20060 Seagrove St #1803, Estero, FL 33928
Sabal Palm III at Grandezza, a Condominium: Recorded Amendments to the Declaration of Condominium

Unit 1803 is in Building 18 (Phase 2) of Sabal Palm III at Grandezza, a Condominium, Declaration recorded 10/17/2002, OR 3754/1845, Lee County. Operated by Sabal Palm at Grandezza Neighborhood Association, Inc. Copies from the Lee County Clerk Official Records.

Recorded	Document	Book/Page or Instrument	PDF pages
05/21/2003	Certificate of Amendment to Declaration of Condominium of Sabal Palm III (plot plan, Phases 1, 3, 5, 7)	OR 3940/2518	2-40
08/08/2003	Amendment to Declaration of Condominium of Sabal Palm III	OR 4020/4767	41-45
10/21/2003	Amendment to Declaration of Condominium of Sabal Palm III	OR 4098/4564	46-50
11/20/2003	Amendment to Declaration of Condominium of Sabal Palm III (Building 16, Phase 6)	OR 4126/3896	51-56
12/18/2003	Amendment to Declaration of Condominium of Sabal Palm III	OR 4150/3348	57-61
03/26/2004	Amendment to Declaration of Condominium of Sabal Palm III	OR 4238/3530	62-67
06/02/2004	Certificate of Amendment to Declaration of Condominium of Sabal Palm III	OR 4319/4700	68-73
07/27/2004	Amendment to Declaration of Condominium of Sabal Palm III	OR 4380/0843	74-79
08/30/2004	Amendment to Declaration of Condominium of Sabal Palm III	OR 4413/1932	80-85
09/18/2007	Certificate of Amendment: Declarations of Sabal Palm I, II and III amended and restated	Instr 2007000287340	86-93
01/29/2008	Amended Certificate of Amendment: Declarations of Sabal Palm I, II and III (incl. pets, Sec. 12.20)	Instr 2008000025116	94-101
03/11/2014	Certificate of Amendment: Amended and Restated Rules and Regulations	Instr 2014000049140	102-111

This instrument prepared by:
Richard J. Swift, Jr., Esq.
5551 Ridgewood Drive, Suite 101
Naples, Florida 34108
(941) 597-7088

INSTR # 5830801
Official Records BK 03940 PG 2518
RECORDED 05/21/2003 02:16:24 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY
RECORDING FEE 177.00
DEPUTY CLERK G Sherwood

39

CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM OF SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

THIS AMENDMENT is made this 8th day of May, 2003, by Parker Estero One, Inc., a Florida corporation (the "Developer").

WHEREAS, on October 17, 2002, the Developer recorded a Declaration of Condominium of SABAL PALM III AT GRANDEZZA, a Condominium, in O.R. Book 3754, page 1845, et seq., of the Public Records of Lee County, Florida, as amended;

WHEREAS, Section 22.3 of said Declaration reserves the right of the Developer to modify the Plot Plan for the purpose of substituting any building with a detached garage for a building with an attached garage.

WHEREAS, the Developer now intends to modify the Plot Plan for Phase 1, Building 11; Phase 3, Building 12; Phase 5, Building 13; and Phase 7, Building 14 by substituting detached garages for attached garages in accordance with Section 22.3.

NOW, THEREFORE, the Developer hereby amends the Declaration as follows:

Exhibit "B" is hereby amended to add Exhibit "B" attached, containing the modified Plot Plan, Sketches to Legal Descriptions, and Floor Plans for Phase 1, Building 11; Phase 3, Building 12; Phase 5, Building 13; and Phase 7, Building 14.

IN WITNESS WHEREOF, the Developer has executed this Certificate of Amendment the day and year first above written.

Witnesses:

Elaine C. Sparling
Printed Name: ELAINE C. SPARLING

Faye A Todd
Printed Name: Faye A Todd

PARKER ESTERO ONE, INC., a Florida corporation

By: _____
Printed Name: DAVID KNIGHT
Its: VICE PRESIDENT

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 8th day of MAY, 2003, by DAVID KNIZNER, as VICE PRESIDENT of Parker Estero One, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me.

(Seal)

Elaine C. Sparling
Commission # DD 055965
Expires Sep. 10, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

Elaine C. Sparling
Notary Public
Print Name: ELAINE C. SPARLING

My Commission Expires: 9-10-05

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

CURVE TABLE

NO	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	575.00'	07°19'23"	73.49'	36.80'	73.44'	N 05°14'41"W
3	325.00'	45°10'07"	256.21'	135.18'	249.63'	N 04°03'11"E
4	1350.00'	09°37'30"	226.79'	113.66'	226.52'	S 13°43'08"E
5	925.00'	07°19'23"	118.23'	59.19'	118.15'	S 05°14'41"E
9	1530.00'	13°08'08"	350.77'	176.16'	350.00'	S 88°25'01"W
14	1000.00'	09°37'30"	167.99'	84.19'	167.79'	N 13°43'08"W
59	325.00'	22°34'57"	128.10'	64.89'	127.27'	N 07°14'24"W
53	575.00'	07°19'23"	73.49'	36.80'	73.44'	N 05°14'41"W
64	1000.00'	09°37'30"	167.99'	84.19'	167.79'	N 13°43'08"W
65	42.50'	187°4'24"	13.53'	6.82'	13.47'	N 06°09'03"W
66	287.50'	17°34'30"	88.19'	44.44'	87.84'	N 24°03'30"W
67	407.50'	19°21'03"	137.63'	69.48'	136.97'	N 23°10'14"W
68	55.50'	97°13'39"	94.18'	62.98'	83.28'	N 35°07'07"E
69	55.50'	80°41'08"	78.16'	47.14'	71.86'	S 55°55'30"E
70	305.50'	09°41'56"	51.71'	25.92'	51.65'	S 10°43'58"E
71	242.50'	22°14'49"	94.16'	47.68'	93.57'	S 17°00'24"E
72	57.50'	32°00'27"	32.12'	16.49'	31.71'	N 05°23'44"W
74	42.50'	07°38'20"	5.67'	2.84'	5.66'	N 06°47'19"E
75	307.50'	05°17'44"	28.41'	14.22'	28.41'	N 25°28'57"W

LEGEND

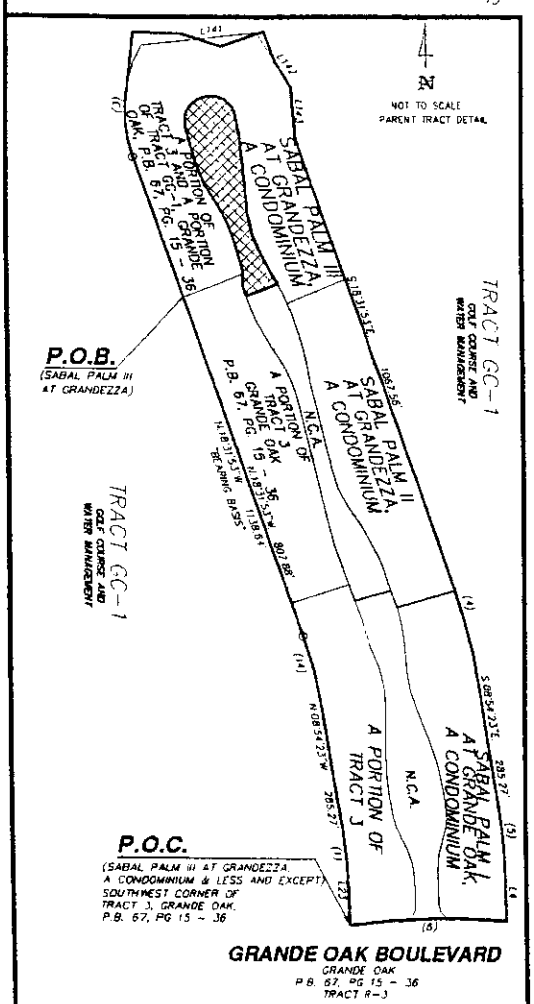
S.I.R.	● SET 5/8" IRON ROD WITH CAP (L.B. #6753)
F.I.R.	○ FOUND 5/8" IRON ROD WITH CAP (L.B. #6753)
L.S.	LICENSED SURVEYOR
L.B.	LICENSED BUSINESS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
PG.	PAGE
F.I.R.M.	FLOOD INSURANCE RATE MAP
F.A.C.	FLORIDA ADMINISTRATIVE CODE
N.C.A.	NEIGHBORHOOD COMMON AREA
	AREA LESS AND EXCEPTED

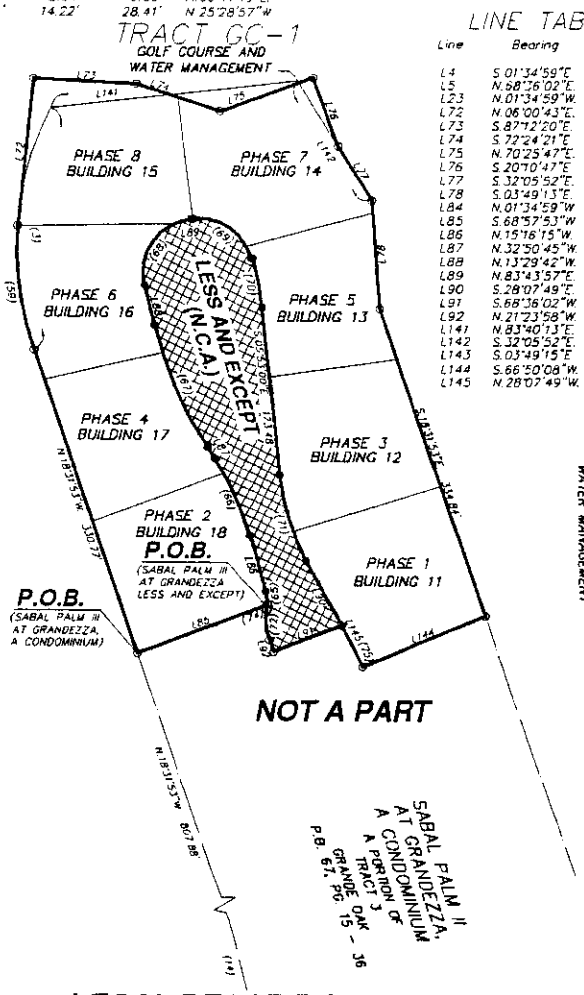
N

0' 25' 50' 75' 100' 125' 150' 175' 200'

SCALE 1" = 200'

THIS EXHIBIT MAY HAVE BEEN REDUCED





LINE TABLE

Line	Bearing	Distance
L4	S.01°34'59"E.	136.22'
L5	N.88°26'02"E.	74.65'
L23	N.01°34'59"W.	136.22'
L72	N.06°00'43"E.	153.12'
L73	S.87°12'20"E.	105.27'
L74	S.72°24'21"E.	89.74'
L75	N.70°25'47"E.	101.84'
L76	S.20°10'47"E.	74.64'
L77	S.32°05'52"E.	65.13'
L78	S.03°49'13"E.	111.56'
L84	N.01°34'59"W.	136.22'
L85	S.68°57'53"W.	142.07'
L86	N.15°16'15"W.	60.60'
L87	N.32°50'45"W.	13.18'
L88	N.13°29'42"W.	42.15'
L89	N.83°43'57"E.	2.46'
L90	S.28°07'49"E.	76.13'
L91	S.68°16'02"W.	74.65'
L92	N.21°23'58"W.	12.68'
L141	N.83°40'13"E.	254.46'
L142	S.32°05'52"E.	143.90'
L143	S.03°49'15"E.	111.56'
L144	S.66°50'08"W.	136.26'
L145	N.28°07'49"W.	19.51'

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO GRANDE OAK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67 AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

4.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

5.) THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE B, HAVING NO BASE FLOOD ELEVATION, PER F.I.R.M. 125124 0475 B, AN UNRECORDED PANEL.

LEGAL DESCRIPTION

SEE ATTACHED SHEETS FOR LEGAL DESCRIPTION, 2 THROUGH 4

CERTIFICATION:

I HEREBY CERTIFY THAT THIS CONDOMINIUM SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 08/28/00. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

BRETT A. BISHOP, STATE OF FLORIDA, (L.S. #4760)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

REVISION: BOUNDARY 10/08/02

THIS INSTRUMENT PREPARED BY:
BRETT A. BISHOP
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

CONDOMINIUM SURVEY

0076CS3

Exhibit "B"

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 941-597-1315
FAX: 941-597-5207

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM

LEGAL DESCRIPTION

A PORTION OF TRACT "3", AND A PORTION OF TRACT GC-1, GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG THE WESTERLY LINE OF SAID TRACT 3, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 07°19'23", A CHORD BEARING OF N.05°14'41"W. AND A CHORD LENGTH OF 73.44 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 73.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°54'23"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 285.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 09°37'30", A CHORD BEARING OF N.13°43'08"W. AND A CHORD LENGTH OF 167.79 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 167.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.18°31'53"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 807.88 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.18°31'53"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 330.77 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 22°34'57", A CHORD BEARING OF N.07°14'24"W. AND A CHORD LENGTH OF 127.27 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 128.10 FEET TO THE END OF SAID CURVE; THENCE N.06°00'43"E., A DISTANCE OF 153.12 FEET; THENCE S.87°12'20"E., A DISTANCE OF 105.27 FEET; THENCE S.72°24'21"E., A DISTANCE OF 89.74 FEET; THENCE N.70°25'47"E., A DISTANCE OF 101.84 FEET; THENCE S.20°10'47"E., A DISTANCE OF 74.64 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT 3; THENCE S.32°05'52"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 65.13 FEET; THENCE S.03°49'13"E.,ALONG SAID EASTERLY LINE, A DISTANCE OF 111.56 FEET; THENCE S.18°31'53"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 334.84 FEET; THENCE S.66°50'08"W., A DISTANCE OF 136.26 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 307.50 FEET, A CENTRAL ANGLE OF 05°17'44", A CHORD BEARING OF N.25°28'57"W. AND A CHORD LENGTH OF 28.41 FEET; THENCE ALONG ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 28.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.28°07'49"W., A DISTANCE OF 19.51 FEET; THENCE S.68°36'02"W., A DISTANCE OF 74.65 FEET; THENCE N.21°23'58"W., A DISTANCE OF 12.68 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 57.50 FEET, A CENTRAL ANGLE OF 32°00'27", A CHORD BEARING OF N.05°23'44"W. AND A CHORD LENGTH OF 31.71 FEET; THENCE ALONG THE ARC OF

SAID CURVE, AN ARC LENGTH OF 32.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 42.50 FEET, A CENTRAL ANGLE OF 07°38'20", A CHORD BEARING OF N.06°47'19"E. AND A CHORD LENGTH OF 5.66 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 5.67 FEET TO THE END OF SAID CURVE; THENCE S.68°57'53"W., A DISTANCE OF 142.07 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT 3, AND THE **POINT OF BEGINNING**,

PARCEL CONTAINS 4.64 ACRES, MORE OR LESS.

LESS AND EXCEPT

A PORTION OF TRACT "3", GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 07°19'23", A CHORD BEARING OF N.05°14'41"W. AND A CHORD LENGTH OF 73.44 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 73.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°54'23"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 285.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 09°37'30", A CHORD BEARING OF N.13°43'08"W. AND A CHORD LENGTH OF 167.79 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 167.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.18°31'53"W., ALONG SAID WESTERLY LINE A DISTANCE OF 807.88 FEET; THENCE N.68°57'53"E., A DISTANCE OF 142.07 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED AND TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 42.50 FEET, A CENTRAL ANGLE OF 18°14'24", A CHORD BEARING OF N.06°09'03"W. AND A CHORD LENGTH OF 13.47 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 13.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.15°16'15"W., A DISTANCE OF 60.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 287.50 FEET, A CENTRAL ANGLE OF 17°34'30", A CHORD BEARING OF N.24°03'30"W. AND A CHORD LENGTH OF 87.84 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 88.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.32°50'45"W., A DISTANCE OF 13.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 407.50 FEET, A CENTRAL ANGLE OF 19°21'03", A CHORD BEARING OF N.23°10'14"W. AND A CHORD LENGTH OF 136.97 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 137.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.13°29'42"W., A DISTANCE OF 42.15 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 55.50 FEET, A CENTRAL ANGLE OF 97°13'39", A CHORD BEARING OF N.35°07'07"E. AND A CHORD LENGTH OF 83.28 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 94.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.83°43'57"E., A DISTANCE OF 2.46 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 55.50 FEET, A CENTRAL ANGLE OF 80°41'08", A CHORD BEARING OF S.55°55'30"E. AND A CHORD LENGTH OF 71.86 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 78.16 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF

305.50 FEET, A CENTRAL ANGLE OF 09°41'56", A CHORD BEARING OF S.10°43'58"E. AND A CHORD LENGTH OF 51.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 51.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.05°53'00"E., A DISTANCE OF 173.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 242.50 FEET, A CENTRAL ANGLE OF 22°14'49", A CHORD BEARING OF S.17°00'24"E. AND A CHORD LENGTH OF 93.57 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 94.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.28°07'49"E., A DISTANCE OF 76.13 FEET; THENCE S.68°36'02"W., A DISTANCE OF 74.65 FEET; THENCE N.21°23'58"W., A DISTANCE OF 12.68 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 57.50 FEET, A CENTRAL ANGLE OF 32°00'27", A CHORD BEARING OF N.05°23'44"W. AND A CHORD LENGTH OF 31.71 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 32.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 42.50 FEET, A CENTRAL ANGLE OF 07°38'20", A CHORD BEARING OF N.06°47'19"E. AND A CHORD LENGTH OF 5.66 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 5.67 FEET TO THE END OF SAID CURVE AND THE **POINT OF BEGINNING**.

PARCEL CONTAINS 0.79 ACRES, MORE OR LESS.
(SABAL PALM III CONTAINS 3.85 ACRES, MORE OR LESS)

BEARINGS REFER TO GRANDE OAK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

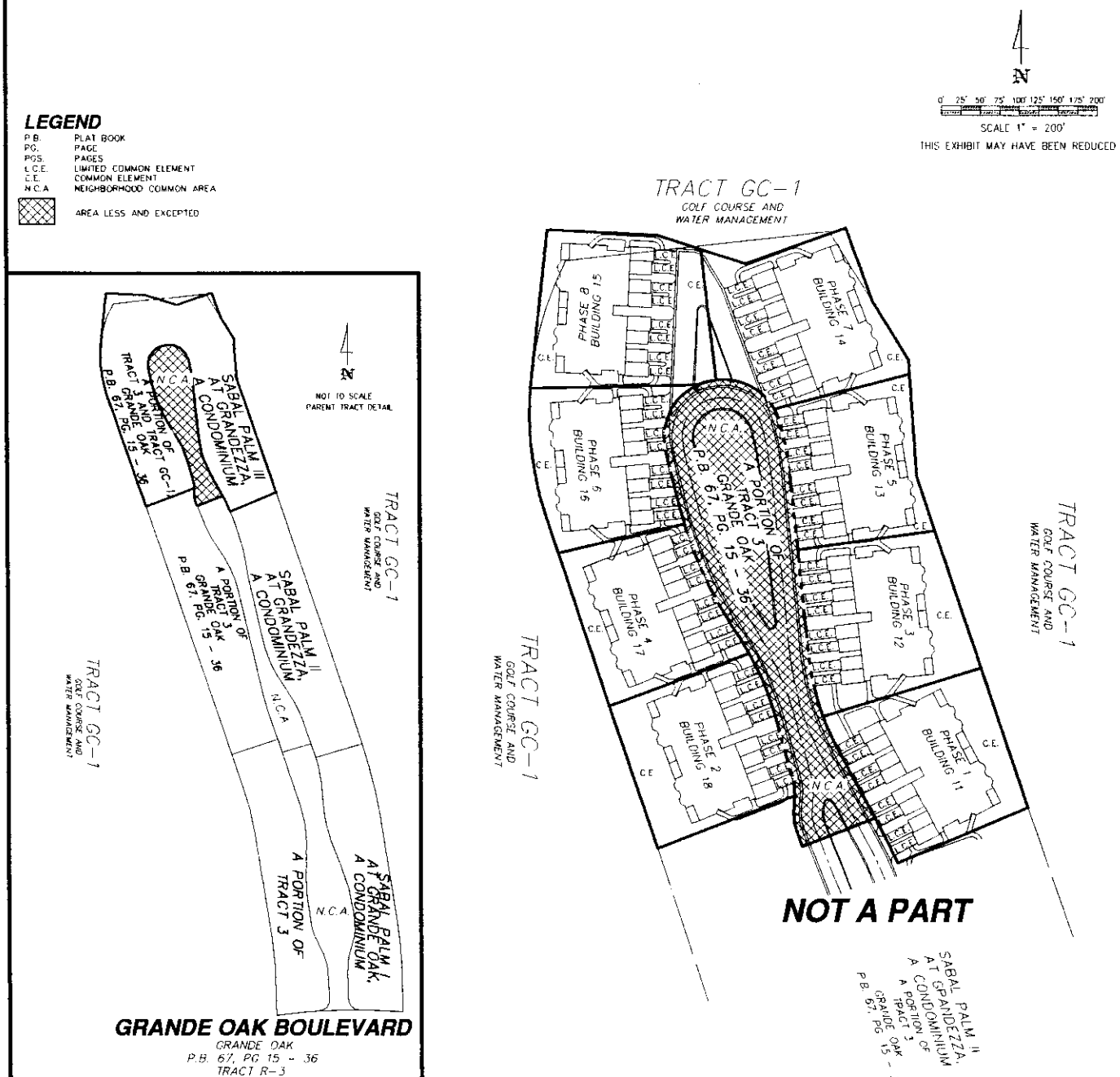
THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

_____ 10/08/02
BRETT A. BISHOP, STATE OF FLORIDA, (L.S. #4760)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

REVISION: 10/08/02
SP3OA.LWP
PROOFED: ILH BAB

(SEE ATTACHED SKETCH - 0076 CS3.DWG)

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM



NOTES:

1.) ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED AS OF THE DATE OF THIS DRAWING.

2.) PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

THIS INSTRUMENT PREPARED BY:
BRETT A. BISHOP, L.S.#4760
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

REVISED: 10/08/02.
REVISED: 04/07/03.

