potts

Witness
Print name: Amanda Wilson

LENNAR HOMES, LLC,
a Florida limited liability company

Print name: Darin M. Murray
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 18 day of October, 2022, by Darin M. Murray 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.

Amy Renee Hofschneider
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 13 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 13 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 13 of the Condominium, and that the identification, location and dimensions of the common elements and of each unit in Phase 13 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 20 day of September, 2022.

MY COMMISSION EXPIRES:

Notary Public

MEGAN L. KNIGHT
MY COMMISSION # HH 313333
EXPIRES: November 17, 2023

Megan L. Knight
Printed Name

COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 13

LYING IN
SECTION 20, 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 23, 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 IN F.E.M.A. FLOOD ZONE A AND X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLANE, NO BASE FLOOD ELEVATION DETERMINED) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S DIGITAL FLOOD INSURANCE MAP (D.F.I.R.M.) COMMUNITY PANEL NUMBER 120061 0500 F, EFFECTIVE DATE: MAY 05, 2003.

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

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

NORTHING AND EASTING COORDINATES AS SHOWN ARE BASED ON AN ASSUMED DATUM.

PHASE 13 CONTAINS: 0.37 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 09-20-2022 (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: 09-26-2022

- 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 13 CONDOMINIUM SURVEY.
SEE SHEET 3 OF 6 FOR PHASE 13 LEGAL DESCRIPTION.

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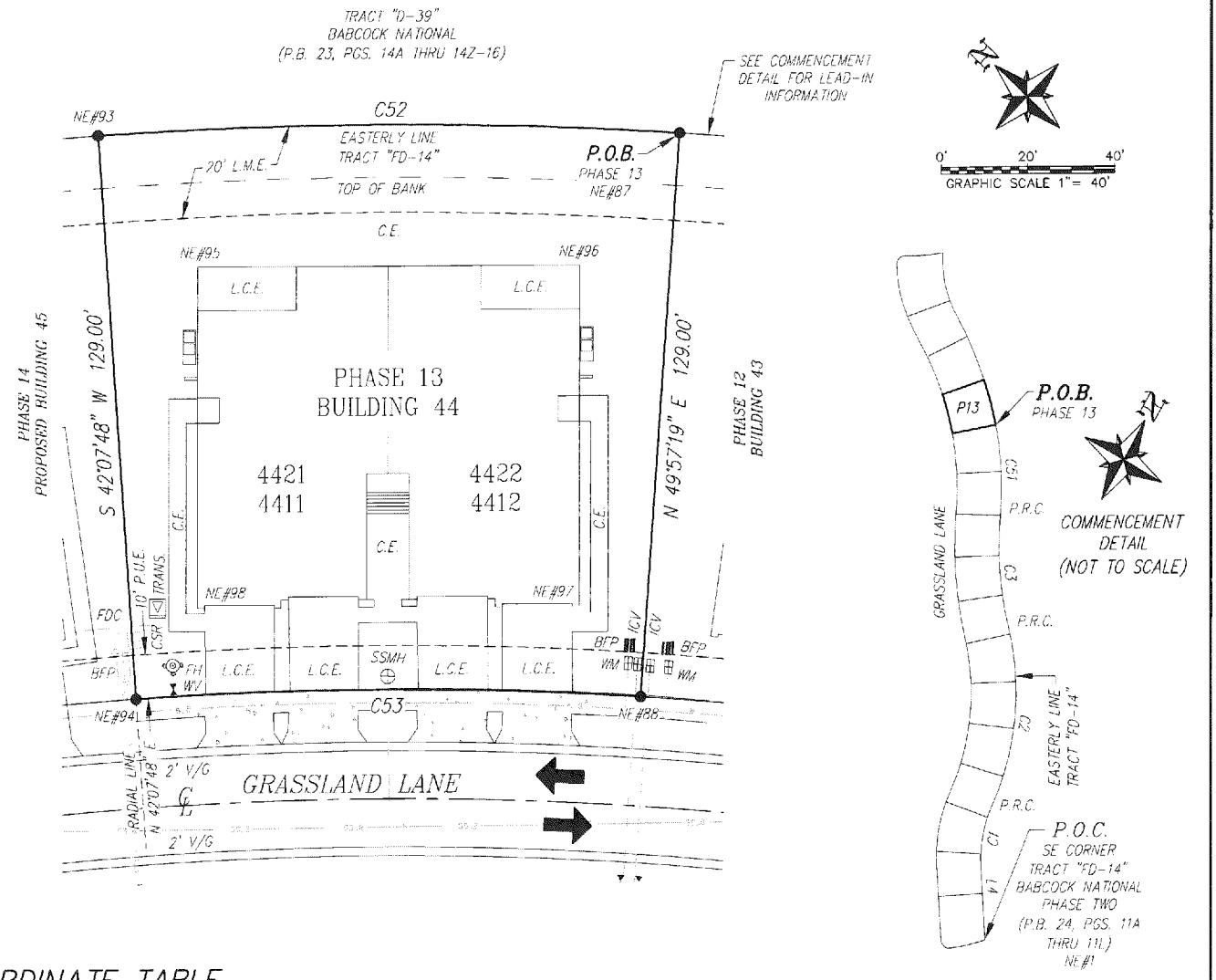
NOTES AND CERTIFICATION
COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE 13
CHARLOTTE COUNTY, FLORIDA