PLOT PLAN

Z:\LIB_gb\dwgs\2000\0076 grande oak tract 3\condo\condo 3\revised 04_07_03\0676PP3.dwg 04/14/2003 11:21:14 AM EDT

Official Records BK 03940 PG 2524

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 941-597-1315
FAX: 941-597-5207

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM
PHASE 2
BUILDING 18

LEGAL DESCRIPTION

A PORTION OF TRACT "3", GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG THE WESTERLY LINE OF SAID TRACT 3, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 07°19'23", A CHORD BEARING OF N.05°14'41"W. AND A CHORD LENGTH OF 73.44 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 73.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°54'23"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 285.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 09°37'30", A CHORD BEARING OF N.13°43'08"W. AND A CHORD LENGTH OF 167.79 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 167.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.18°31'53"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 807.88 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DECSRIBED; THENCE CONTINUE N.18°31'53"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 144.10 FEET; THENCE N.69°19'43"E., A DISTANCE OF 143.86 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 287.50 FEET, A CENTRAL ANGLE OF 13°56'04", A CHORD BEARING OF S.22°14'17"E. AND A CHORD LENGTH OF 69.75 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 69.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.15°16'15"E., A DISTANCE OF 60.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 42.50 FEET, A CENTRAL ANGLE OF 18°14'24", A CHORD BEARING OF S.06°09'03"E. AND A CHORD LENGTH OF 13.47 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 13.53 FEET TO THE END OF SAID CURVE; THENCE S.68°57'53"W., A DISTANCE OF 142.07 FEET TO A POINT ON SAID WESTERLY LINE AND THE **POINT OF BEGINNING.**

PARCEL CONTAINS 0.48 ACRES, MORE OR LESS.

BEARINGS REFER TO GRANDE OAK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

_____ 10/08/02
BRETT A. BISHOP, STATE OF FLORIDA, (L.S. #4760)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

REVISED: 10/08/02

PROOFED: _____ _____

SP3PH2.LWP

(SEE ATTACHED SKETCH - SP3PH2.DWG)

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM PHASE 2, BUILDING 18

LEGEND

L.S.	LICENSED SURVEYOR
L.B.	LICENSED BUSINESS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
PG.	PAGE
FIRM	FLOOD INSURANCE RATE MAP
N.C.A.	NEIGHBORHOOD COMMON AREA
	AREA BEING DESCRIBED

CURVE TABLE

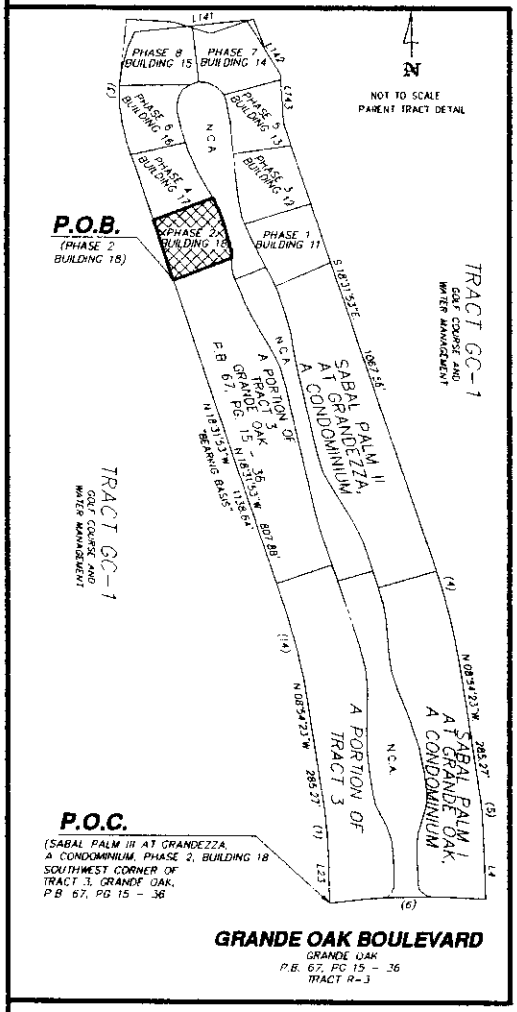
NO	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	575.00'	07°19'23"	73.49'	36.80'	73.44'	N.05°14'41"W.
3	325.00'	45°10'07"	256.21'	135.18'	249.63'	N.04°03'11"E.
4	1350.00'	09°37'30"	226.79'	113.66'	226.52'	N.13°43'08"W.
5	925.00'	07°19'23"	118.23'	59.19'	118.15'	N.05°14'41"W.
6	1530.00'	13°08'08"	350.77'	176.16'	350.00'	S.88°25'01"W
14	1000.00'	09°37'30"	167.99'	84.19'	167.79'	N.13°43'08"W
79	287.50'	13°56'04"	69.92'	35.13'	69.75'	S.22°14'17"E.
80	42.50'	18°14'24"	13.53'	6.82'	13.47'	S.06°09'03"E.

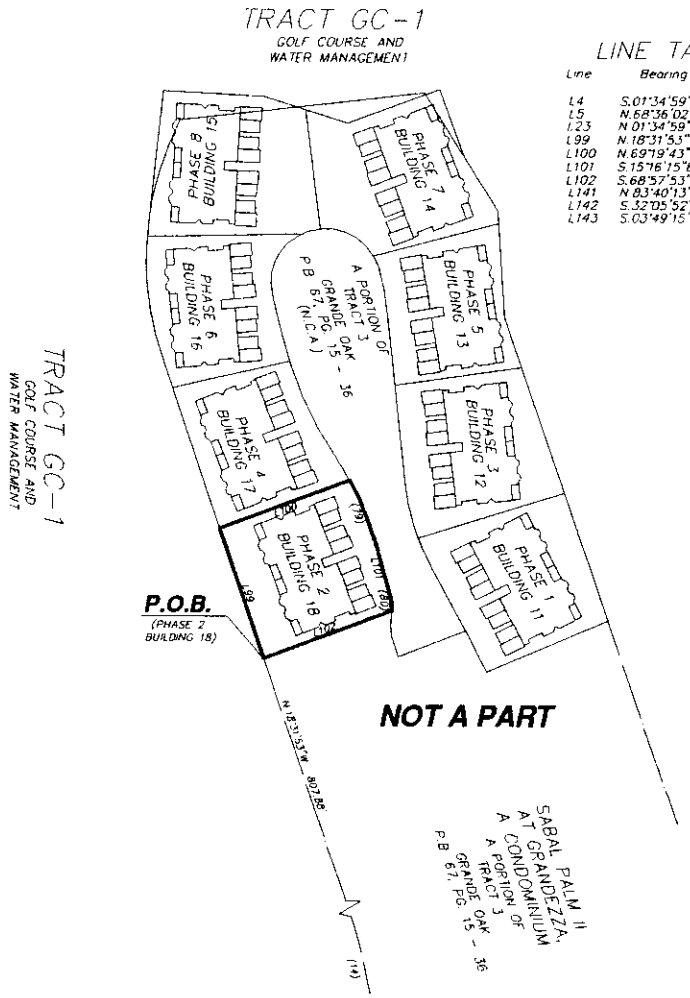
N

0' 25' 50' 75' 100' 125' 150' 175' 200'

SCALE 1" = 200'

THIS EXHIBIT MAY HAVE BEEN REDUCED





LINE TABLE

Line	Bearing	Distance
L4	S.01°34'59"E.	136.22'
L5	N.68°36'02"E.	74.65'
L23	N.01°34'59"W.	136.22'
L99	N.18°31'53"W.	144.10'
L100	N.69°19'43"E.	143.86'
L101	S.15°16'15"E.	60.60'
L102	S.68°57'53"W.	142.07'
L141	N.83°40'13"E.	254.46'
L142	S.32°05'52"E.	143.90'
L143	S.03°49'15"E.	111.56'

LEGAL DESCRIPTION

SEE ATTACHED SHEETS FOR LEGAL DESCRIPTIONS

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO GRANDE OAK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67 AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD

3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

4.) THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE B, HAVING NO BASE FLOOD ELEVATION, PER F.I.R.M 125124 0475 B, AN UNRECORDED PANEL.

REVISED: BOUNDARY 10/08/02
REVISED: 04/07/03

THIS INSTRUMENT PREPARED BY:
BRETT A. BISHOP, L.S.#4760
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Z:_8_go\dwgs\2000\0076 grande oak tract 3\condo\condo 3\phases\revised 04_07_03\SP3PH2.dwg 04/14/2003 09:52:38 AM EDT

Official Records BK 03940 PG 2527

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 941-597-1315
FAX: 941-597-5207

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM
PHASE 3
BUILDING 12

LEGAL DESCRIPTION

A PORTION OF TRACT "3", GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG THE EASTERLY LINE OF SAID TRACT 3, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 07°19'23", A CHORD BEARING OF N.05°14'41"W. AND A CHORD LENGTH OF 118.15 FEET; THENCE ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 118.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°54'23"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 285.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 09°37'30", A CHORD BEARING OF N.13°43'08"W. AND A CHORD LENGTH OF 226.52 FEET; THENCE ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 226.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.18°31'53"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 874.24 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.72°42'00"W., A DISTANCE OF 158.53 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 242.50 FEET, A CENTRAL ANGLE OF 14°18'23", A CHORD BEARING OF N.13°02'12"W. AND A CHORD LENGTH OF 60.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 60.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.05°53'00"W., A DISTANCE OF 101.46 FEET; THENCE N.81°59'39"E., A DISTANCE OF 132.73 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT 3; THENCE S.18°31'53"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 138.28 FEET TO THE **POINT OF BEGINNING**,

PARCEL CONTAINS 0.51 ACRES, MORE OR LESS.

BEARINGS REFER TO GRANDE OAK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

_____ 10/08/02
BRETT A. BISHOP, STATE OF FLORIDA, (L.S. #4760)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

REVISION: 10/08/02
PROOF: _____
SP3PH3.LWP

(SEE ATTACHED SKETCH - SP3PH3.DWG)

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM PHASE 3, BUILDING 12

LEGEND

L.S.	LICENSED SURVEYOR
L.B.	LICENSED BUSINESS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
PG.	PAGE
FIRM	FLOOD INSURANCE RATE MAP
N.C.A.	NEIGHBORHOOD COMMON AREA
	AREA BEING DESCRIBED

CURVE TABLE

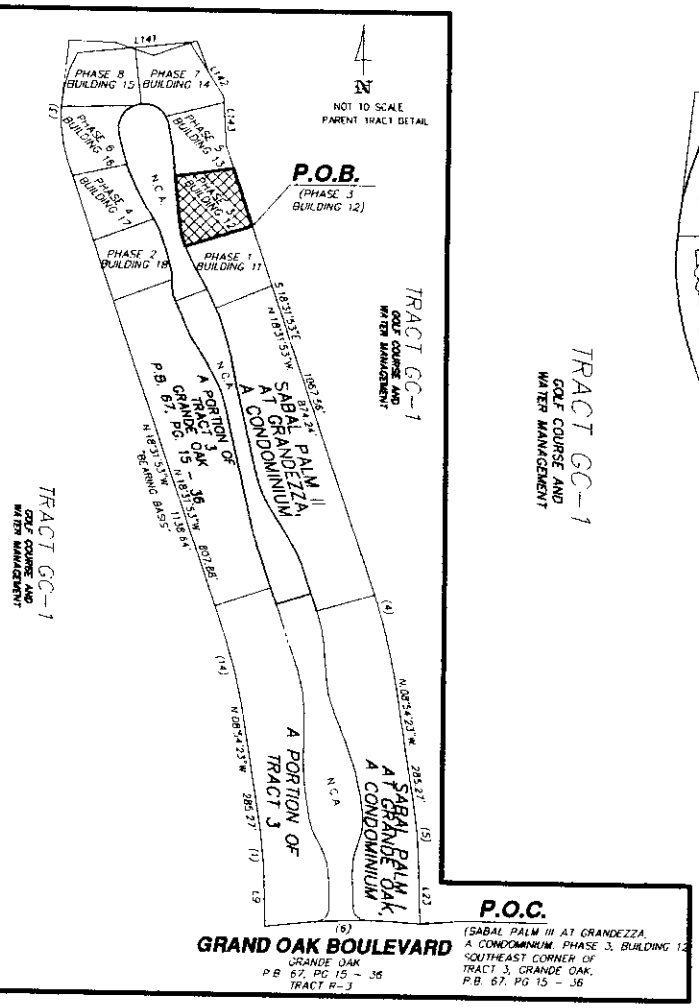
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	575.00'	07°19'23"	73.49'	36.80'	73.44'	N.05°14'41"W.
3	325.00'	45°10'07"	256.21'	135.18'	249.63'	N.04°03'11"E.
4	1350.00'	09°37'30"	226.79'	113.66'	226.52'	N.13°43'08"W.
5	925.00'	07°19'23"	118.23'	59.19'	118.15'	N.05°14'41"W.
6	1530.00'	13°08'08"	350.77'	176.16'	350.00'	S.88°25'01"W.
14	1000.00'	09°37'30"	167.99'	84.19'	167.79'	N.13°43'08"W.
85	242.50'	14°18'23"	60.55'	30.43'	60.39'	N.13°02'12"W.

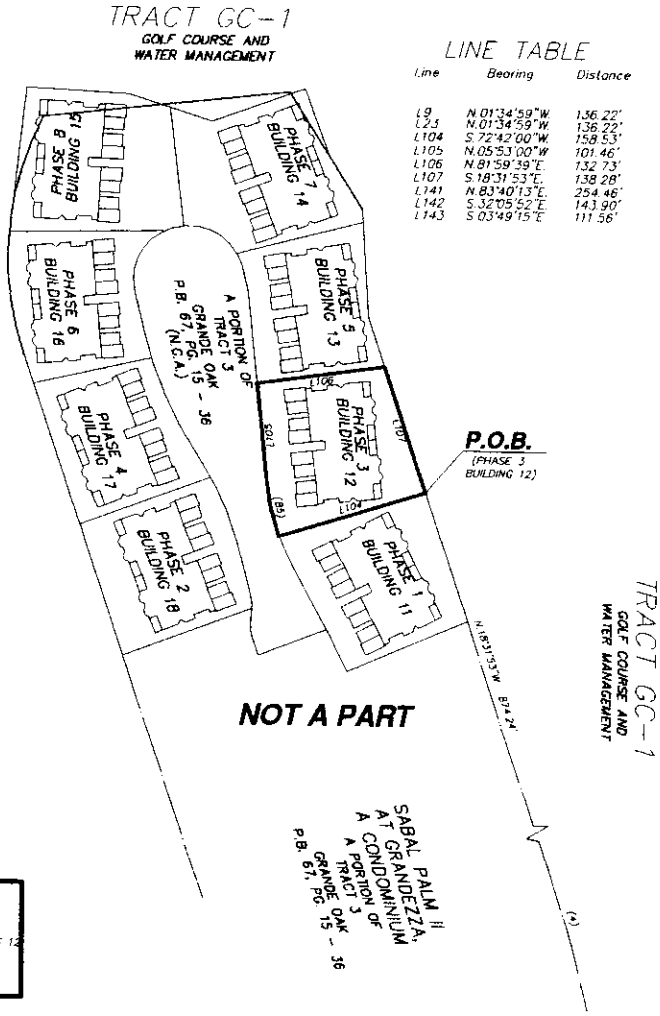
N

0' 25' 50' 75' 100' 125' 150' 175' 200'

SCALE 1" = 200'

THIS EXHIBIT MAY HAVE BEEN REDUCED





LINE TABLE

Line	Bearing	Distance
L9	N.01°34'59"W.	136.22'
L25	N.01°34'59"W.	136.22'
L104	S.72°42'00"W.	158.53'
L105	N.05°53'00"W.	101.46'
L106	N.81°59'39"E.	132.73'
L107	S.18°31'53"E.	138.28'
L141	N.83°40'13"E.	254.46'
L142	S.32°05'52"E.	143.90'
L143	S.03°49'15"E.	111.56'

LEGAL DESCRIPTION

SEE ATTACHED SHEETS FOR LEGAL DESCRIPTIONS

THIS INSTRUMENT PREPARED BY:
BRETT A. BISHOP, L.S.#4760
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO GRANDE OAK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67 AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

4.) THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE B, HAVING NO BASE FLOOD ELEVATION, PER F.I.R.M. 125124 0475 B, AN UNRECORDED PANEL.

REVISION: BOUNDARY 10/08/02
REVISION: 04/07/03

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Z:\18_jb\dwgs\2000\0076 grande oak tract 3\condo\condo 3\phases\revised 04_07_03\SP3PH3.dwg 04/14/2003 10:12:42 AM EDT

Official Records BK 03940 PG 2530

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 941-597-1315
FAX: 941-597-5207

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM
PHASE 4
BUILDING 17

LEGAL DESCRIPTION

A PORTION OF TRACT "3", GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG THE WESTERLY LINE OF SAID TRACT 3, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 07°19'23", A CHORD BEARING OF N.05°14'41"W. AND A CHORD LENGTH OF 73.44 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 73.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°54'23"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 285.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 09°37'30", A CHORD BEARING OF N.13°43'08"W. AND A CHORD LENGTH OF 167.79 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 167.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.18°31'53"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 951.98 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.18°31'53"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 155.02 FEET; THENCE N.77°03'27"E., A DISTANCE OF 124.54 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 407.50 FEET, A CENTRAL ANGLE OF 15°10'50", A CHORD BEARING OF S.25°15'20"E. AND A CHORD LENGTH OF 107.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 107.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.32°50'45"E., A DISTANCE OF 13.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 287.50 FEET, A CENTRAL ANGLE OF 03°38'26", A CHORD BEARING OF S.31°01'32"E. AND A CHORD LENGTH OF 18.26 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 18.27 FEET TO THE END OF SAID CURVE; THENCE S.69°19'43"W., A DISTANCE OF 143.86 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT 3, AND THE **POINT OF BEGINNING.**

PARCEL CONTAINS 0.44 ACRES, MORE OR LESS.

BEARINGS REFER TO GRANDE OAK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

_____ 10/08/02
BRETT A. BISHOP, STATE OF FLORIDA, (L.S. #4760)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

REVISION: 10/08/02

PROOFED: _____

SP3PH4.LWP

(SEE ATTACHED SKETCH - SP3PH4.DWG)

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM PHASE 4, BUILDING 17

LEGEND

L.S.	LICENSED SURVEYOR
L.B.	LICENSED BUSINESS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
PG.	PAGE
FIRM	FLOOD INSURANCE RATE MAP
N.C.A.	NEIGHBORHOOD COMMON AREA
	AREA BEING DESCRIBED

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	575.00'	07°19'23"	73.49'	36.80'	73.44'	N 05°14'41"W
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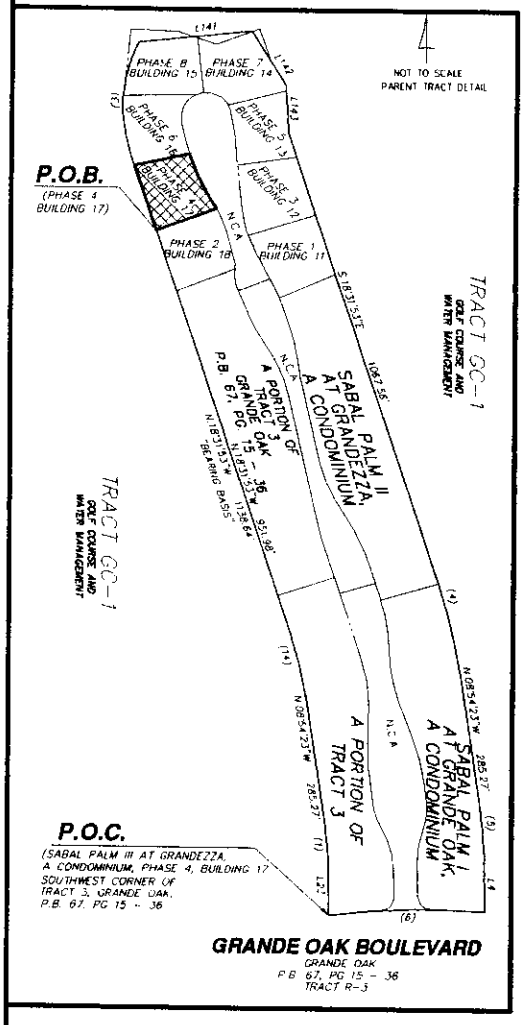
4	1350.00'	09°37'30"	226.79'	113.66'	226.52'	N 13°43'08"W
5	925.00'	07°19'23"	118.23'	59.19'	118.15'	N 05°14'41"W
6	1530.00'	13°08'08"	350.77'	176.16'	350.00'	S 88°25'01"W
14	1000.00'	09°37'30"	167.99'	84.19'	167.79'	N 13°43'08"W
88	407.50'	15°10'50"	107.97'	54.30'	107.65'	S 25°15'20"E.
89	287.50'	03°58'26"	18.27'	9.14'	18.26'	S 31°01'32"E.

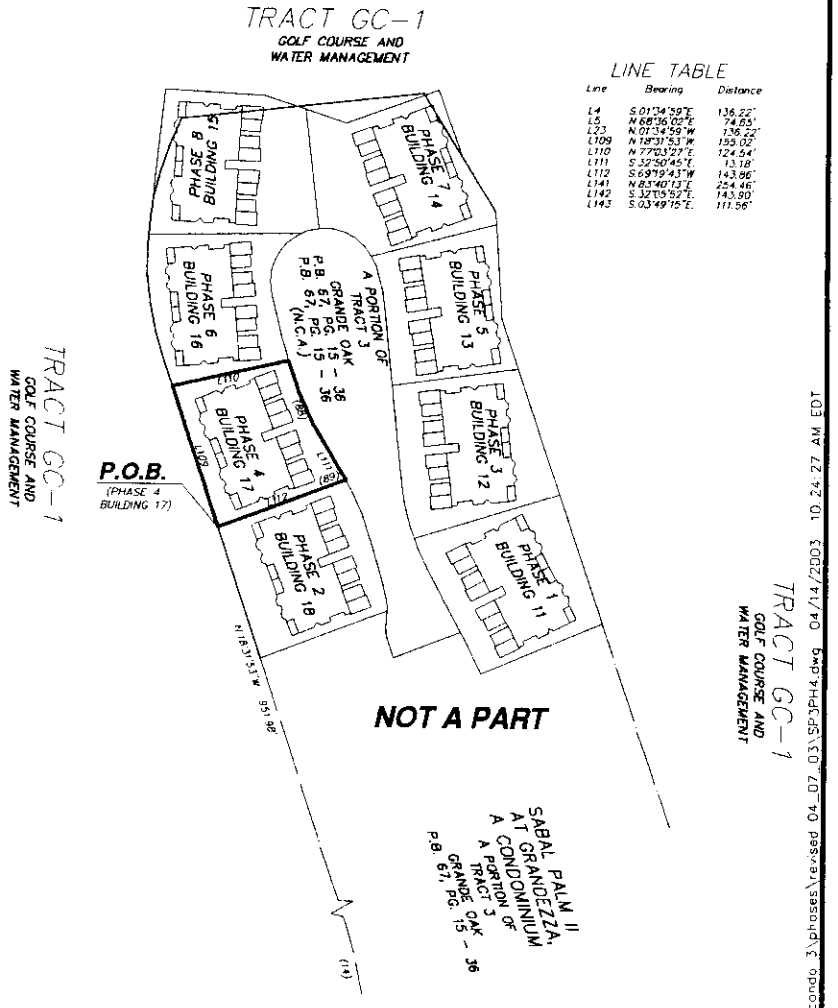
N

0' 25' 50' 75' 100' 125' 150' 175' 200'

SCALE 1" = 200'

THIS EXHIBIT MAY HAVE BEEN REDUCED





LINE TABLE

Line	Bearing	Distance
L4	S 01°34'59"E.	136.22'
L5	N 88°36'05"E.	74.85'
L23	N 01°34'59"W.	136.22'
L109	N 18°31'53"W.	153.02'
L110	N 77°03'27"E.	124.54'
L111	S 32°50'45"E.	13.18'
L112	S 69°19'43"W.	143.96'
L141	N 83°40'13"E.	254.46'
L142	S 32°05'52"E.	143.90'
L143	S 03°49'15"E.	111.56'

LEGAL DESCRIPTION

SEE ATTACHED SHEETS FOR LEGAL DESCRIPTIONS

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO GRANDE OAK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67 AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD

3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

4.) THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE B, HAVING NO BASE FLOOD ELEVATION, PER F.I.R.M. 125124 0475 B, AN UNRECORDED PANEL.

REVISION: BOUNDARY 10/08/02
REVISION: 04/07/03

THIS INSTRUMENT PREPARED BY:
BRETT A. BISHOP, L.S.#4760
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Z:\"B_jobs\2000\0076 grande oak tract 3\condo\condo 3\phases\revised 04_07_03\SP3PH4.dwg 04/14/2003 10:24:27 AM EDT

Official Records BK 02940 PG 2533

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 941-597-1315
FAX: 941-597-5207

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM
PHASE 5
BUILDING 13

LEGAL DESCRIPTION

A PORTION OF TRACT "3", GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG THE EASTERLY LINE OF SAID TRACT 3, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 07°19'23", A CHORD BEARING OF N.05°14'41"W. AND A CHORD LENGTH OF 118.15 FEET; THENCE ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 118.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°54'23"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 285.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 09°37'30", A CHORD BEARING OF N.13°43'08"W. AND A CHORD LENGTH OF 226.52 FEET; THENCE ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 226.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.18°31'53"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 1012.52 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.81°59'39"W., A DISTANCE OF 132.73 FEET; THENCE N.05°53'00"W., A DISTANCE OF 72.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 305.50 FEET, A CENTRAL ANGLE OF 09°41'56", A CHORD BEARING OF N.10°43'58"W. AND A CHORD LENGTH OF 51.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 51.71 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 55.50 FEET, A CENTRAL ANGLE OF 13°33'01", A CHORD BEARING OF N.22°21'26"W. AND A CHORD LENGTH OF 13.09 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 13.13 FEET TO THE END OF SAID CURVE; THENCE N.75°16'26"E., A DISTANCE OF 133.79 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT 3; THENCE S.03°49'13"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 98.05 FEET; THENCE S.18°31'53"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 55.05 FEET TO THE **POINT OF BEGINNINNG.**

PARCEL CONTAINS 0.41 ACRES, MORE OR LESS.

BEARINGS REFER TO GRANDE OAK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

_____ 10/08/02
BRETT A. BISHOP, STATE OF FLORIDA, (L.S. #4760)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

REVISION: LEGAL 09/26/02
REVISION: 10/08/02
PROOFED: KH BAB
SP3PH5.LWP

(SEE ATTACHED SKETCH - SP3PH5.DWG)

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM PHASE 5, BUILDING 13

LEGEND

L.S.	LICENSED SURVEYOR
L.B.	LICENSED BUSINESS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
PG.	PAGE
FIRM	FLOOD INSURANCE RATE MAP
N.C.A.	NEIGHBORHOOD COMMON AREA
	AREA BEING DESCRIBED

CURVE TABLE

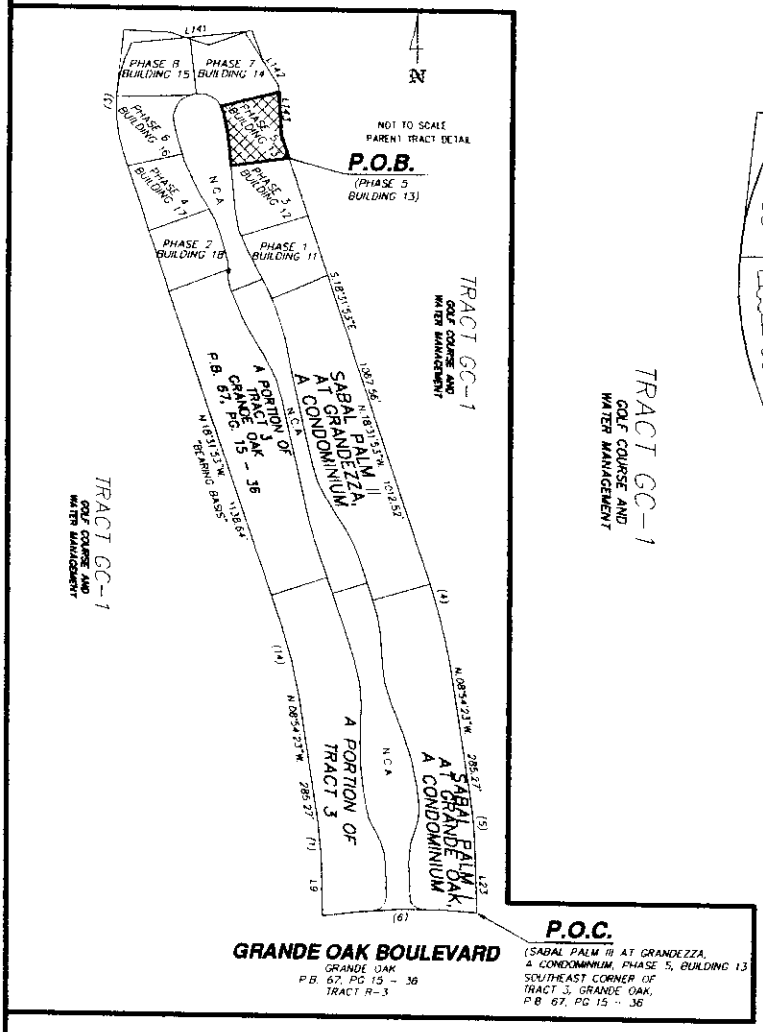
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	575.00'	07°19'23"	73.49'	36.80'	73.44'	N.05°14'41"W.
3	325.00'	45°10'07"	256.21'	135.18'	249.63'	N.04°03'11"E.
4	1350.00'	09°37'30"	226.79'	113.66'	226.52'	N.13°43'08"W.
5	925.00'	07°19'23"	118.23'	59.19'	118.15'	N.05°14'41"W.
6	1530.00'	13°08'08"	350.77'	176.16'	350.00'	S.88°25'01"W.
14	1000.00'	09°37'30"	167.99'	84.19'	167.79'	N.13°43'08"W.
91	305.50'	09°41'56"	51.71'	25.92'	51.65'	N.10°43'58"W.
92	55.50'	13°33'01"	13.13'	6.59'	13.09'	N.22°21'26"W.

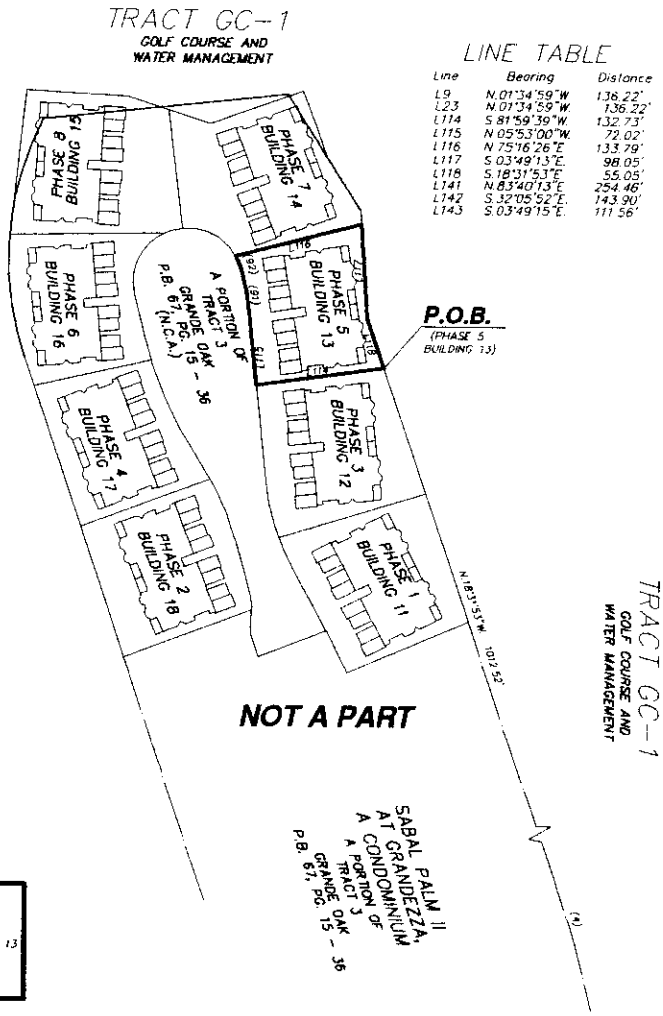
N

0' 25' 50' 75' 100' 125' 150' 175' 200'

SCALE 1" = 200'

THIS EXHIBIT MAY HAVE BEEN REDUCED





LINE TABLE

Line	Bearing	Distance
L9	N.01°34'59"W.	136.22'
L23	N.01°34'59"W.	136.22'
L114	S.81°59'39"W.	132.73'
L115	N.05°53'00"W.	72.02'
L116	N.75°16'26"E.	133.79'
L117	S.03°49'13"E.	98.05'
L118	S.18°31'51"E.	55.05'
L141	N.83°40'13"E.	254.46'
L142	S.32°05'52"E.	143.90'
L143	S.03°49'15"E.	111.56'

LEGAL DESCRIPTION

SEE ATTACHED SHEETS FOR LEGAL DESCRIPTIONS

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO GRANDE OAK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67 AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD

3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF

4.) THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE B, HAVING NO BASE FLOOD ELEVATION. PER F I R M 125124 0475 B, AN UNRECORDED PANEL.

REVISION: BOUNDARY 10/08/02
REVISION: 04/07/03

THIS INSTRUMENT PREPARED BY:
BRETT A. BISHOP, L.S.#4760
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Z:\18_36\dwgs\2000\00376 GRANDE OAK TRACT 3\CONDO\CONDO 3\PHASES\REVISED 04_07_03\SP3PH5.dwg 04/14/2003 10:22:42 AM EDT

Official Records BK 03940 PG 2536

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 941-597-1315
FAX: 941-597-5207

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM
PHASE 6
BUILDING 16

LEGAL DESCRIPTION

A PORTION OF TRACT "3", GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG THE WESTERLY LINE OF SAID TRACT 3, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 07°19'23", A CHORD BEARING OF N.05°14'41"W. AND A CHORD LENGTH OF 73.44 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 73.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°54'23"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 285.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 09°37'30", A CHORD BEARING OF N.13°43'08"W. AND A CHORD LENGTH OF 167.79 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 167.99 FEET TO THE END OF SAID CURVE; THENCE N.18°31'53"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 1106.99 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.18°31'53"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 31.65 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 22°34'57", A CHORD BEARING OF N.07°14'24"W. AND A CHORD LENGTH OF 127.27 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 128.10 FEET TO THE END OF SAID CURVE; THENCE N.06°00'42"E., ALONG SAID WESTERLY LINE A DISTANCE OF 1.23 FEET; THENCE N.88°47'26"E., A DISTANCE OF 160.48 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 55.50 FEET, A CENTRAL ANGLE OF 78°56'14", A CHORD BEARING OF S.25°58'25"W. AND A CHORD LENGTH OF 70.56 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 76.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.13°29'42"E., A DISTANCE OF 42.15 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 407.50 FEET, A CENTRAL ANGLE OF 04°10'12", A CHORD BEARING OF S.15°34'48"E. AND A CHORD LENGTH OF 29.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 29.66 FEET TO THE END OF SAID CURVE; THENCE S.77°03'27"W., A DISTANCE OF 124.54 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT 3, AND THE **POINT OF BEGINNING.**

PARCEL CONTAINS 0.44 ACRES, MORE OR LESS.

BEARINGS REFER TO GRANDE OAK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

_____ 10/08/02
BRETT A. BISHOP, STATE OF FLORIDA, (L.S. #4760)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

PROOFED: RZH BAB
REVISION: LEGAL09/08/02
SP3PH6.LWP

(SEE ATTACHED SKETCH - SP3PH6.DWG)

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM PHASE 6, BUILDING 16

LEGEND

L.S.	LICENSED SURVEYOR
L.B.	LICENSED BUSINESS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
PG.	PAGE
FIRM	FLOOD INSURANCE RATE MAP
N.C.A.	NEIGHBORHOOD COMMON AREA
	AREA BEING DESCRIBED

CURVE TABLE

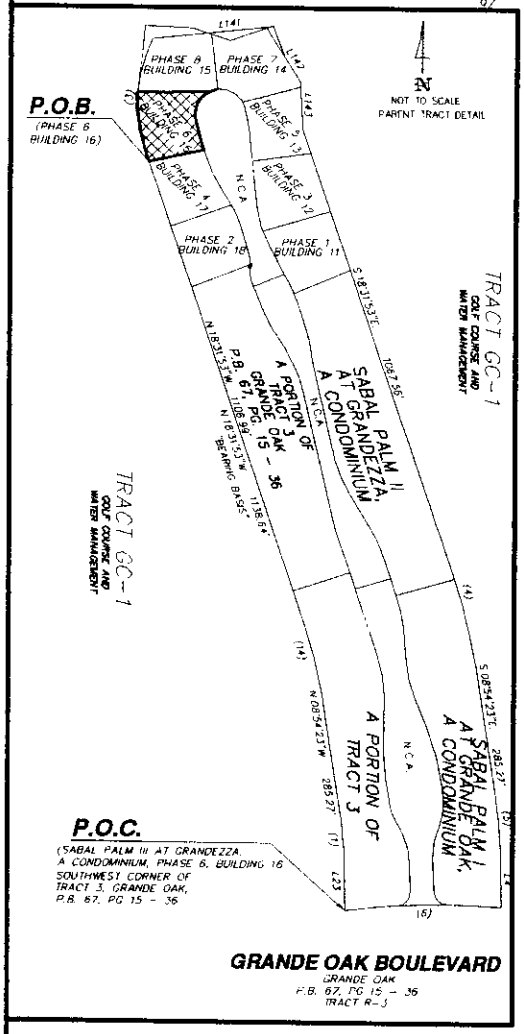
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	575.00'	07°19'23"	73.49'	36.80'	73.44'	N.05°14'41"W.
3	325.00'	45°10'07"	256.21'	135.18'	249.63'	N.04°03'11"E.
4	1350.00'	09°37'30"	226.79'	113.66'	226.52'	N.13°43'08"W.
5	925.00'	07°19'23"	118.23'	59.19'	118.15'	N.05°14'41"W.
6	1530.00'	13°08'08"	350.77'	176.16'	350.00'	S.88°25'01"W.
14	1000.00'	09°37'30"	167.99'	84.19'	167.79'	N.13°43'08"W.
95	325.00'	22°34'57"	128.10'	64.89'	127.27'	N.07°14'24"W.
96	55.50'	78°56'14"	76.46'	45.70'	70.56'	S.25°58'25"W.
97	407.50'	04°10'12"	29.66'	14.84'	29.65'	S.15°34'48"E.

N

0' 25' 50' 75' 100' 125' 150' 175' 200'

SCALE 1" = 200'

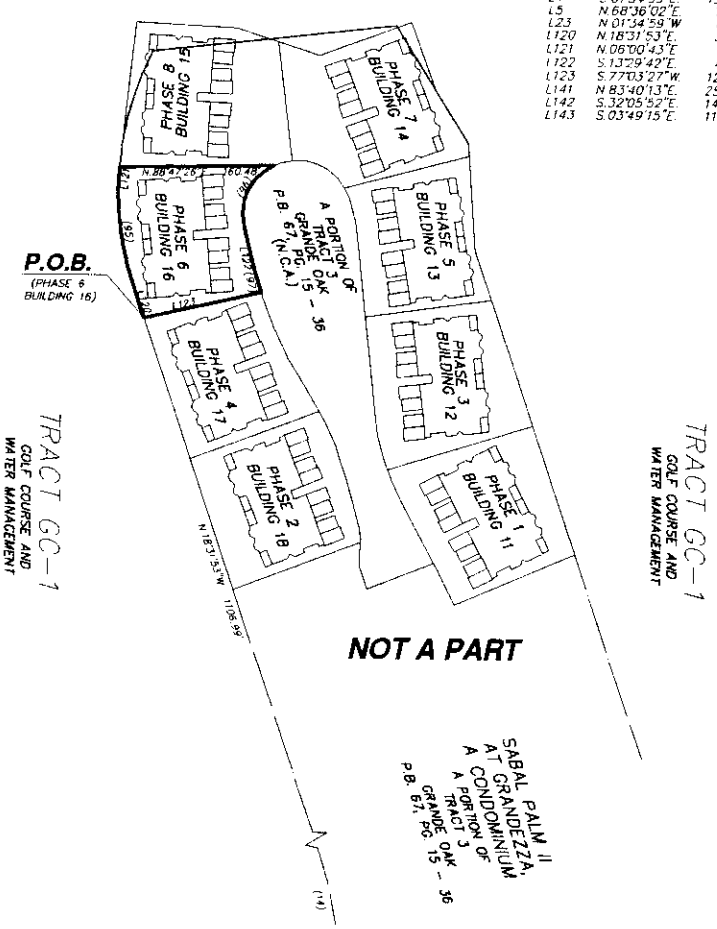
THIS EXHIBIT MAY HAVE BEEN REDUCED



TRACT GC-1
GOLF COURSE AND WATER MANAGEMENT

LINE TABLE

Line	Bearing	Distance
L4	S.01°34'59"E.	136.22'
L5	N.88°36'02"E.	74.65'
L23	N.01°34'59"W.	136.22'
L120	N.18°31'53"E.	31.65'
L121	N.06°00'43"E.	1.23'
L122	S.13°29'42"E.	42.15'
L123	S.77°03'27"W.	124.54'
L141	N.83°40'13"E.	254.46'
L142	S.32°05'52"E.	143.90'
L143	S.03°49'15"E.	111.56'



LEGAL DESCRIPTION

SEE ATTACHED SHEETS FOR LEGAL DESCRIPTIONS

THIS INSTRUMENT PREPARED BY:
BRETT A. BISHOP, L.S.#4760
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315
06/15/01

NOTES:

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2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

4.) THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE B, HAVING NO BASE FLOOD ELEVATION, PER F.I.R.M 125124 0475 B, AN UNRECORDED PANEL.

REVISION: BOUNDARY 10/08/02
REVISION: 04/07/03

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Z:\18_gb\dwgs\2000\0076 grande oak tract J\condo\condo 3\phases\revisec 04_07_03\SP3PH6.dwg 04/14/2003 10:33:27 AM EDT

Official Records BK 03940 PG 2539

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 941-597-1315
FAX: 941-597-5207

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM
PHASE 7
BUILDING 14

LEGAL DESCRIPTION

A PORTION OF TRACT "3", AND A PORTION OF TRACT GC-1, GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG EASTERLY LINE OF SAID TRACT 3, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 07°19'23", A CHORD BEARING OF N.05°14'41"W. AND A CHORD LENGTH OF 118.15 FEET; THENCE ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 118.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°54'23"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 285.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 09°37'30", A CHORD BEARING OF N.13°43'08"W. AND A CHORD LENGTH OF 226.52 FEET; THENCE ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 226.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.18°31'53"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 1067.56 FEET; THENCE N.03°49'13"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 98.05 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.75°16'26"W., A DISTANCE OF 133.79 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 55.50 FEET, A CENTRAL ANGLE OF 67°08'07", A CHORD BEARING OF N.62°42'00"W. AND A CHORD LENGTH OF 61.37 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 65.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.83°43'57"W., A DISTANCE OF 1.23 FEET; THENCE N.06°48'58"W., A DISTANCE OF 125.04 FEET; THENCE S.72°24'21"E., A DISTANCE OF 44.87 FEET; THENCE N.70°25'47"E., A DISTANCE OF 101.84 FEET; THENCE S.20°10'47"E., A DISTANCE OF 74.64 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT 3; THENCE S.32°05'52"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 65.13 FEET; THENCE S.03°49'13"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 13.51 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 0.52 ACRES, MORE OR LESS.

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_____ 10/08/02
BRETT A. BISHOP, STATE OF FLORIDA, (L.S. #4760)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

REVISED: 10/08/02
PROOFED: RLH BAB

SP3PH7.LWP

(SEE ATTACHED SKETCH - SP3PH7.DWG)

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM PHASE 7, BUILDING 14

LEGEND

L.S.	LICENSED SURVEYOR
L.B.	LICENSED BUSINESS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
PG.	PAGE
FIRM	FLOOD INSURANCE RATE MAP
N.C.A.	NEIGHBORHOOD COMMON AREA
	AREA BEING DESCRIBED

CURVE TABLE

NO	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	575.00'	07°19'23"	73.49'	36.80'	73.44'	N.05°14'41"W.
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4	1350.00'	09°37'30"	226.79'	113.66'	226.52'	N.13°43'08"W.
5	925.00'	07°19'23"	118.23'	59.19'	118.15'	N.05°14'41"W.
6	1530.00'	13°08'08"	350.77'	176.16'	350.00'	S.88°25'01"W.
14	1000.00'	09°37'30"	167.99'	84.19'	226.52'	N.13°43'08"W.
99	55.50'	67°08'07"	65.03'	36.83'	61.37'	N.62°42'00"W.