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 13

LYING IN
SECTION 20, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA



COORDINATE TABLE

POINT	NORTHING	EASTING
NE1	895774.03	743468.44
NE87	897068.68	742766.66
NE88	896985.69	742667.90
NE93	897164.47	742674.29
NE94	897068.80	742587.76
NE95	897127.20	742668.59
NE96	897064.34	742729.21
NE97	897010.20	742673.06
NE98	897073.06	742612.44

UTILITY LEGEND:

WV	INDICATES WATER VALVE
WM	INDICATES WATER METER
FH	INDICATES FIRE HYDRANT
BFP	INDICATES BACKFLOW PREVENTER
CSR	INDICATES CABLE SERVICE RISER
TRANS.	INDICATES ELECTRICAL TRANSFORMER
SSMH	INDICATES SANITARY SEWER MANHOLE
ICV	INDICATES IRRIGATION CONTROL VALVE
FDC	INDICATES FIRE DEPARTMENT CONTROLS

LINE TABLE

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

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	390.00'	26°54'02"	183.11'	181.43'	N 19°31'48" W
C2	810.00'	36°41'07"	518.63'	509.81'	S 24°25'21" E
C3	1035.00'	17°57'47"	324.49'	323.16'	N 33°47'01" W
C51	975.00'	15°14'33"	259.38'	258.62'	N 32°25'24" W
C52	975.00'	07°49'32"	133.17'	133.06'	N 43°57'27" W
C53	846.00'	07°49'32"	115.55'	115.46'	S 43°57'27" E

NOTE:
SEE SHEET 1 OF 6 FOR LEGEND.

SEE SHEET 1 OF 6 FOR SURVEYOR'S NOTES AND CERTIFICATION.
SEE SHEET 3 OF 6 FOR PHASE 13 LEGAL DESCRIPTION.

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CONDOMINIUM SURVEY & PLOT PLAN
COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE 13
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	1"=40'	2	6	20-42-26 29-42-26

COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 13

LYING IN
SECTION 20, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA

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

COACH HOMES I AT BABCOCK NATIONAL,
A PHASE CONDOMINIUM – PHASE 13

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 NORTHERLY ALONG SAID EASTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 26°54'02" FOR 183.11 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 810.00 FEET; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 36°41'07" FOR 518.63 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,035.00 FEET; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 17°57'47" FOR 324.49 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 975.00 FEET; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 15°14'33" FOR 259.38 FEET TO THE **POINT OF BEGINNING** OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTHWESTERLY ALONG SAID EASTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 07°49'32" FOR 133.17 FEET; THENCE S 42°07'48" W FOR 129.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 846.00 FEET, TO WHICH POINT A RADIAL LINE BEARS N 42°07'48" E; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°49'32" FOR 115.55 FEET; THENCE N 49°57'19" E FOR 129.00 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS: 0.37 ACRES, MORE OR LESS.

SEE SHEET 1 OF 6 FOR SURVEYORS NOTES AND CERTIFICATION.
SEE SHEET 2 OF 6 FOR PHASE 13 CONDOMINIUM SURVEY.

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LEGAL DESCRIPTION
COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE 13
CHARLOTTE COUNTY, FLORIDA