N

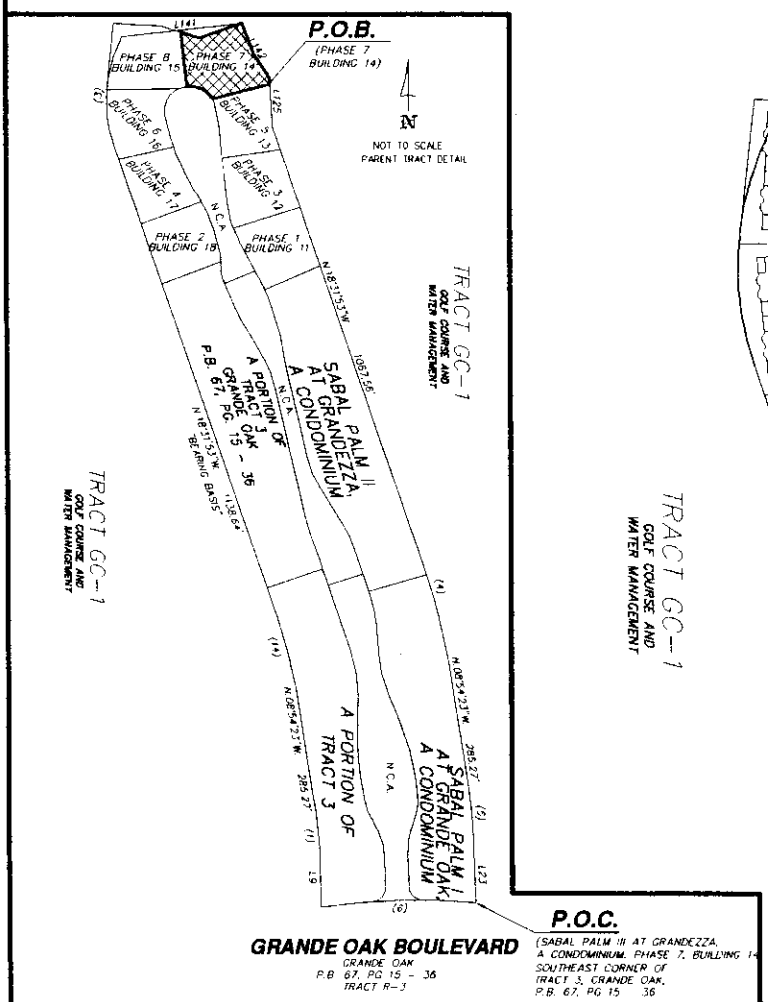
0' 25' 50' 75' 100' 125' 150' 175' 200'

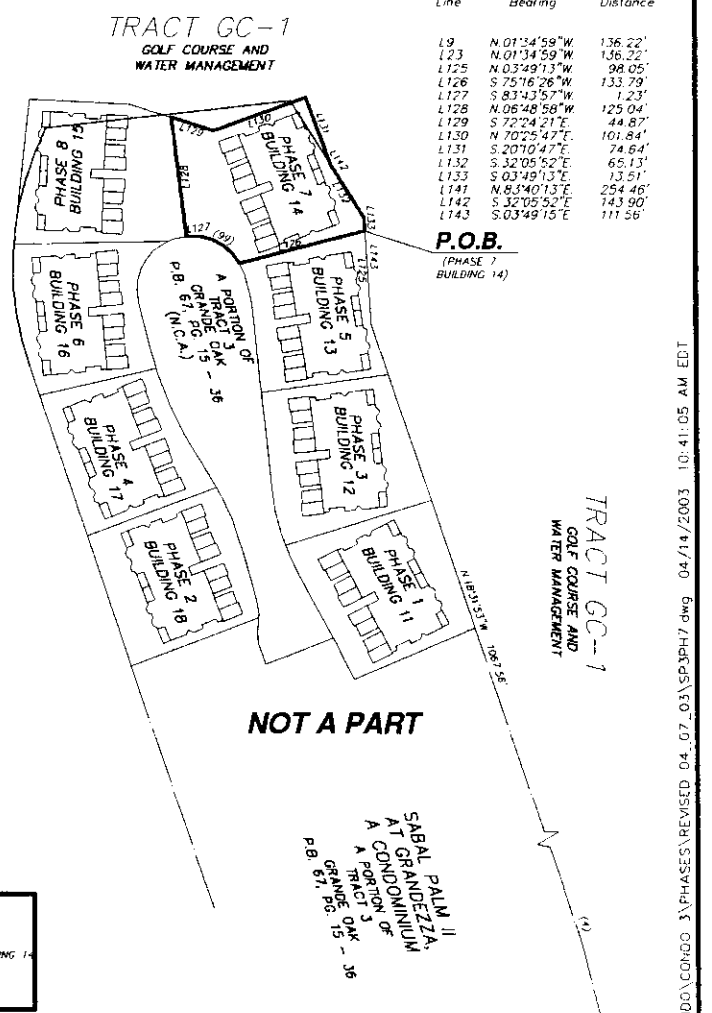
SCALE 1" = 200'

THIS EXHIBIT MAY HAVE BEEN REDUCED

LINE TABLE

Line	Bearing	Distance
L9	N.01°34'59"W.	136.22'
L23	N.01°34'59"W.	136.22'
L125	N.03°49'13"W.	98.05'
L126	S.75°16'26"W.	133.79'
L127	S.83°42'57"W.	1.23'
L128	N.06°48'58"W.	125.04'
L129	S.72°24'21"E.	44.87'
L130	N.70°25'47"E.	101.84'
L131	S.20°10'47"E.	74.64'
L132	S.32°05'52"E.	65.13'
L133	S.03°49'13"E.	13.51'
L141	N.83°40'13"E.	254.46'
L142	S.32°05'52"E.	143.90'
L143	S.03°49'15"E.	111.56'





LEGAL DESCRIPTION

SEE ATTACHED SHEETS FOR LEGAL DESCRIPTIONS

NOTES:

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REVISION: BOUNDARY 09/26/02
REVISION: 04/07/03

THIS INSTRUMENT PREPARED BY:
BRETT A. BISHOP, L.S.#4760
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

INSTR # 3039340 PG 25 of 42

SKETCH TO ACCOMPANY LEGAL DESCRIPTION 3 OF 3

Z:\18 BBLS\dwgs\2000\0076 GRANDE OAK TRACT 3\CONDO\CONDO 3\PHASES\REVISED 04_07_03\SP3PH7.dwg 04/14/2003 10:41:05 AM EDT

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 941-597-1315
FAX: 941-597-5207

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM
PHASE 8
BUILDING 15

LEGAL DESCRIPTION

A PORTION OF TRACT "3", AND A PORTION OF TRACT GC-1, GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG THE WESTERLY LINE OF SAID TRACT 3, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 07°19'23", A CHORD BEARING OF N.05°14'41"W. AND A CHORD LENGTH OF 73.44 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 73.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°54'23"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 285.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 09°37'30", A CHORD BEARING OF N.13°43'08"W. AND A CHORD LENGTH OF 167.79 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 167.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.18°31'53"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 1138.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 22°34'57", A CHORD BEARING OF N.07°14'24"W. AND A CHORD LENGTH OF 127.27 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 128.10 FEET TO THE END OF SAID CURVE; THENCE N.06°00'43"E., A DISTANCE OF 1.23 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED,; THENCE CONTINUE N.06°00'43"E., A DISTANCE OF 151.90 FEET; THENCE S.87°12'20"E., A DISTANCE OF 105.27 FEET; THENCE S.72°24'21"E., A DISTANCE OF 44.87 FEET; THENCE S.06°48'58"E., A DISTANCE OF 125.04 FEET; THENCE S.83°43'57"W., A DISTANCE OF 1.23 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 55.50 FEET, A CENTRAL ANGLE OF 18°17'25", A CHORD BEARING OF S.74°35'14"W. AND A CHORD LENGTH OF 17.64 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 17.72 FEET TO THE END OF SAID CURVE; THENCE S.88°47'26"W., A DISTANCE OF 160.48 FEET THE **POINT OF BEGINNING**,

PARCEL CONTAINS 0.54 ACRES, MORE OR LESS.

BEARINGS REFER TO GRANDE OAK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

_____ 10/08/02
BRETT A. BISHOP, STATE OF FLORIDA, (L.S. #4760)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

REVISED: 10/08/02
PROOFED: _____

SP3PH8.LWP

(SEE ATTACHED SKETCH - SP3PH8.DWG)

BEARINGS REFER TO GRANDE OAK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

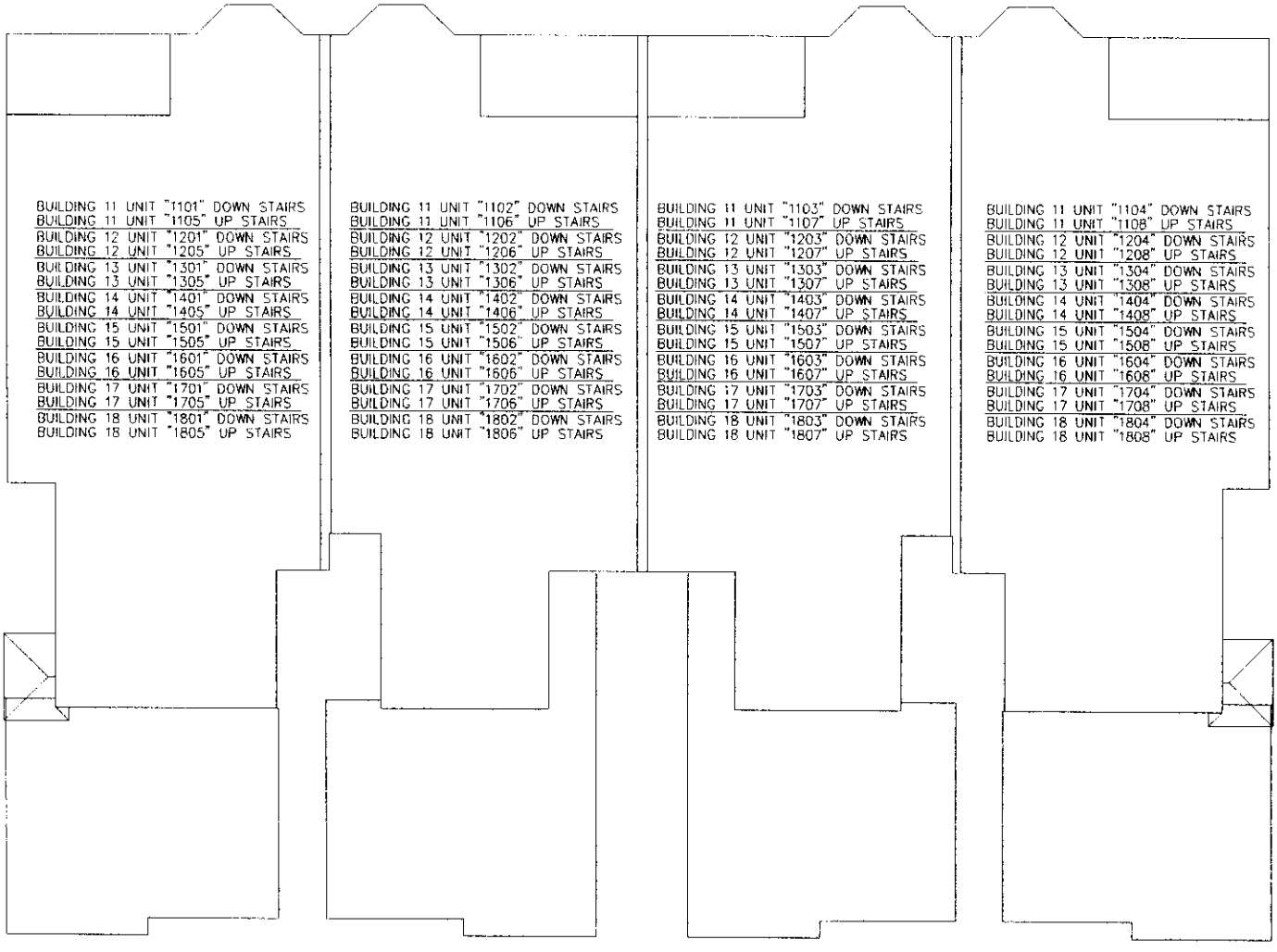
_____ 10/08/02
BRETT A. BISHOP, STATE OF FLORIDA, (L.S. #4760)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

REVISED: 10/08/02
PROOFED: _____

SP3PH8.LWP

(SEE ATTACHED SKETCH - SP3PH8.DWG)

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM
UNIT IDENTIFICATION PLAN
FIRST & SECOND FLOOR



NOTES:

REFER TO PLOT PLAN FOR BUILDING LOCATIONS

ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING

0 5 10 15 20

SCALE IN FEET

THIS EXHIBIT MAY HAVE BEEN REDUCED

THIS INSTRUMENT PREPARED BY:
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

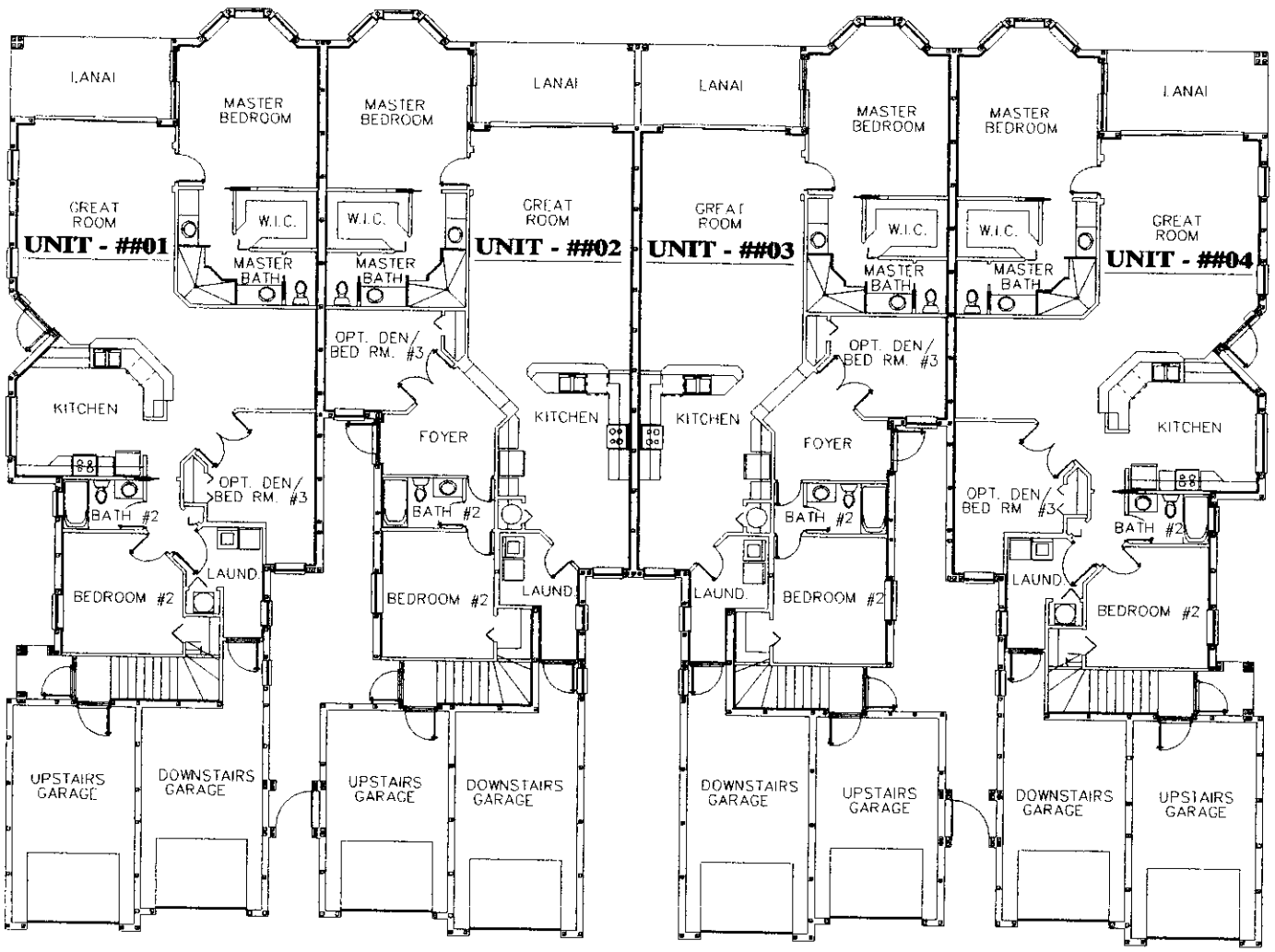
06/15/01

REVISED: 04/07/03

Z:\LD_DEV\dwgs\2000\0078 GRANDE OAK TRACT 3\CONDO\COMDO 3\ATTACHED_GARAGES\REVISED P4_07_03\SP3AUTO.dwg 04/08/2003 01:36:43 PM EDT

Official Records BK 03940 PG 2546

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM



FIRST FLOOR PLAN

NOTES:

DRIVEWAYS, GARAGES, AIR CONDITIONING AND HEATING EQUIPMENT, ENTRY PORCHES AND STAIRWAYS SERVING ONE OR MORE PARTICULAR UNITS ARE LIMITED COMMON ELEMENTS.

REFER TO THE PLOT PLAN FOR ADDITIONAL PROPOSED IMPROVEMENTS.

ARCHITECTURAL DESIGN PROVIDED BY: ALVAH BREITWEISER ARCHITECTS

ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING

PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES

0 5 10 15 20

SCALE IN FEET

THIS EXHIBIT MAY HAVE BEEN REDUCED

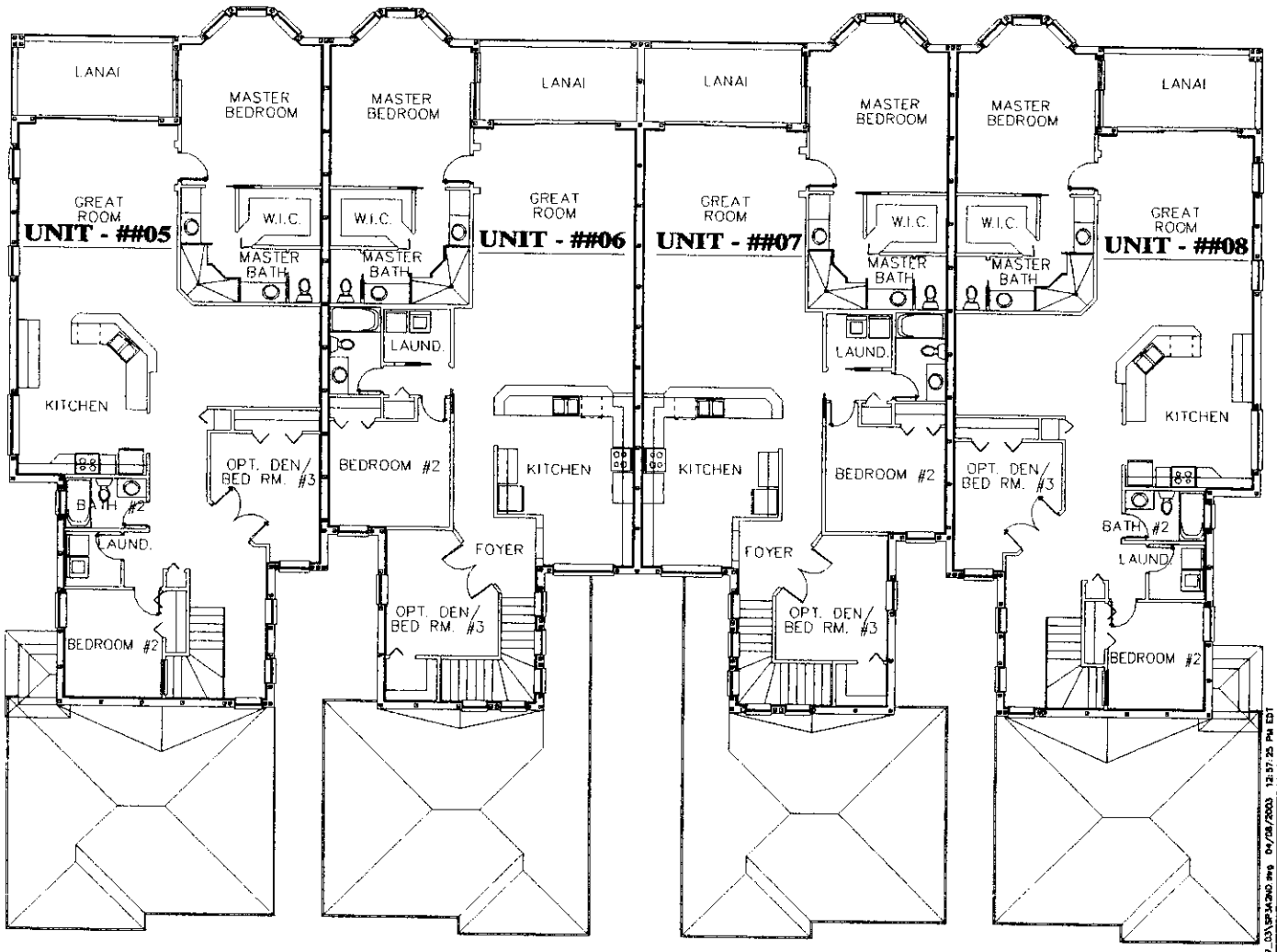
REVISED: FLOOR PLANS 10/23/02.
REVISED: FLOOR PLANS 07/19/02.
REVISED: 04/07/03

THIS INSTRUMENT PREPARED BY:
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

Z:\18_gt\dwgs\2000\0078 grande oak tract 3\condo\condo 3\attached_garages\revised 04_07_03\SP3A1ST.dwg 04/08/2003 12:54:08 PM EDT

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM



SECOND FLOOR PLAN (OPTION - A)

0 5 10 15 20

SCALE IN FEET

THIS EXHIBIT MAY HAVE BEEN REDUCED

NOTES:

DRIVEWAYS, GARAGES, AIR CONDITIONING AND HEATING EQUIPMENT, ENTRY PORCHES AND STAIRWAYS SERVING ONE OR MORE PARTICULAR UNITS ARE LIMITED COMMON ELEMENTS.

REFER TO THE PLOT PLAN FOR ADDITIONAL PROPOSED IMPROVEMENTS.

ARCHITECTURAL DESIGN PROVIDED BY: ALVAH BREITWEISER ARCHITECTS

ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING

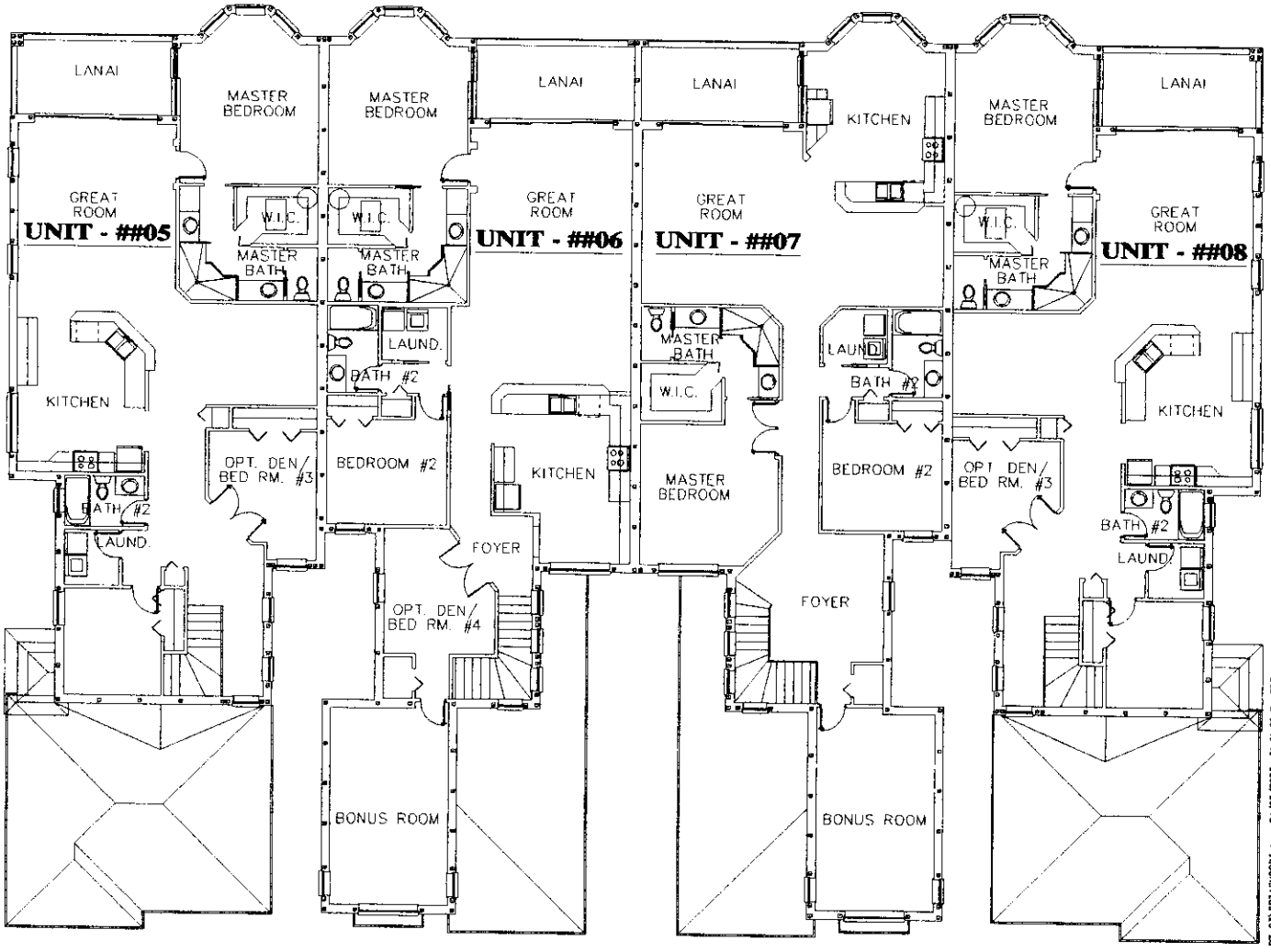
PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES

REVISED: FLOOR PLANS 10/23/02.
REVISED: FLOOR PLANS 10/01/02.
REVISED: FLOOR PLANS 07/19/02.
REVISED: 04/07/03

THIS INSTRUMENT PREPARED BY:
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315
06/15/01

Official Records BK 03940 PG 2549

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM WITH OPTIONAL BONUS ROOM



SECOND FLOOR PLAN (OPTION - B)

NOTES:

DRIVEWAYS, GARAGES, AIR CONDITIONING AND HEATING EQUIPMENT, ENTRY PORCHES AND STAIRWAYS SERVING ONE OR MORE PARTICULAR UNITS ARE LIMITED COMMON ELEMENTS.

REFER TO THE PLOT PLAN FOR ADDITIONAL PROPOSED IMPROVEMENTS

ARCHITECTURAL DESIGN PROVIDED BY: ALVAH BREITWEISER ARCHITECTS

ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING

PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES

REVISED: FLOOR PLANS 10/23/02
REVISED: FLOOR PLANS 10/01/02
REVISED: FLOOR PLANS 07/19/02
REVISED: 04/07/03

0 5 10 15 20

SCALE IN FEET

THIS EXHIBIT MAY HAVE BEEN REDUCED

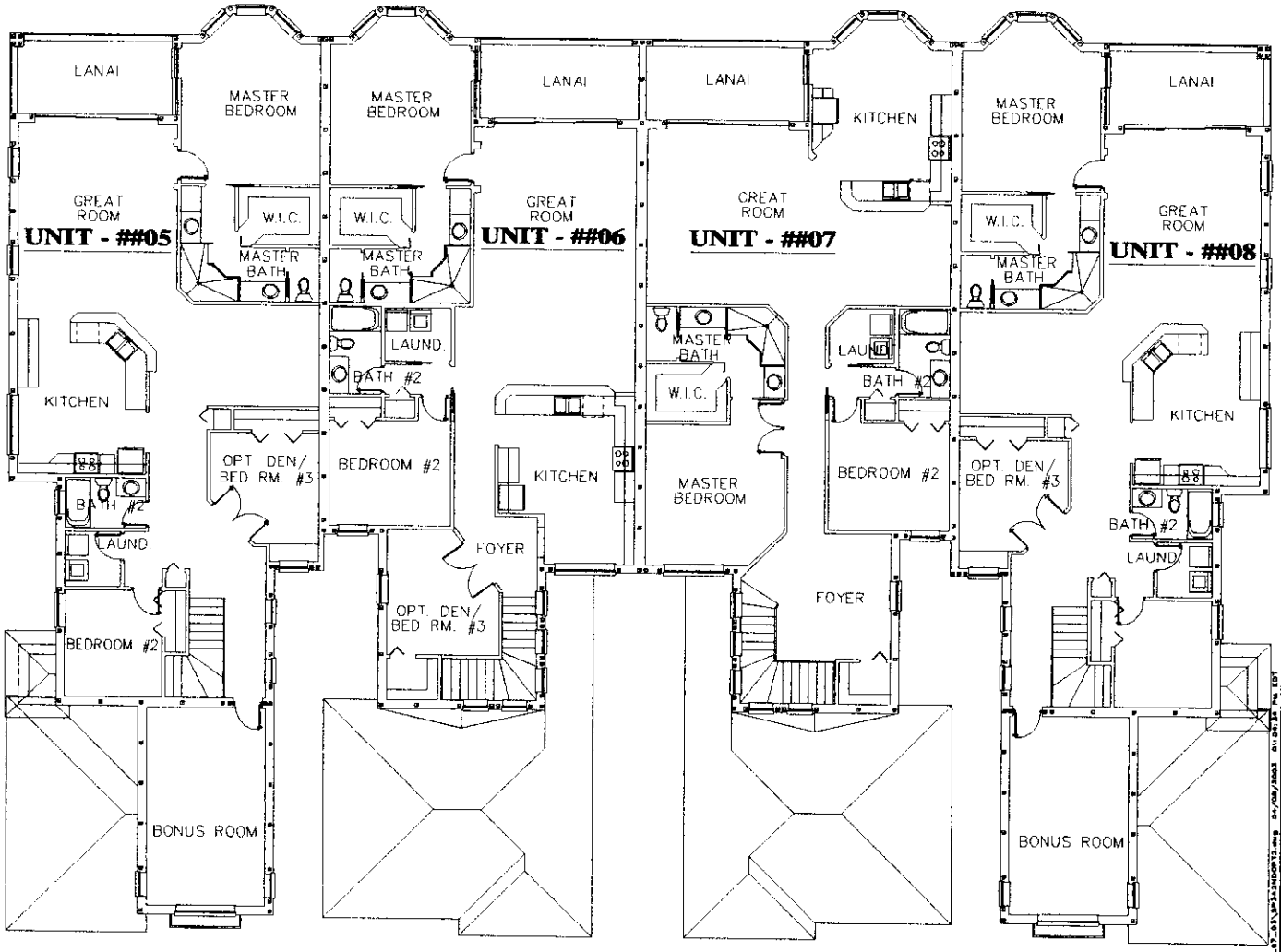
THIS INSTRUMENT PREPARED BY:
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

Z:\16-gp\dwg\2000\0078 grandezza cad files\3\condo\condo 3\kitchens_garages\revised 04_07_03\3P3KIN2OPT.dwg 04/08/2003 01:01:29 PM EDT

Official Records BK 03940 PG 2550

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM WITH OPTIONAL BONUS ROOM



SECOND FLOOR PLAN (OPTION - C)

0 5 10 15 20

SCALE IN FEET

THIS EXHIBIT MAY HAVE BEEN REDUCED

NOTES:

DRIVEWAYS, GARAGES, AIR CONDITIONING AND HEATING EQUIPMENT, ENTRY PORCHES AND STAIRWAYS SERVING ONE OR MORE PARTICULAR UNITS ARE LIMITED COMMON ELEMENTS.

REFER TO THE PLOT PLAN FOR ADDITIONAL PROPOSED IMPROVEMENTS.

ARCHITECTURAL DESIGN PROVIDED BY: ALVAH BREITWEISER ARCHITECTS

ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING.

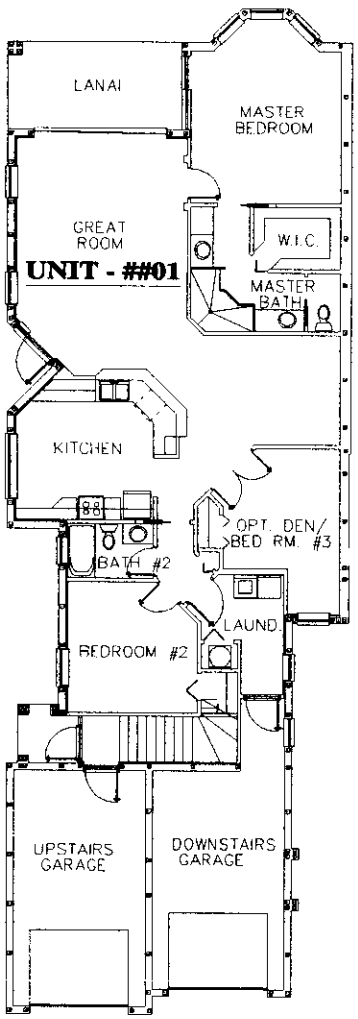
PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

REVISED: FLOOR PLANS 10/23/02.
REVISED: FLOOR PLANS 10/01/02.
REVISED: FLOOR PLANS 07/19/02.
REVISED: 04/07/03

THIS INSTRUMENT PREPARED BY:
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM



FIRST FLOOR UNIT (TYPICAL)

0 5 10 15 20

SCALE IN FEET

THIS EXHIBIT MAY HAVE BEEN REDUCED

NOTES:

DRIVEWAYS, GARAGES, AIR CONDITIONING AND HEATING EQUIPMENT, ENTRY PORCHES AND STAIRWAYS SERVING ONE OR MORE PARTICULAR UNITS ARE LIMITED COMMON ELEMENTS.

REFER TO THE PLOT PLAN FOR ADDITIONAL PROPOSED IMPROVEMENTS.

ARCHITECTURAL DESIGN PROVIDED BY: ALVAH BREITWEISER ARCHITECTS

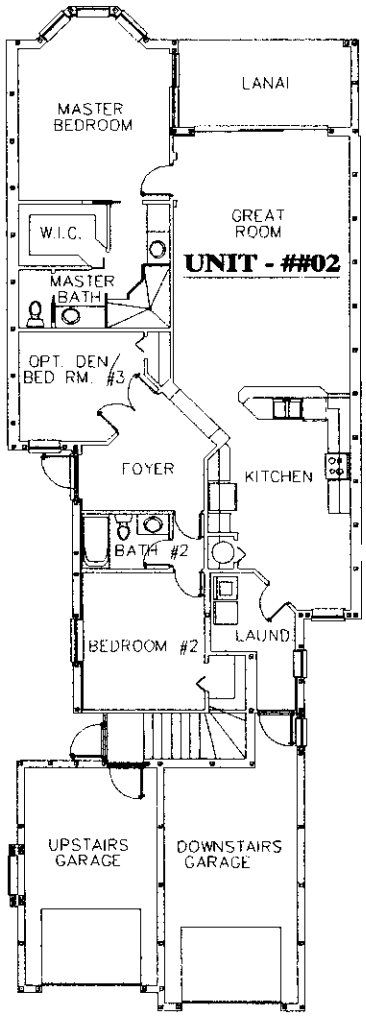
ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING

PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES

REVISED: FLOOR PLANS 10/23/02
REVISED: FLOOR PLANS 07/19/02
REVISED: 04/07/03

THIS INSTRUMENT PREPARED BY:
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315
06/15/01

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM



FIRST FLOOR UNIT (TYPICAL)

0 5 10 15 20

SCALE IN FEET

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NOTES:

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ARCHITECTURAL DESIGN PROVIDED BY: ALVAH BREITWEISER ARCHITECTS

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REVISED: FLOOR PLANS 10/23/02.
REVISED: FLOOR PLANS 07/19/02.
REVISED: 04/07/03

THIS INSTRUMENT PREPARED BY:
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

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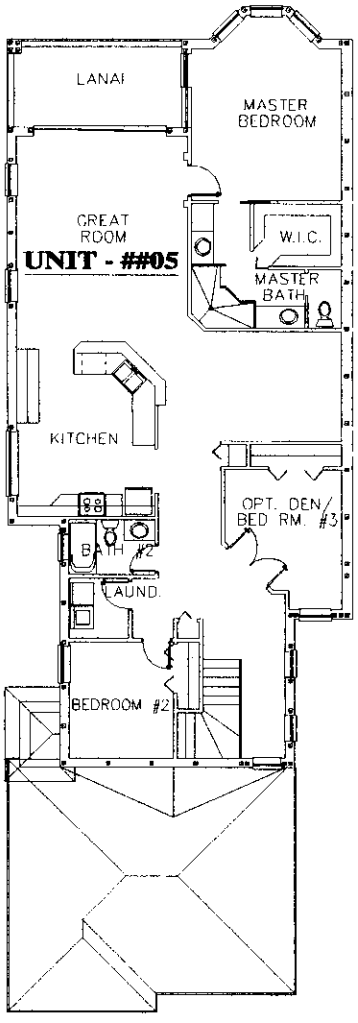
SABAL PALM III AT GRANDEZZA, A CONDOMINIUM



SECOND FLOOR UNIT
OPTION - A & OPTION - B (TYPICAL)

NOTES:

DRIVEWAYS, GARAGES, AIR CONDITIONING AND HEATING EQUIPMENT, ENTRY PORCHES AND STAIRWAYS SERVING ONE OR MORE PARTICULAR UNITS ARE LIMITED COMMON ELEMENTS.

REFER TO THE PLOT PLAN FOR ADDITIONAL PROPOSED IMPROVEMENTS.

ARCHITECTURAL DESIGN PROVIDED BY: ALVAH BREITWEISER ARCHITECTS

ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING

PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES

REVISED: FLOOR PLANS 10/01/02.
REVISED: FLOOR PLANS 07/19/02.
REVISED: 04/07/03

0 5 10 15 20

SCALE IN FEET

THIS EXHIBIT MAY HAVE BEEN REDUCED

THIS INSTRUMENT PREPARED BY:
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

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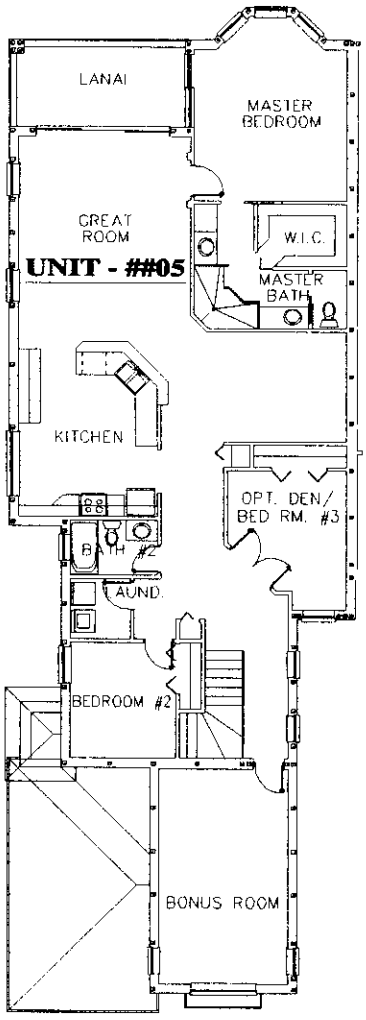
Official Records BK 03940 PG 2554

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM WITH OPTIONAL BONUS ROOM



SECOND FLOOR UNIT OPTION - C (TYPICAL)

NOTES:

DRIVEWAYS, GARAGES, AIR CONDITIONING AND HEATING EQUIPMENT, ENTRY PORCHES AND STAIRWAYS SERVING ONE OR MORE PARTICULAR UNITS ARE LIMITED COMMON ELEMENTS.

REFER TO THE PLOT PLAN FOR ADDITIONAL PROPOSED IMPROVEMENTS.

ARCHITECTURAL DESIGN PROVIDED BY: ALVAH BREITWEISER ARCHITECTS

ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING

PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES

REVISED: FLOOR PLANS 10/23/02
REVISED: 10/08/02.
REVISED: FLOOR PLANS 07/19/02.
REVISED: 04/07/03

0 5 10 15 20

SCALE IN FEET

THIS EXHIBIT MAY HAVE BEEN REDUCED

THIS INSTRUMENT PREPARED BY:
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

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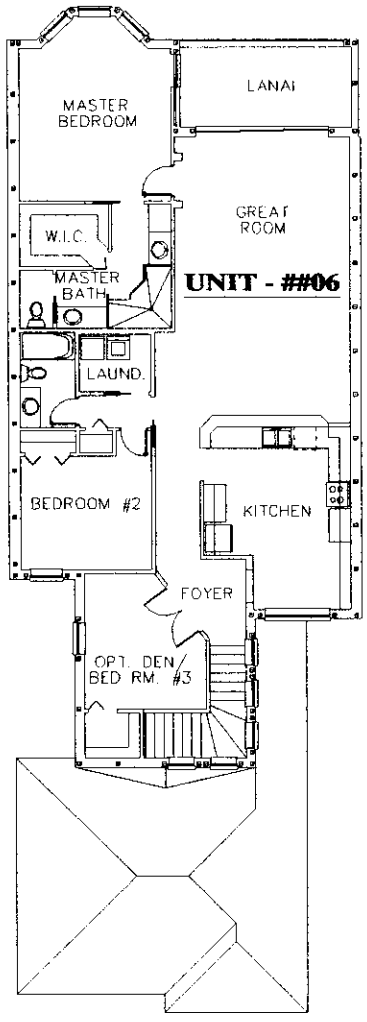
SABAL PALM III AT GRANDEZZA, A CONDOMINIUM



SECOND FLOOR UNIT
OPTION - A & OPTION - C (TYPICAL)

NOTES:

DRIVEWAYS, GARAGES, AIR CONDITIONING AND HEATING EQUIPMENT, ENTRY PORCHES AND STAIRWAYS SERVING ONE OR MORE PARTICULAR UNITS ARE LIMITED COMMON ELEMENTS.

REFER TO THE PLOT PLAN FOR ADDITIONAL PROPOSED IMPROVEMENTS.

ARCHITECTURAL DESIGN PROVIDED BY: ALVAH BREITWEISER ARCHITECTS

ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING

PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES

REVISED: FLOOR PLANS 07/19/02.
REVISED: 04/07/03

0 5 10 15 20

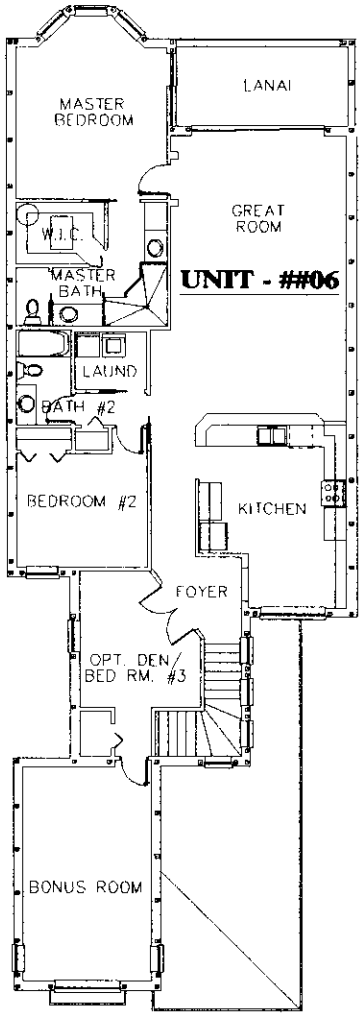
SCALE IN FEET

THIS EXHIBIT MAY HAVE BEEN REDUCED

THIS INSTRUMENT PREPARED BY:
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315
06/15/01

Official Records BK 03940 PG 2555

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM WITH OPTIONAL BONUS ROOM



SECOND FLOOR UNIT OPTION - B (TYPICAL)

NOTES:

DRIVEWAYS, GARAGES, AIR CONDITIONING AND HEATING EQUIPMENT, ENTRY PORCHES AND STAIRWAYS SERVING ONE OR MORE PARTICULAR UNITS ARE LIMITED COMMON ELEMENTS.

REFER TO THE PLOT PLAN FOR ADDITIONAL PROPOSED IMPROVEMENTS.

ARCHITECTURAL DESIGN PROVIDED BY: ALVAH BREITWEISER ARCHITECTS

ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING

PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES

REVISED: FLOOR PLANS 10/23/02.
REVISED: FLOOR PLANS 07/19/02.
REVISED: 04/07/03

0 5 10 15 20

SCALE IN FEET

THIS EXHIBIT MAY HAVE BEEN REDUCED

THIS INSTRUMENT PREPARED BY:
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

Official Records BK 03940 PG 2556

This instrument prepared by:
Matthew L. Grabinski, Esq.
5551 Ridgewood Drive, Suite 101
Naples, Florida 34108
(239) 597-7088

INSTR # 5924314
Official Records BK 04020 PG 4767
RECORDED 08/08/2003 01:37:24 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY
RECORDING FEE 24.00
DEPUTY CLERK L Parent

CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM OF SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

THIS AMENDMENT is made this 6th day of August, 2003, by Parker Estero One, Inc., a Florida corporation (the "Developer").