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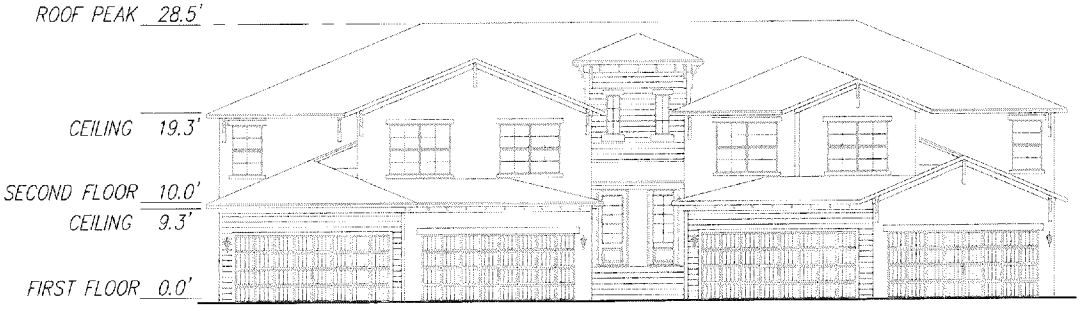
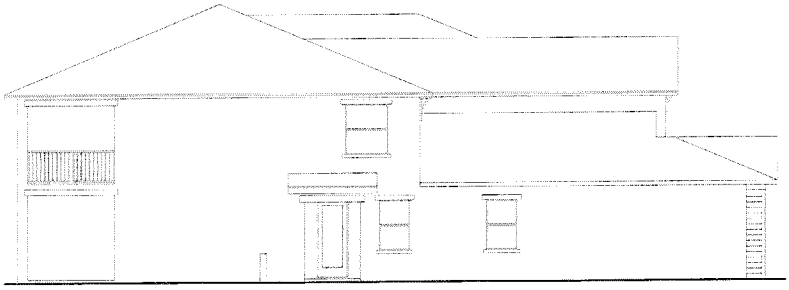
COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 13

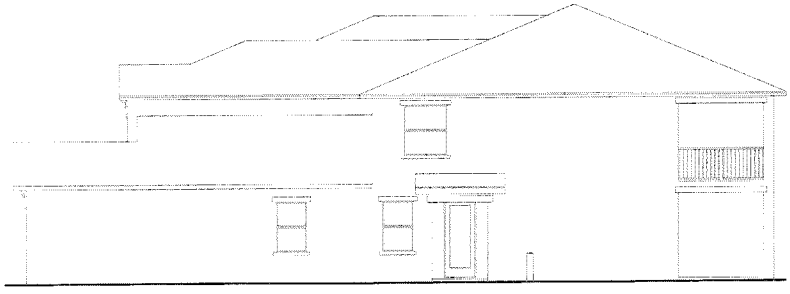
LYING IN
SECTION 20, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA



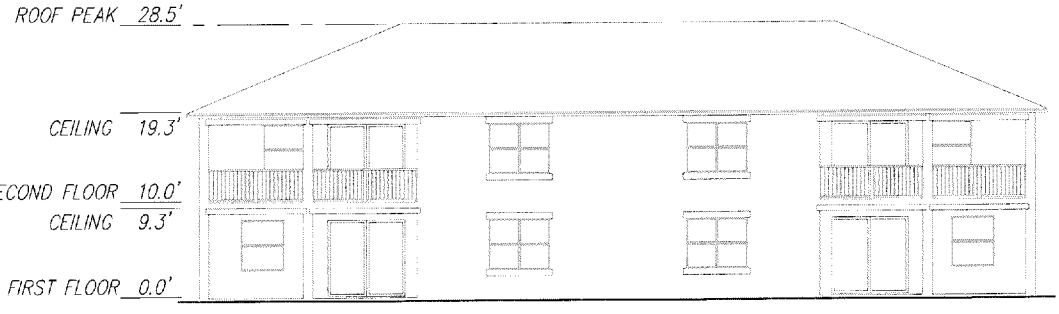
FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

0 10 20
GRAPHIC SCALE 1"= 20'

ELEVATION VIEW
BUILDING 13

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ELEVATION VIEW
COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE 13
CHARLOTTE COUNTY, FLORIDA