WHEREAS, on October 17, 2002, the Developer recorded a Declaration of Condominium of SABAL PALM III AT GRANDEZZA, a Condominium, in O.R. Book 3754, page 1845, et seq., of the Public Records of Lee County, Florida;

WHEREAS, the Developer wishes to amend said Declaration for the purpose of submitting additional lands comprising Phase 2 to the Condominium form of ownership and use as an addition to the Condominium, and to certify substantial completion of Phase 2;

WHEREAS, Section 22 of said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium to submit additional lands and to comply with Section 718.104(4)(e), Florida Statutes; and to further amend said Declaration for the purpose of certifying substantial completion of Phase 2 of said Condominium pursuant to Section 718.104(4)(e) Florida Statutes, to include revised Plot Plans, Floor Plans and Surveyor's Certificate of Substantial Completion;

WHEREAS, the Plan of Development section contained on pages 1 through 3 of the Declaration of Condominium contains the following statutory provisions, incorporated by reference herein, regarding Phase 2 of Sabal Palm III at Grandezza, a Condominium:

A. The minimum and maximum numbers and general size of units to be included in Phase 2.

B. Each unit's percentage of ownership in the common elements, common expenses and common surplus, as each Phase is added.

C. The facilities which will be owned as common elements by all unit owners and all personal property to be provided as each Phase is added.

D. The membership vote and ownership in the Association attributable to each unit in each Phase, which results from the adding of Phase 2.

E. A statement that time-share estates will not be created with respect to any units in any Phase of the Condominium.

NOW, THEREFORE, pursuant to the provisions of Section 718.403, Florida Statutes, Phase 2 of Sabal Palm III at Grandezza, a Condominium, is hereby submitted to the condominium form of ownership and use as an addition to the Condominium, and the Developer hereby amends the Declaration as follows:

1. Exhibit "A" is hereby amended to add the legal description for Phase 2.

2. Exhibit "B" is hereby amended to add Exhibit "B" attached, containing the Units and improvements in Phase 2 and to add surveyor's certificate certifying substantial completion for Phase 2.

IN WITNESS WHEREOF, the Developer has executed this Certificate of Amendment the day and year first above written.

Witnesses:

Mary Ann Podbielski
Printed Name: MARY ANN PODBIELSKI

Printed Name: JEANETTE B. GOFF

PARKER ESTERO ONE, INC., a Florida corporation

By: _____
Printed Name: David Knizner

Its: Vice President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 6th day of August, 2003, by David Knizner, as Vice President of Parker Estero One, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me.

(Seal)

Mary Ann R. Podbielski
Commission # CC 945911
Expires June 18, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

Maryann R. Podbielski
Notary Public
Print Name: MARY ANN PODBIELSKI

My Commission Expires: _____

N:\Clients\Parker_0194\Sabal Palm III_005\Certificate of amendment (Adding Phase).DOC

EXHIBIT "A"

BELS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 941-597-1315
FAX: 941-597-5207

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM
PHASE 2
BUILDING 18

LEGAL DESCRIPTION

A PORTION OF TRACT "3", GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG THE WESTERLY LINE OF SAID TRACT 3, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 07°19'23", A CHORD BEARING OF N.05°14'41"W. AND A CHORD LENGTH OF 73.44 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 73.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°54'23"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 285.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 09°37'30", A CHORD BEARING OF N.13°43'08"W. AND A CHORD LENGTH OF 167.79 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 167.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.18°31'53"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 807.88 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DECSRIBED; THENCE CONTINUE N.18°31'53"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 144.10 FEET; THENCE N.69°19'43"E., A DISTANCE OF 143.86 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 287.50 FEET, A CENTRAL ANGLE OF 13°56'04", A CHORD BEARING OF S.22°14'17"E. AND A CHORD LENGTH OF 69.75 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 69.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.15°16'15"E., A DISTANCE OF 60.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 42.50 FEET, A CENTRAL ANGLE OF 18°14'24", A CHORD BEARING OF S.06°09'03"E. AND A CHORD LENGTH OF 13.47 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 13.53 FEET TO THE END OF SAID CURVE; THENCE S.68°57'53"W., A DISTANCE OF 142.07 FEET TO A POINT ON SAID WESTERLY LINE AND THE POINT OF BEGINNING.

PARCEL CONTAINS 0.48 ACRES, MORE OR LESS.

EXHIBIT "B"

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 239-597-1315
FAX: 239-597-5207

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM PHASE 2 BUILDING #18 SURVEYORS CERTIFICATE OF SUBSTANTIAL COMPLETION

THE UNDERSIGNED LAND SURVEYOR HEREBY CERTIFIES THAT THE CONSTRUCTION OF THE IMPROVEMENTS COMPRISING SABAL PALM III AT GRANDEZZA, A CONDOMINIUM, PHASE 2, BUILDING #18, IS SUBSTANTIALLY COMPLETE SO THAT THE DECLARATION OF CONDOMINIUM 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 SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS. ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES SERVICES, AND ACCESS TO PHASE 2, BUILDING #18, AND COMMON ELEMENT FACILITIES SERVING PHASE 2, BUILDING #18 HAVE BEEN SUBSTANTIALLY COMPLETED.



STEPHEN E. BERRY, STATE OF FLORIDA, (P.S.M. #5296)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

(0076182CRT.SAM)

EXHIBIT "B"

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

LEGEND

P.B.	PLAT BOOK
PG.	PAGE
PGS.	PAGES
L.C.E.	LIMITED COMMON ELEMENT
C.E.	COMMON ELEMENT
N.C.A.	NEIGHBORHOOD COMMON AREA

AREA LESS AND EXCEPTED

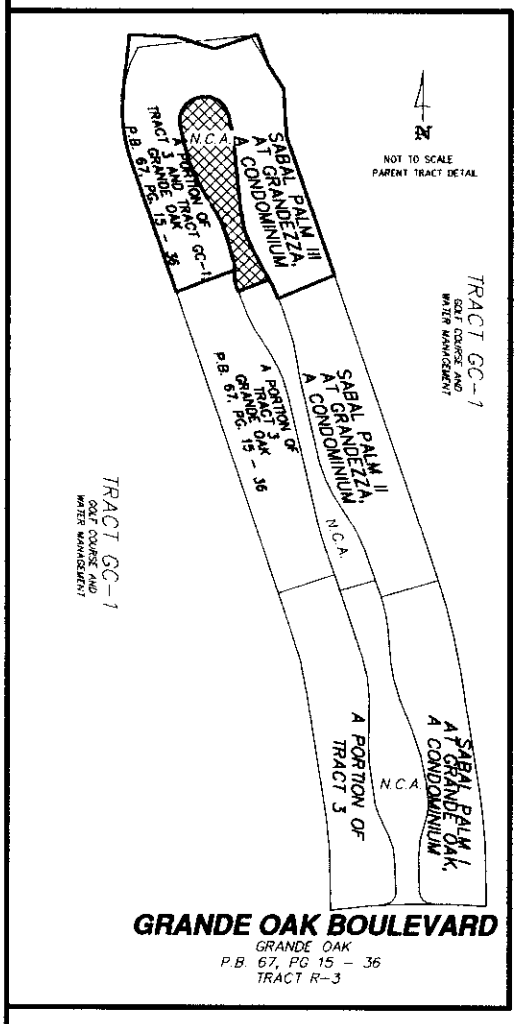
CONCRETE

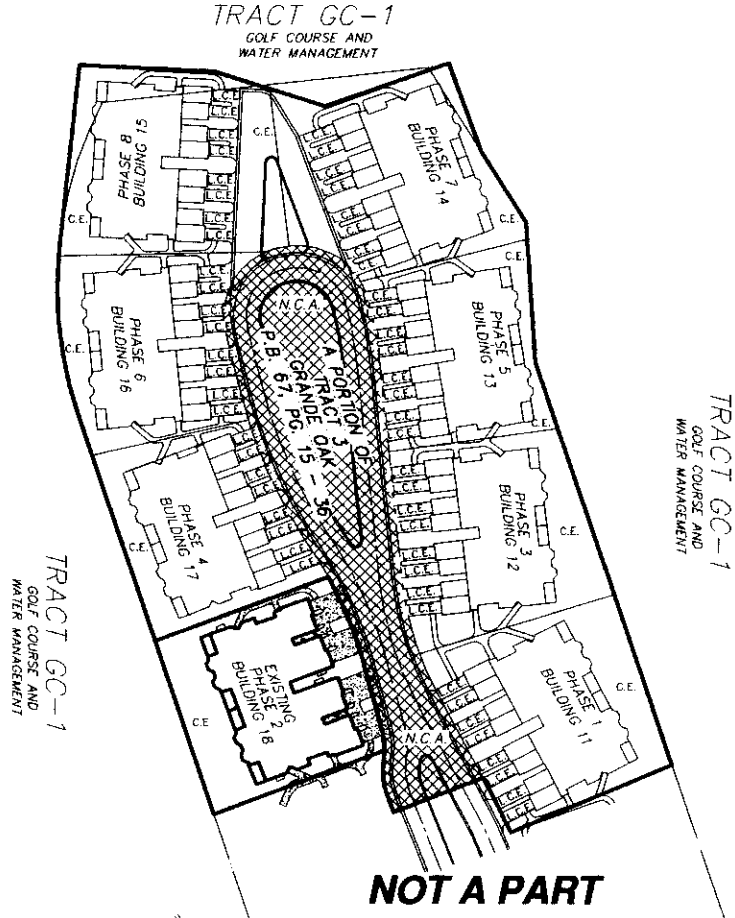
N

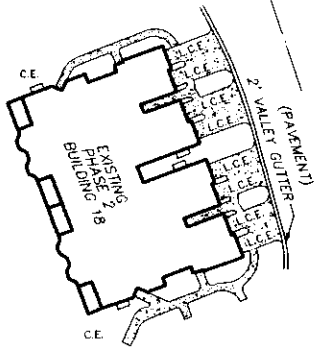
0' 25' 50' 75' 100' 125' 150' 175' 200'

SCALE 1" = 200'

THIS EXHIBIT MAY HAVE BEEN REDUCED







DETAIL
NOT TO SCALE
PHASE 2
BUILDING #18

NOTES:

1.) ALL IMPROVEMENTS SHOWN HERE ARE PROPOSED AS OF THE DATE OF THIS DRAWING UNLESS OTHERWISE SHOWN.
2.) PROPOSED IMPROVEMENTS AREA SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

THIS INSTRUMENT PREPARED BY:
BRETT A. BISHOP, L.S.#4760
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

PLOT PLAN

REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #18) 07/24/03.

Z:\DWGS\2000\0076 GRANDE OAK TRACT 3\CONDO\CONDO 3\FINALS\0076PP18F.dwg 07/24/2003 02:50:19 PM EDT

Official Records BK 04020 PG 4771

INSTR # 6016737
Official Records BK 04098 PG 4564
RECORDED 10/21/2003 01:08:05 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY
RECORDING FEE 24.00
DEPUTY CLERK L Ambrosio

This instrument prepared by:
Matthew L. Grabinski, Esq.
5551 Ridgewood Drive, Suite 101
Naples, Florida 34108
(239) 597-7088

(5)

CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM OF SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

THIS AMENDMENT is made this 20th day of October, 2003, by Parker Estero One, Inc., a Florida corporation (the "Developer").

WHEREAS, on October 17, 2002, the Developer recorded a Declaration of Condominium of SABAL PALM III AT GRANDEZZA, a Condominium, in O.R. Book 3754, page 1845, et seq., of the Public Records of Lee County, Florida;

WHEREAS, the Developer wishes to amend said Declaration for the purpose of submitting additional lands comprising Phase 4 to the Condominium form of ownership and use as an addition to the Condominium, and to certify substantial completion of Phase 4;

WHEREAS, Section 22 of said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium to submit additional lands and to comply with Section 718.104(4)(e), Florida Statutes; and to further amend said Declaration for the purpose of certifying substantial completion of Phase 4 of said Condominium pursuant to Section 718.104(4)(e) Florida Statutes, to include revised Plot Plans, Floor Plans and Surveyor's Certificate of Substantial Completion;

WHEREAS, the Plan of Development section contained on pages 1 through 4 of the Declaration of Condominium contains the following statutory provisions, incorporated by reference herein, regarding Phase 4 of Sabal Palm III at Grandezza, a Condominium:

A. The minimum and maximum numbers and general size of units to be included in Phase 4.

B. Each unit's percentage of ownership in the common elements, common expenses and common surplus, as each Phase is added.

C. The facilities which will be owned as common elements by all unit owners and all personal property to be provided as each Phase is added.

D. The membership vote and ownership in the Association attributable to each unit in each Phase, which results from the adding of Phase 4.

E. A statement that time-share estates will not be created with respect to any units in any Phase of the Condominium.

NOW, THEREFORE, pursuant to the provisions of Section 718.403, Florida Statutes, Phase 4 of Sabal Palm III at Grandezza, a Condominium, is hereby submitted to the condominium form of ownership and use as an addition to the Condominium, and the Developer hereby amends the Declaration as follows:

1. Exhibit "A" is hereby amended to add the legal description for Phase 4.

2. Exhibit "B" is hereby amended to add Exhibit "B" attached, containing the Units and improvements in Phase 4 and to add surveyor's certificate certifying substantial completion for Phase 4.

IN WITNESS WHEREOF, the Developer has executed this Certificate of Amendment the day and year first above written.

Witnesses:

Mary Ann Podbielski
Printed Name: MARY ANN PODBIELSKI

Karen Terrell
Printed Name: KAREN TERRELL

PARKER ESTERO ONE, INC., a Florida corporation

By: _____
Printed Name: David Knizner

Its: Vice President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 20th day of October, 2003, by David Knizner, as Vice President of Parker Estero One, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me.

Mary Ann R. Podbielski
Notary Public
Print Name: MARY ANN PODBIELSKI

(Seal)

Mary Ann R. Podbielski
Commission # CC 945911
Expires June 18, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

My Commission Expires: _____

N:\Clients\Parker_0194\Sabal Palm III_005\Certificate of amendment (Adding Phase).DOC

EXHIBIT "A"

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 941-597-1315
FAX: 941-597-5207

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM
PHASE 4
BUILDING 17

LEGAL DESCRIPTION

A PORTION OF TRACT "3", GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG THE WESTERLY LINE OF SAID TRACT 3, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 07°19'23", A CHORD BEARING OF N.05°14'41"W. AND A CHORD LENGTH OF 73.44 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 73.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°54'23"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 285.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 09°37'30", A CHORD BEARING OF N.13°43'08"W. AND A CHORD LENGTH OF 167.79 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 167.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.18°31'53"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 951.98 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.18°31'53"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 155.02 FEET; THENCE N.77°03'27"E., A DISTANCE OF 124.54 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 407.50 FEET, A CENTRAL ANGLE OF 15°10'50", A CHORD BEARING OF S.25°15'20"E. AND A CHORD LENGTH OF 107.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 107.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.32°50'45"E., A DISTANCE OF 13.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 287.50 FEET, A CENTRAL ANGLE OF 03°38'26", A CHORD BEARING OF S.31°01'32"E. AND A CHORD LENGTH OF 18.26 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 18.27 FEET TO THE END OF SAID CURVE; THENCE S.69°19'43"W., A DISTANCE OF 143.86 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT 3, AND THE **POINT OF BEGINNING.**

PARCEL CONTAINS 0.44 ACRES, MORE OR LESS.

EXHIBIT "B"

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 239-597-1315
FAX: 239-597-5207

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM PHASE 4 BUILDING #17 SURVEYORS CERTIFICATE OF SUBSTANTIAL COMPLETION

THE UNDERSIGNED LAND SURVEYOR HEREBY CERTIFIES THAT THE CONSTRUCTION OF THE IMPROVEMENTS COMPRISING SABAL PALM III AT GRANDEZZA, A CONDOMINIUM, PHASE 4, BUILDING #17, IS SUBSTANTIALLY COMPLETE SO THAT THE DECLARATION OF CONDOMINIUM 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 SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS. ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES SERVICES, AND ACCESS TO PHASE 4, BUILDING #17, AND COMMON ELEMENT FACILITIES SERVING PHASE 4, BUILDING #17 HAVE BEEN SUBSTANTIALLY COMPLETED.

STEPHEN E. BERRY, STATE OF FLORIDA, (P.S.M. #5296)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

(0076174CRT.SAM)

Official Records BK 04098 PG 4568

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

LEGEND

P.B.	PLAT BOOK
PG.	PAGE
PGS.	PAGES
L.C.E.	LIMITED COMMON ELEMENT
C.E.	COMMON ELEMENT
N.C.A.	NEIGHBORHOOD COMMON AREA

AREA LESS AND EXCEPTED

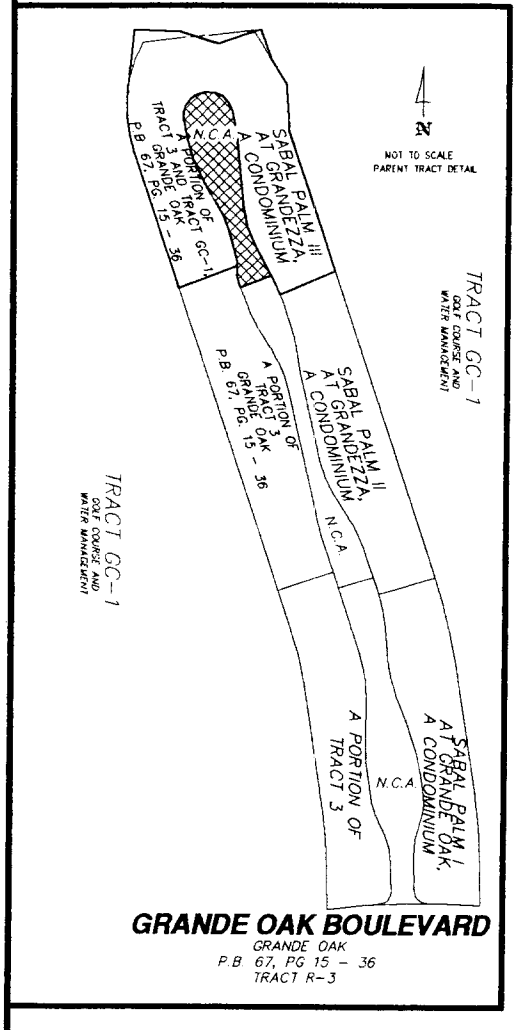
CONCRETE

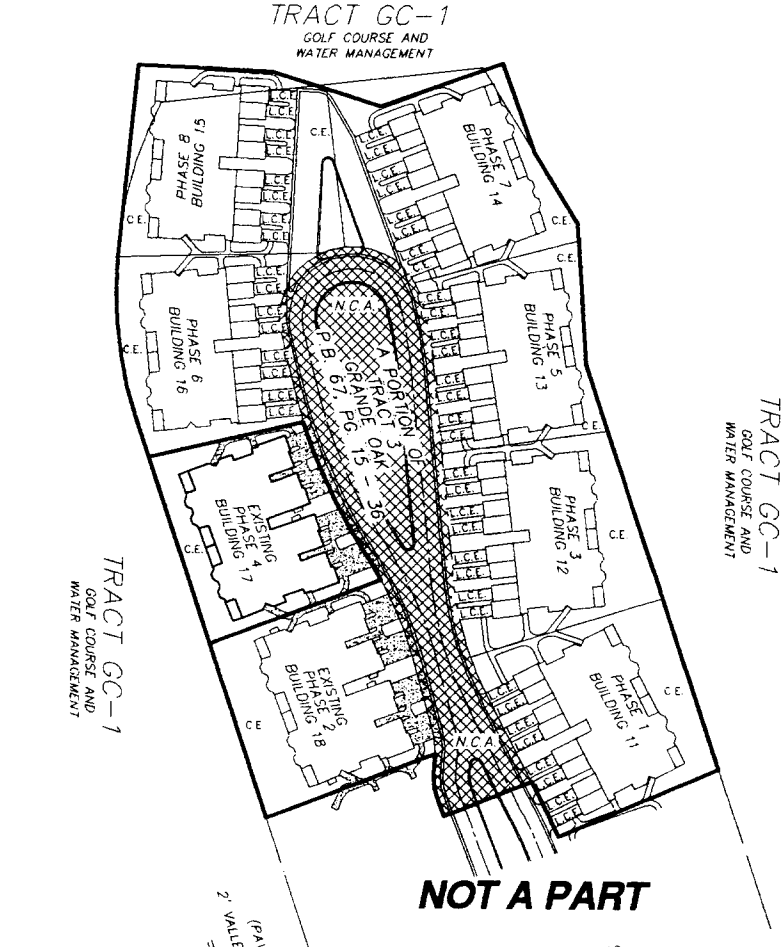
N

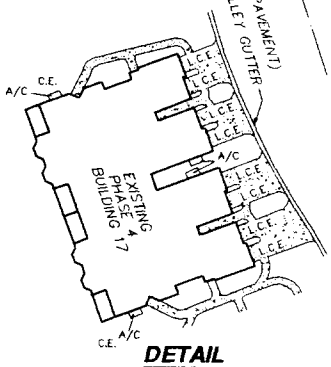
0' 25' 50' 75' 100' 125' 150' 175' 200'

SCALE 1" = 200'

THIS EXHIBIT MAY HAVE BEEN REDUCED







DETAIL
NOT TO SCALE
PHASE 2
BUILDING #17

NOTES:

1.) ALL IMPROVEMENTS SHOWN HERE ARE PROPOSED AS OF THE DATE OF THIS DRAWING UNLESS OTHERWISE SHOWN.
2.) PROPOSED IMPROVEMENTS AREA SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

THIS INSTRUMENT PREPARED BY:
BRETT A. BISHOP, L.S.#4760
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

PLOT PLAN

REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #17) 09/24/03
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #18) 07/24/03

Z:\DWGS\2000\0076 GRANDE OAK TRACT 3\CONDO\CONDO 3\FINALS\0076PP17F.dwg 09/24/2003 03:09:47 PM EDT

INSTR # 6052745
OR BK 04126 Pgs 3896 - 3901; (6pgs)
RECORDED 11/20/2003 12:53:42 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 28.50
DEPUTY CLERK G Sherwood

This instrument prepared by:
Matthew L. Grabinski, Esq.
5551 Ridgewood Drive, Suite 101
Naples, Florida 34108
(239) 597-7088

CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM OF SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

THIS AMENDMENT is made this 18th day of November, 2003, by Parker Estero One, Inc., a Florida corporation (the "Developer").

WHEREAS, on October 17, 2002, the Developer recorded a Declaration of Condominium of SABAL PALM III AT GRANDEZZA, a Condominium, in O.R. Book 3754, page 1845, et seq., of the Public Records of Lee County, Florida;

WHEREAS, the Developer wishes to amend said Declaration for the purpose of submitting additional lands comprising Phase 6 to the Condominium form of ownership and use as an addition to the Condominium, and to certify substantial completion of Phase 6;

WHEREAS, Section 22 of said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium to submit additional lands and to comply with Section 718.104(4)(e), Florida Statutes; and to further amend said Declaration for the purpose of certifying substantial completion of Phase 6 of said Condominium pursuant to Section 718.104(4)(e) Florida Statutes, to include revised Plot Plans, Floor Plans and Surveyor's Certificate of Substantial Completion;

WHEREAS, the Plan of Development section contained on pages 1 through 4 of the Declaration of Condominium contains the following statutory provisions, incorporated by reference herein, regarding Phase 6 of Sabal Palm III at Grandezza, a Condominium:

A. The minimum and maximum numbers and general size of units to be included in Phase 6.

B. Each unit's percentage of ownership in the common elements, common expenses and common surplus, as each Phase is added.

C. The facilities which will be owned as common elements by all unit owners and all personal property to be provided as each Phase is added.

D. The membership vote and ownership in the Association attributable to each unit in each Phase, which results from the adding of Phase 6.

E. A statement that time-share estates will not be created with respect to any units in any Phase of the Condominium.

NOW, THEREFORE, pursuant to the provisions of Section 718.403, Florida Statutes, Phase 6 of Sabal Palm III at Grandezza, a Condominium, is hereby submitted to the condominium form of ownership and use as an addition to the Condominium, and the Developer hereby amends the Declaration as follows:

1. Exhibit "A" is hereby amended to add the legal description for Phase 6.

2. Exhibit "B" is hereby amended to add Exhibit "B" attached, containing the Units and improvements in Phase 6 and to add surveyor's certificate certifying substantial completion for Phase 6.

IN WITNESS WHEREOF, the Developer has executed this Certificate of Amendment the day and year first above written.

Witnesses:

Karen Terrell
Printed Name: KAREN TERRELL

Maryann Podbielski
Printed Name: MARY ANN PODBIELSKI

PARKER ESTERO ONE, INC., a Florida corporation

By: _____
Printed Name: David Knizner

Its: Vice President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 18th day of November, 2003, by David Knizner, as Vice President of Parker Estero One, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me.

(Seal)

Mary Ann R. Podbielski
Commission # CC 945911
Expires June 18, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

Maryann R. Podbielski
Notary Public
Print Name: MARY ANN PODBIELSKI

My Commission Expires: _____

N:\Clients\Parker_0194\Sabal Palm III_005\Certificate of amendment (Adding Phase).DOC

EXHIBIT "A"

EX "A"

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 941-597-1315
FAX: 941-597-5207

SCANNER'S MEMO
Best Image Available

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM
PHASE 6
BUILDING 16

LEGAL DESCRIPTION

A PORTION OF TRACT "3", GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG THE WESTERLY LINE OF SAID TRACT 3, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 07°19'23", A CHORD BEARING OF N.05°14'41"W. AND A CHORD LENGTH OF 73.44 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 73.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°54'23"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 285.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 09°37'30", A CHORD BEARING OF N.13°43'08"W. AND A CHORD LENGTH OF 167.79 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 167.99 FEET TO THE END OF SAID CURVE; THENCE N.18°31'53"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 1106.99 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.18°31'53"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 31.65 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 22°34'57", A CHORD BEARING OF N.07°14'24"W. AND A CHORD LENGTH OF 127.27 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 128.10 FEET TO THE END OF SAID CURVE; THENCE N.06°00'42"E., ALONG SAID WESTERLY LINE A DISTANCE OF 1.23 FEET; THENCE N.88°47'26"E., A DISTANCE OF 160.48 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 55.50 FEET, A CENTRAL ANGLE OF 78°56'14", A CHORD BEARING OF S.25°58'25"W. AND A CHORD LENGTH OF 70.56 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 76.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.13°29'42"E., A DISTANCE OF 42.15 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 407.50 FEET, A CENTRAL ANGLE OF 04°10'12", A CHORD BEARING OF S.15°34'48"E. AND A CHORD LENGTH OF 29.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 29.66 FEET TO THE END OF SAID CURVE; THENCE S.77°03'27"W., A DISTANCE OF 124.54 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT 3, AND THE **POINT OF BEGINNING.**

PARCEL CONTAINS 0.44 ACRES, MORE OR LESS

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received.

Official Records BK 03867 PG 2715

EXHIBIT "A"

SCANNER'S MEMO
Best Image Available

BEARINGS REFER TO GRANDE OAK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

10/08/02
BRETT A. BISHOP, STATE OF FLORIDA, (L.S. #4760)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

PROOFED: RW BBS
REVISION: LEGAL09/08/02
SP3PH6.LWP

(SEE ATTACHED SKETCH - SP3PH6.DWG)

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received.

Official Records BK 0386/ PG 2716

EXHIBIT "B"

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 239-597-1315
FAX: 239-597-5207

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM PHASE 6 BUILDING #16 SURVEYORS CERTIFICATE OF SUBSTANTIAL COMPLETION

THE UNDERSIGNED LAND SURVEYOR HEREBY CERTIFIES THAT THE CONSTRUCTION OF THE IMPROVEMENTS COMPRISING SABAL PALM III AT GRANDEZZA, A CONDOMINIUM, PHASE 6, BUILDING #16, IS SUBSTANTIALLY COMPLETE SO THAT THE DECLARATION OF CONDOMINIUM 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 SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS. ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES SERVICES, AND ACCESS TO PHASE 6, BUILDING #16, AND COMMON ELEMENT FACILITIES SERVING PHASE 6, BUILDING #16 HAVE BEEN SUBSTANTIALLY COMPLETED.



STEPHEN E. BERRY, STATE OF FLORIDA, (P.S.M. #5296)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

(0076164CRT.SAM)

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

LEGEND

P.B.	PLAT BOOK
PG.	PAGE
PGS.	PAGES
L.C.E.	LIMITED COMMON ELEMENT
C.E.	COMMON ELEMENT
N.C.A.	NEIGHBORHOOD COMMON AREA

AREA LESS AND EXCEPTED

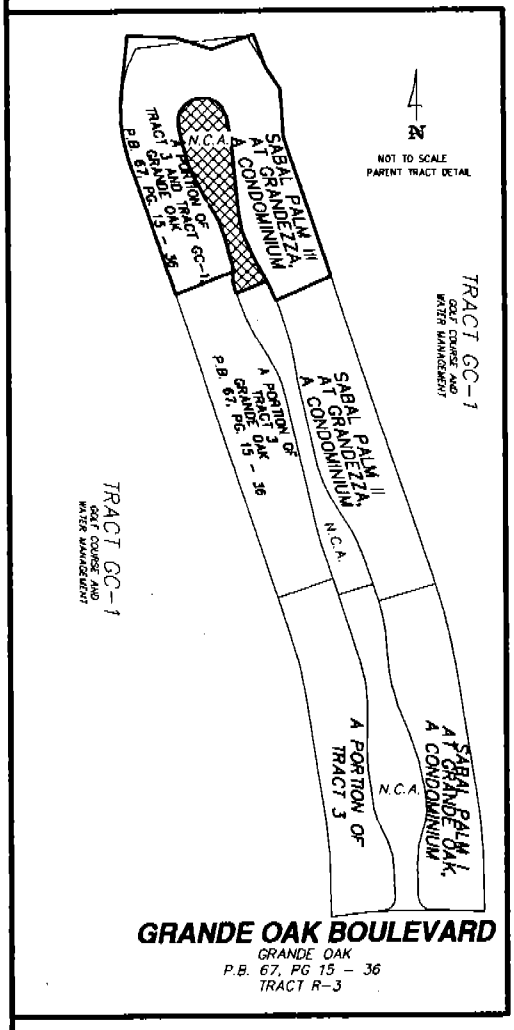
CONCRETE

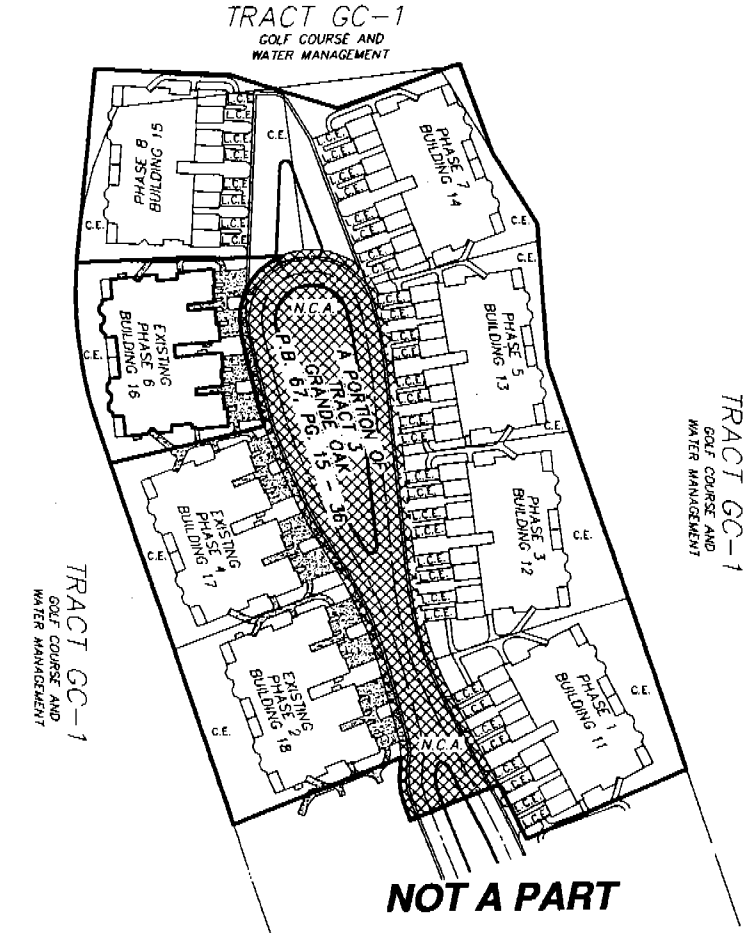
N

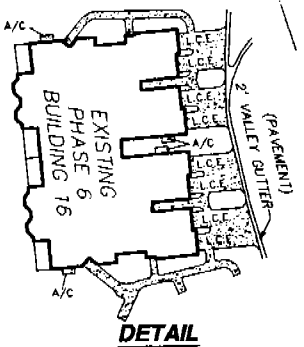
0' 25' 50' 75' 100' 125' 150' 175' 200'

SCALE 1" = 200'

THIS EXHIBIT MAY HAVE BEEN REDUCED







DETAIL
NOT TO SCALE
PHASE 6
BUILDING #16

NOTES:

1.) ALL IMPROVEMENTS SHOWN HERE ARE PROPOSED AS OF THE DATE OF THIS DRAWING UNLESS OTHERWISE SHOWN.
2.) PROPOSED IMPROVEMENTS AREA SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

THIS INSTRUMENT PREPARED BY:
BRETT A. BISHOP, L.S.#4760
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315
06/15/01

PLOT PLAN

REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #16) 10/08/03.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #17) 09/24/03.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #18) 07/24/03.

Z:\DWGS\2000\0076 GRANDE OAK TRACT 3\CONDO\CONDO 3\FINALS\0076PP16F.dwg 10/08/2003 09:22:27 AM EDT

INSTR # 6083220
OR BK 04150 Pgs 3348 - 3352; (5pgs)
RECORDED 12/18/2003 09:20:49 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 24.00
DEPUTY CLERK G Sherwood

This instrument prepared by:
Matthew L. Grabinski, Esq.
5551 Ridgewood Drive, Suite 101
Naples, Florida 34108
(239) 597-7088

(5)

CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM OF SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

THIS AMENDMENT is made this 12th day of DECEMBER, 2003, by Parker Estero One, Inc., a Florida corporation (the "Developer").

WHEREAS, on October 17, 2002, the Developer recorded a Declaration of Condominium of SABAL PALM III AT GRANDEZZA, a Condominium, in O.R. Book 3754, page 1845, et seq., of the Public Records of Lee County, Florida;

WHEREAS, the Developer wishes to amend said Declaration for the purpose of submitting additional lands comprising Phase 8 to the Condominium form of ownership and use as an addition to the Condominium, and to certify substantial completion of Phase 8;

WHEREAS, Section 22 of said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium to submit additional lands and to comply with Section 718.104(4)(e), Florida Statutes; and to further amend said Declaration for the purpose of certifying substantial completion of Phase 8 of said Condominium pursuant to Section 718.104(4)(e) Florida Statutes, to include revised Plot Plans, Floor Plans and Surveyor's Certificate of Substantial Completion;

WHEREAS, the Plan of Development section contained on pages 1 through 4 of the Declaration of Condominium contains the following statutory provisions, incorporated by reference herein, regarding Phase 8 of Sabal Palm III at Grandezza, a Condominium:

A. The minimum and maximum numbers and general size of units to be included in Phase 8.

B. Each unit's percentage of ownership in the common elements, common expenses and common surplus, as each Phase is added.

C. The facilities which will be owned as common elements by all unit owners and all personal property to be provided as each Phase is added.

D. The membership vote and ownership in the Association attributable to each unit in each Phase, which results from the adding of Phase 8.

E. A statement that time-share estates will not be created with respect to any units in any Phase of the Condominium.

NOW, THEREFORE, pursuant to the provisions of Section 718.403, Florida Statutes, Phase 8 of Sabal Palm III at Grandezza, a Condominium, is hereby submitted to the condominium form of ownership and use as an addition to the Condominium, and the Developer hereby amends the Declaration as follows:

1. Exhibit "A" is hereby amended to add the legal description for Phase 8.

2. Exhibit "B" is hereby amended to add Exhibit "B" attached, containing the Units and improvements in Phase 8 and to add surveyor's certificate certifying substantial completion for Phase 8.

IN WITNESS WHEREOF, the Developer has executed this Certificate of Amendment the day and year first above written.

Witnesses:

Mary Ann Podbielski
Printed Name: MARY ANN PODBIELSKI

Melinda Houdashelt
Printed Name: Melinda Houdashelt

PARKER ESTERO ONE, INC., a Florida corporation

By: [signature]
Printed Name: DAVID KNIZNER

Its: VICE PRESIDENT

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 12th day of DECEMBER, 2003, by DAVID KNIZNER, as VICE PRESIDENT of Parker Estero One, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me.

(Seal)

Mary Ann R. Podbielski
Commission # CC 945911
Expires June 18, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

Mary Ann R. Podbielski
Notary Public MARY ANN PODBIELSKI
Print Name:

My Commission Expires:

N:\Clients\Parker_0194\Sabal Palm III_005\Certificate of amendment (Adding Phase).DOC

EXHIBIT "A"

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 941-597-1315
FAX: 941-597-5207

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM
PHASE 8
BUILDING 15

LEGAL DESCRIPTION

A PORTION OF TRACT "3", AND A PORTION OF TRACT GC-1, GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG THE WESTERLY LINE OF SAID TRACT 3, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 07°19'23", A CHORD BEARING OF N.05°14'41"W. AND A CHORD LENGTH OF 73.44 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 73.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°54'23"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 285.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 09°37'30", A CHORD BEARING OF N.13°43'08"W. AND A CHORD LENGTH OF 167.79 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 167.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.18°31'53"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 1138.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 22°34'57", A CHORD BEARING OF N.07°14'24"W. AND A CHORD LENGTH OF 127.27 FEET; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 128.10 FEET TO THE END OF SAID CURVE; THENCE N.06°00'43"E., A DISTANCE OF 1.23 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED,; THENCE CONTINUE N.06°00'43"E., A DISTANCE OF 151.90 FEET; THENCE S.87°12'20"E., A DISTANCE OF 105.27 FEET; THENCE S.72°24'21"E., A DISTANCE OF 44.87 FEET; THENCE S.06°48'58"E., A DISTANCE OF 125.04 FEET; THENCE S.83°43'57"W., A DISTANCE OF 1.23 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 55.50 FEET, A CENTRAL ANGLE OF 18°17'25", A CHORD BEARING OF S.74°35'14"W. AND A CHORD LENGTH OF 17.64 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 17.72 FEET TO THE END OF SAID CURVE; THENCE S.88°47'26"W., A DISTANCE OF 160.48 FEET THE POINT OF BEGINNING.

PARCEL CONTAINS 0.54 ACRES, MORE OR LESS

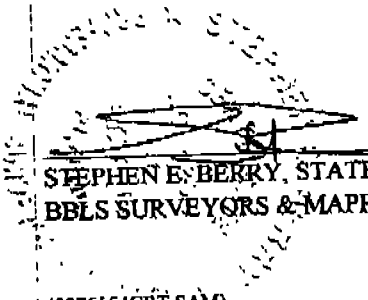
RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received.

EXHIBIT "B"

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 239-597-1315
FAX: 239-597-5207

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM PHASE 8 BUILDING #15 SURVEYORS CERTIFICATE OF SUBSTANTIAL COMPLETION

THE UNDERSIGNED LAND SURVEYOR HEREBY CERTIFIES THAT THE CONSTRUCTION OF THE IMPROVEMENTS COMPRISING SABAL PALM III AT GRANDEZZA, A CONDOMINIUM, PHASE 8, BUILDING #15, IS SUBSTANTIALLY COMPLETE SO THAT THE DECLARATION OF CONDOMINIUM 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 SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS. ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES SERVICES, AND ACCESS TO PHASE 8, BUILDING #15, AND COMMON ELEMENT FACILITIES SERVING PHASE 8, BUILDING #15 HAVE BEEN SUBSTANTIALLY COMPLETED.



STEPHEN E. BERRY, STATE OF FLORIDA, (P.S.M. #5296)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

(0076154CRT.SAM)

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received.

EXHIBIT "B"

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

LEGEND

P.B. PLAT BOOK
PG. PAGE
PGS. PAGES
L.C.E. LIMITED COMMON ELEMENT
C.E. COMMON ELEMENT
N.C.A. NEIGHBORHOOD COMMON AREA
AREA LESS AND EXCEPTED
CONCRETE

SCALE 1" = 200'
THIS EXHIBIT MAY HAVE BEEN REDUCED

TRACT GC-1
GOLF COURSE AND WATER MANAGEMENT

EXISTING PHASE 8 BUILDING 15
PHASE 7 BUILDING 14
EXISTING PHASE 9 BUILDING 16
PHASE 5 BUILDING 13
EXISTING PHASE 4 BUILDING 17
PHASE 3 BUILDING 12
EXISTING PHASE 3 BUILDING 18
PHASE 1 BUILDING 11
N.C.A.
A PORTION OF TRACT J OAK GRANDE P.B. 67, PG. 15 - 36

NOT A PART

SABAL PALM II AT GRANDEZZA, A CONDOMINIUM
A PORTION OF TRACT J OAK GRANDE P.B. 67, PG. 15 - 36

SABAL PALM III AT GRANDEZZA A CONDOMINIUM
A PORTION OF TRACT GC-1 OAK GRANDE P.B. 67, PG. 15 - 36
N.C.A.
SABAL PALM II AT GRANDEZZA, A CONDOMINIUM
A PORTION OF TRACT J OAK GRANDE P.B. 67, PG. 15 - 36
N.C.A.
SABAL PALM OAK AT GRANDEZZA A CONDOMINIUM
TRACT GC-1 GOLF COURSE AND WATER MANAGEMENT
TRACT GC-1 GOLF COURSE AND WATER MANAGEMENT
NOT TO SCALE PARENT TRACT DETAIL

GRANDE OAK BOULEVARD
GRANDE OAK
P.B. 67, PG 15 - 36
TRACT R-3

EXISTING PHASE 8 BUILDING 15
A/C
C.E.
2' VALLEY CUTTER (PAVEMENT)

DETAIL
NOT TO SCALE
PHASE 8
BUILDING #15

NOTES:

1.) ALL IMPROVEMENTS SHOWN HERE ARE PROPOSED AS OF THE DATE OF THIS DRAWING UNLESS OTHERWISE SHOWN.
2.) PROPOSED IMPROVEMENTS AREA SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

THIS INSTRUMENT PREPARED BY:
BRETT A. BISHOP, L.S. #4780
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

08/15/01

PLOT PLAN

REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #15) 11/26/03.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #16) 10/08/03.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #17) 09/24/03.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #18) 07/21/03

Z:\DWGS\2000\0076 GRANDE OAK TRACT J\CONDO\CONDO J\FINALS\0076PP15F.dwg 11/26/2003 11:52:18 AM EST

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received.

INSTR # 6198908
OR BK 04238 Pgs 3530 - 3535; (6pgs)
RECORDED 03/26/2004 09:31:58 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 28.50
DEPUTY CLERK E Borromeo

This instrument prepared by:
C. Perry Peeples, Esq.
5551 Ridgewood Drive, Suite 101
Naples, Florida 34108
(941) 597-7088

CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM OF SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

THIS AMENDMENT is made this 25th day of MARCH, 2004, by Parker Estero One, Inc., a Florida corporation (the "Developer").

WHEREAS, on October 17, 2003, the Developer recorded a Declaration of Condominium of SABAL PALM III AT GRANDEZZA, a Condominium, in O.R. Book 03754, page 1845, et seq., of the Public Records of Lee County, Florida;

WHEREAS, the Developer wishes to amend said Declaration for the purpose of submitting additional lands comprising Phase 1 to the Condominium form of ownership and use as an addition to the Condominium, and to certify substantial completion of Phase 1;

WHEREAS, Section 22 of said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium to submit additional lands and to comply with Section 718.104(4)(e), Florida Statutes; and to further amend said Declaration for the purpose of certifying substantial completion of Phase 1 of said Condominium pursuant to Section 718.104(4)(e) Florida Statutes, to include revised Plot Plans, Floor Plans and Surveyor's Certificate of Substantial Completion;

WHEREAS, the Plan of Development section contained on pages 1 through 3 of the Declaration of Condominium contains the following statutory provisions, incorporated by reference herein, regarding Phase 1 of Sabal III at Grandezza, a Condominium:

A. The minimum and maximum numbers and general size of units to be included in Phase 1.

B. Each unit's percentage of ownership in the common elements, common expenses and common surplus, as each Phase is added.

C. The facilities which will be owned as common elements by all unit owners and all personal property to be provided as each Phase is added.

D. The membership vote and ownership in the Association attributable to each unit in each Phase, which results from the adding of Phase 1.

E. A statement that time-share estates will not be created with respect to any units in any Phase of the Condominium.

NOW, THEREFORE, pursuant to the provisions of Section 718.403, Florida Statutes, Phase 1 of Sabal Palm III at Grandezza, a Condominium, is hereby submitted to the condominium form of ownership and use as an addition to the Condominium, and the Developer hereby amends the Declaration as follows:

1. Exhibit "A" is hereby amended to add the legal description for Phase 1.

2. Exhibit "B" is hereby amended to add Exhibit "B" attached, containing the Units and improvements in Phase 1 and to add surveyor's certificate certifying substantial completion for Phase 1.

IN WITNESS WHEREOF, the Developer has executed this Certificate of Amendment the day and year first above written.