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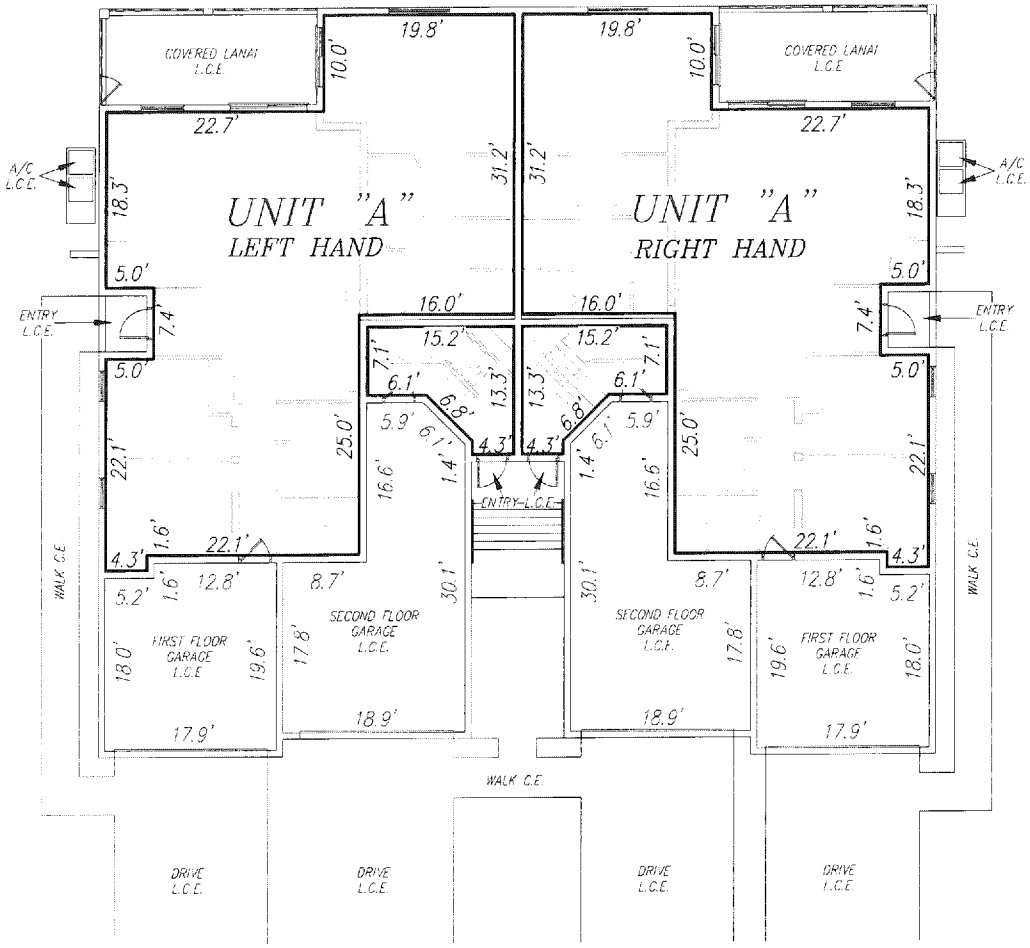

TYPE "A"

PHASE NO.	UNIT NO. LEFT–RIGHT
13	4411, 4412

FIRST FLOOR

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 13

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FIRST FLOOR UNIT BOUNDARIES
COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM–PHASE 13
CHARLOTTE COUNTY, FLORIDA

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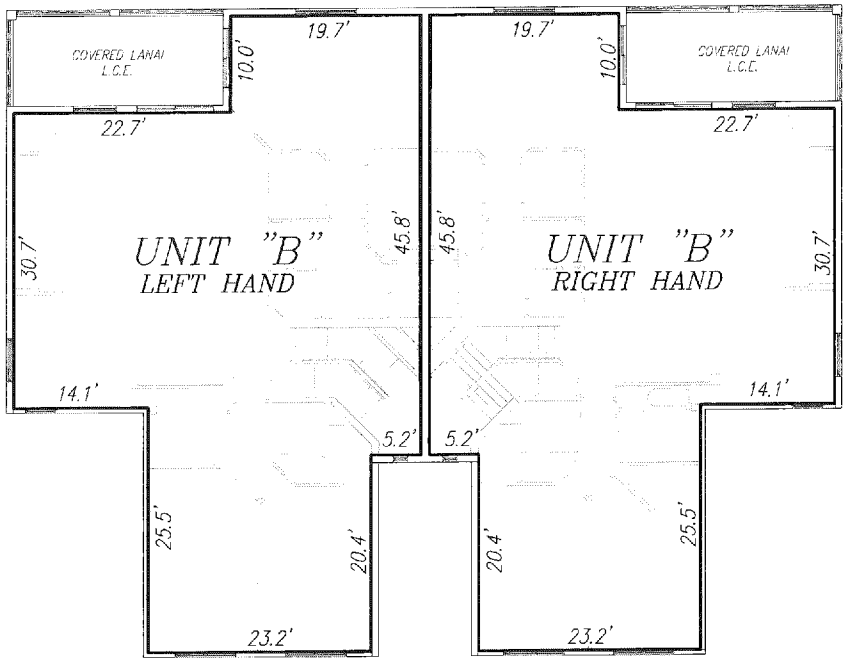

SECOND FLOOR

TYPE "B"

PHASE NO.	UNIT NO. LEFT–RIGHT
13	4421, 4422

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 13

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SECOND FLOOR UNIT BOUNDARIES
COACH HOMES I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM–PHASE 13
CHARLOTTE COUNTY, FLORIDA

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