Witnesses:

Printed Name: MARIA TASKER

Printed Name: BRANDI MARTINELLI

PARKER ESTERO ONE, INC., a Florida corporation

By: _____

Printed Name: DAVID KNIZNER

Its: VICE PRESIDENT

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 25th day of March, 2004, by DAVE KNIZNER, as VICE PRESIDENT of Parker Estero One, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me.

(Seal) M. K. TASKER
MY COMMISSION # DD 151140
EXPIRES: September 18, 2006
Bonded Thru Notary Public Underwriters

Notary Public
Print Name: M K TASKER

My Commission Expires: 9/18/06

EXHIBIT "A-1"

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 941-597-1315
FAX: 941-597-5207

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM
PHASE 1
BUILDING 11

LEGAL DESCRIPTION

A PORTION OF TRACT "3", GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG THE EASTERLY LINE OF SAID TRACT 3, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 07°19'23", A CHORD BEARING OF N.05°14'41"W. AND A CHORD LENGTH OF 118.15 FEET; THENCE ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 118.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°54'23"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 285.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 09°37'30", A CHORD BEARING OF N.13°43'08"W. AND A CHORD LENGTH OF 226.52 FEET; THENCE ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 226.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.18°31'53"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 732.73 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.66°50'08"W., A DISTANCE OF 136.26 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 307.50 FEET, A CENTRAL ANGLE OF 05°17'44", A CHORD BEARING OF N.25°28'57"W. AND A CHORD LENGTH OF 28.41 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 28.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.28°07'49"W., A DISTANCE OF 95.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 242.50 FEET, A CENTRAL ANGLE OF 07°56'25", A CHORD BEARING OF N.24°09'36"W. AND A CHORD LENGTH OF 33.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 33.61 FEET TO THE END OF SAID CURVE; THENCE N.72°42'00"E., A DISTANCE OF 158.53 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT 3; THENCE S.18°31'53"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 141.51 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 0.51 ACRES, MORE OR LESS.

EXHIBIT A

BEARINGS REFER TO GRANDE OAK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

_____ 10/08/02
BRETT A. BISHOP, STATE OF FLORIDA, (L.S. #4760)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

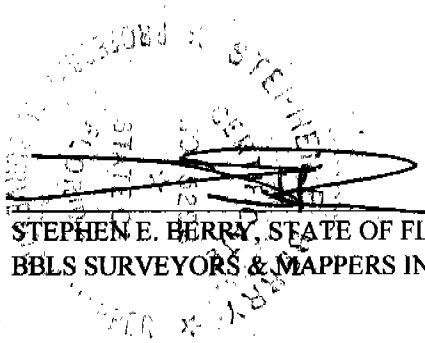
REVISED: 10/08/02
PROOFED: BAB BAB
SP3PH1.LWP

(SEE ATTACHED SKETCH - SP3PH1.DWG)

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 239-597-1315
FAX: 239-597-5207

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM PHASE 1 BUILDING #11 SURVEYORS CERTIFICATE OF SUBSTANTIAL COMPLETION

THE UNDERSIGNED LAND SURVEYOR HEREBY CERTIFIES THAT THE CONSTRUCTION OF THE IMPROVEMENTS COMPRISING SABAL PALM III AT GRANDEZZA, A CONDOMINIUM, PHASE 1, BUILDING #11, IS SUBSTANTIALLY COMPLETE SO THAT THE DECLARATION OF CONDOMINIUM 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 SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS. ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES SERVICES, AND ACCESS TO PHASE 1, BUILDING #11, AND COMMON ELEMENT FACILITIES SERVING PHASE 1, BUILDING #11 HAVE BEEN SUBSTANTIALLY COMPLETED.



STEPHEN E. BERRY, STATE OF FLORIDA, (P.S.M. #5296)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

(007611CRT.SAM)

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

LEGEND

P.B.	PLAT BOOK
PG.	PAGE
PGS.	PAGES
L.C.E.	LIMITED COMMON ELEMENT
C.E.	COMMON ELEMENT
N.C.A.	NEIGHBORHOOD COMMON AREA

AREA LESS AND EXCEPTED

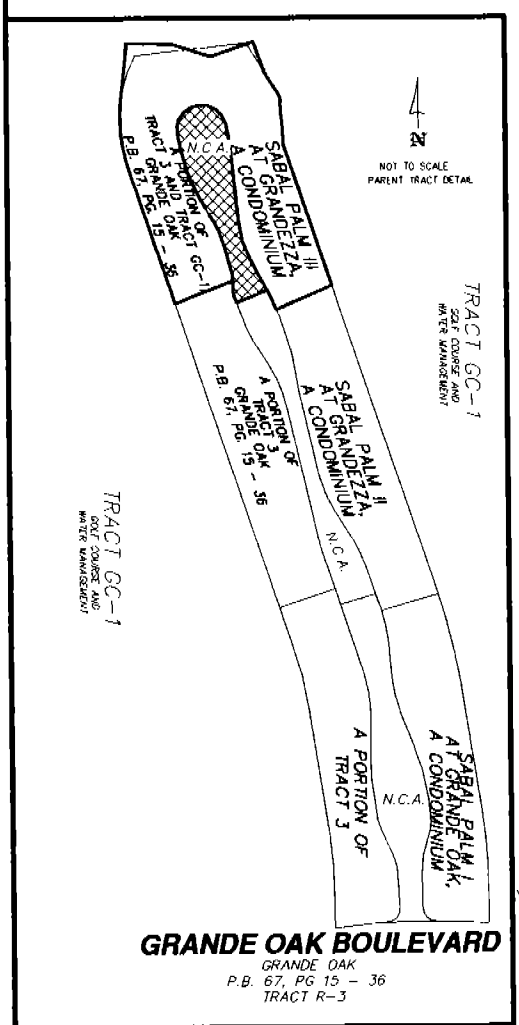
CONCRETE

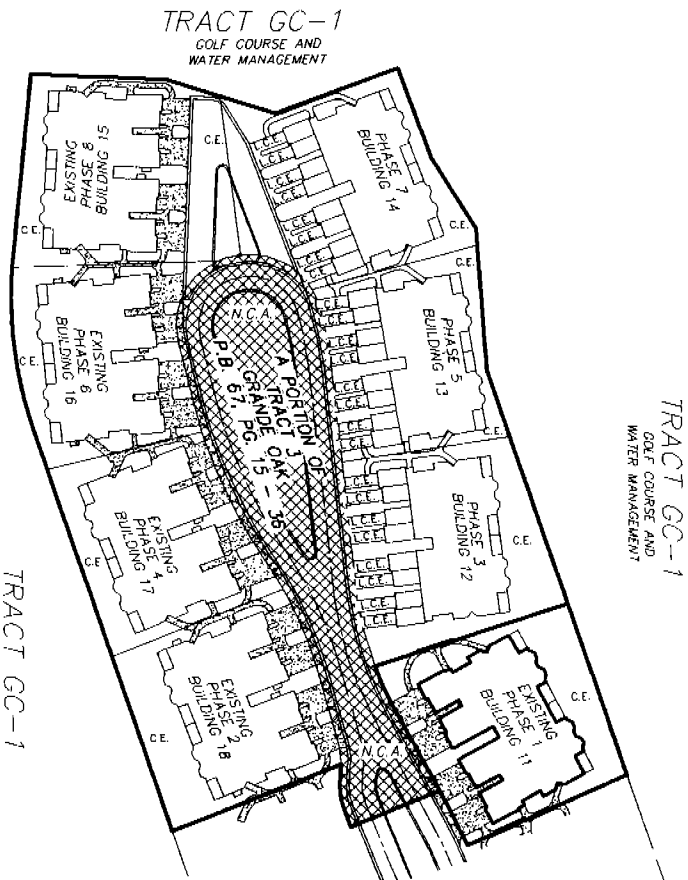
N

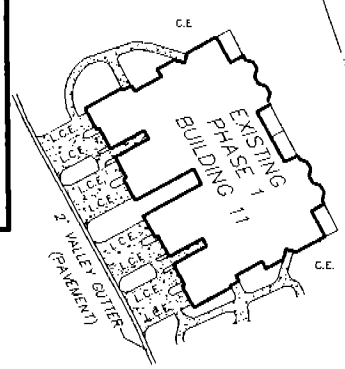
0' 25' 50' 75' 100' 125' 150' 175' 200'

SCALE 1" = 200'

THIS EXHIBIT MAY HAVE BEEN REDUCED







DETAIL
NOT TO SCALE
PHASE 1
BUILDING #11

NOTES:

1.) ALL IMPROVEMENTS SHOWN HERE ARE PROPOSED AS OF THE DATE OF THIS DRAWING UNLESS OTHERWISE SHOWN.
2.) PROPOSED IMPROVEMENTS AREA SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

THIS INSTRUMENT PREPARED BY:
BRETT A. BISHOP, L.S.#4760
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

PLOT PLAN

REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #11) 03/17/04.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #15) 11/26/03.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #16) 10/08/03.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #17) 09/24/03.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #18) 07/24/03

Z:\DWGS\2000\0076 GRANDE OAK TRACT 3\CONDO\CONDO 3\FINALS\0076PP11F.dwg 03/17/2004 02:52:25 PM EST

INSTR # 6300639
OR BK 04319 Pgs 4700 - 4705; (6pgs)
RECORDED 06/02/2004 08:30:01 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
DEPUTY CLERK L Wheat

This instrument prepared by:
C. Perry Peeples, Esq.
5551 Ridgewood Drive, Suite 101
Naples, Florida 34108
(941) 597-7088

CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM OF SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

THIS AMENDMENT is made this 1st day of June, 2004, by Parker Estero One, Inc., a Florida corporation (the "Developer").

WHEREAS, on October 17, 2003, the Developer recorded a Declaration of Condominium of SABAL PALM III AT GRANDEZZA, a Condominium, in O.R. Book 03754, page 1845, et seq., of the Public Records of Lee County, Florida;

WHEREAS, the Developer wishes to amend said Declaration for the purpose of submitting additional lands comprising Phase 3 to the Condominium form of ownership and use as an addition to the Condominium, and to certify substantial completion of Phase 3;

WHEREAS, Section 22 of said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium to submit additional lands and to comply with Section 718.104(4)(e), Florida Statutes; and to further amend said Declaration for the purpose of certifying substantial completion of Phase 3 of said Condominium pursuant to Section 718.104(4)(e) Florida Statutes, to include revised Plot Plans, Floor Plans and Surveyor's Certificate of Substantial Completion;

WHEREAS, the Plan of Development section contained on pages 1 through 3 of the Declaration of Condominium contains the following statutory provisions, incorporated by reference herein, regarding Phase 3 of Sabal III at Grandezza, a Condominium:

A. The minimum and maximum numbers and general size of units to be included in Phase 3.

B. Each unit's percentage of ownership in the common elements, common expenses and common surplus, as each Phase is added.

C. The facilities which will be owned as common elements by all unit owners and all personal property to be provided as each Phase is added.

D. The membership vote and ownership in the Association attributable to each unit in each Phase, which results from the adding of Phase 3.

E. A statement that time-share estates will not be created with respect to any units in any Phase of the Condominium.

NOW, THEREFORE, pursuant to the provisions of Section 718.403, Florida Statutes, Phase 3 of Sabal Palm III at Grandezza, a Condominium, is hereby submitted to the condominium form of ownership and use as an addition to the Condominium, and the Developer hereby amends the Declaration as follows:

1. Exhibit "A" is hereby amended to add the legal description for Phase 3.

2. Exhibit "B" is hereby amended to add Exhibit "B" attached, containing the Units and improvements in Phase 3 and to add surveyor's certificate certifying substantial completion for Phase 3.

IN WITNESS WHEREOF, the Developer has executed this Certificate of Amendment the day and year first above written.

Witnesses:

Printed Name: MARIA TASKER

Printed Name: BRANDI MARTINELLI

PARKER ESTERO ONE, INC., a Florida corporation

By: _____

Printed Name: DAVE KNIZNER

Its: VICE PRESIDENT

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 1st day of JUNE, 2004, by DAVE KNIZNER, as VICE PRESIDENT of Parker Estero One, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me.

M. K. TASKER
MY COMMISSION # DD 151140
EXPIRES: September 18, 2006
Bonded Thru Notary Public Underwriters

Notary Public
Print Name: MK TASKER

My Commission Expires: 9/18/06

EXA

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 941-597-1315
FAX: 941-597-5207

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM
PHASE 3
BUILDING 12

LEGAL DESCRIPTION

A PORTION OF TRACT "3", GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG THE EASTERLY LINE OF SAID TRACT 3, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 07°19'23", A CHORD BEARING OF N.05°14'41"W. AND A CHORD LENGTH OF 118.15 FEET; THENCE ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 118.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°54'23"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 285.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 09°37'30", A CHORD BEARING OF N.13°43'08"W. AND A CHORD LENGTH OF 226.52 FEET; THENCE ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 226.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.18°31'53"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 874.24 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.72°42'00"W., A DISTANCE OF 158.53 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 242.50 FEET, A CENTRAL ANGLE OF 14°18'23", A CHORD BEARING OF N.13°02'12"W. AND A CHORD LENGTH OF 60.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 60.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.05°53'00"W., A DISTANCE OF 101.46 FEET; THENCE N.81°59'39"E., A DISTANCE OF 132.73 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT 3; THENCE S.18°31'53"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 138.28 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 0.51 ACRES, MORE OR LESS.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received.

EXHIBIT A

BEARINGS REFER TO GRANDE OAK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

_____ 10/08/02
BRETT A. BISHOP, STATE OF FLORIDA, (L.S. #4760)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

REVISION: 10/08/02
PROOF
SP3PH3 LWP

(SEE ATTACHED SKETCH - SP3PH3.DWG)

EXHIBIT B

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 239-597-1315
FAX: 239-597-5207

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM
PHASE 3
BUILDING #12
SURVEYORS CERTIFICATE OF SUBSTANTIAL COMPLETION

THE UNDERSIGNED LAND SURVEYOR HEREBY CERTIFIES THAT THE CONSTRUCTION OF THE IMPROVEMENTS COMPRISING SABAL PALM III AT GRANDEZZA, A CONDOMINIUM, PHASE 3, BUILDING #12, IS SUBSTANTIALLY COMPLETE SO THAT THE DECLARATION OF CONDOMINIUM 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 SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS. ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES SERVICES, AND ACCESS TO PHASE 3, BUILDING #12, AND COMMON ELEMENT FACILITIES SERVING PHASE 3, BUILDING #12 HAVE BEEN SUBSTANTIALLY COMPLETED.

STEPHEN E. BERRY, STATE OF FLORIDA, (P.S.M. #5296)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

(007612CRT.SAM)

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

LEGEND

P.B.	PLAT BOOK
PG.	PAGE
PGS.	PAGES
L.C.E.	LIMITED COMMON ELEMENT
C.E.	COMMON ELEMENT
N.C.A.	NEIGHBORHOOD COMMON AREA

AREA LESS AND EXCEPTED

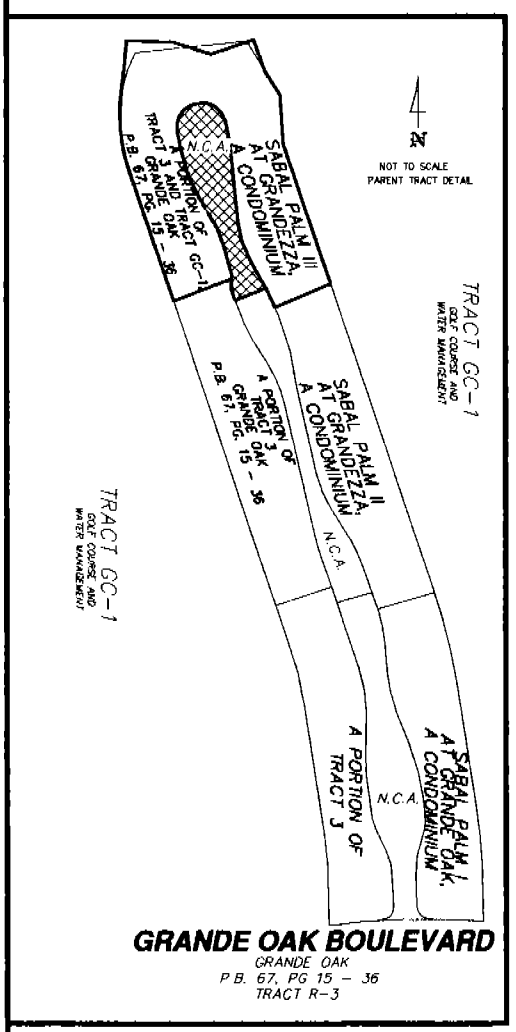
CONCRETE

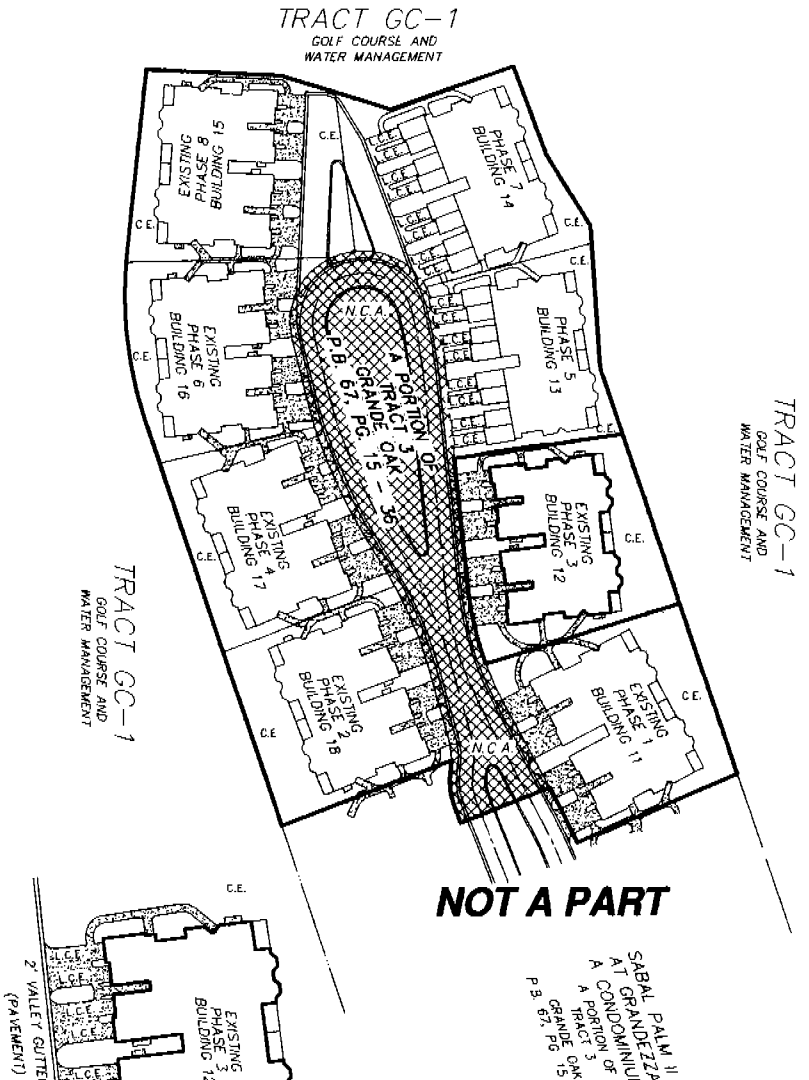
N

0' 25' 50' 75' 100' 125' 150' 175' 200'

SCALE 1" = 200'

THIS EXHIBIT MAY HAVE BEEN REDUCED





DETAIL
NOT TO SCALE
PHASE 3
BUILDING #21

NOTES:

1.) ALL IMPROVEMENTS SHOWN HERE ARE PROPOSED AS OF THE DATE OF THIS DRAWING UNLESS OTHERWISE SHOWN.
2.) PROPOSED IMPROVEMENTS AREA SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

THIS INSTRUMENT PREPARED BY:
BRETT A. BISHOP, L.S.#4760
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

PLOT PLAN

REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #12) 05/27/04
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #11) 03/17/04.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #15) 11/26/03.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #16) 10/08/03.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #17) 09/24/03.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #18) 07/24/03.

Z:\DWGS\2000\0076 GRANDE OAK TRACT 3\CONDO\CONDO 3\FINALS\0076PP12F.dwg 05/27/2004 10:29:43 AM EDT

INSTR # 6375590
OR BK 04380 Pgs 0843 - 848; (6pgs)
RECORDED 07/27/2004 04:44:26 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
DEPUTY CLERK P Johnston

This instrument prepared by:
C. Perry Peeples, Esq.
5551 Ridgewood Drive, Suite 101
Naples, Florida 34108
(941) 597-7088

CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM OF SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

THIS AMENDMENT is made this 27th day of JULY, 2004, by Parker Estero One, Inc., a Florida corporation (the "Developer").

WHEREAS, on October 17, 2003, the Developer recorded a Declaration of Condominium of SABAL PALM III AT GRANDEZZA, a Condominium, in O.R. Book 03754, page 1845, et seq., of the Public Records of Lee County, Florida;

WHEREAS, the Developer wishes to amend said Declaration for the purpose of submitting additional lands comprising Phase 5 to the Condominium form of ownership and use as an addition to the Condominium, and to certify substantial completion of Phase 5;

WHEREAS, Section 22 of said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium to submit additional lands and to comply with Section 718.104(4)(e), Florida Statutes; and to further amend said Declaration for the purpose of certifying substantial completion of Phase 5 of said Condominium pursuant to Section 718.104(4)(e) Florida Statutes, to include revised Plot Plans, Floor Plans and Surveyor's Certificate of Substantial Completion;

WHEREAS, the Plan of Development section contained on pages 1 through 3 of the Declaration of Condominium contains the following statutory provisions, incorporated by reference herein, regarding Phase 5 of Sabal III at Grandezza, a Condominium:

A. The minimum and maximum numbers and general size of units to be included in Phase 5.

B. Each unit's percentage of ownership in the common elements, common expenses and common surplus, as each Phase is added.

C. The facilities which will be owned as common elements by all unit owners and all personal property to be provided as each Phase is added.

D. The membership vote and ownership in the Association attributable to each unit in each Phase, which results from the adding of Phase 5.

E. A statement that time-share estates will not be created with respect to any units in any Phase of the Condominium.

NOW, THEREFORE, pursuant to the provisions of Section 718.403, Florida Statutes, Phase 5 of Sabal Palm III at Grandezza, a Condominium, is hereby submitted to the condominium form of ownership and use as an addition to the Condominium, and the Developer hereby amends the Declaration as follows:

1. Exhibit "A" is hereby amended to add the legal description for Phase 5.

2. Exhibit "B" is hereby amended to add Exhibit "B" attached, containing the Units and improvements in Phase 5 and to add surveyor's certificate certifying substantial completion for Phase 5.

IN WITNESS WHEREOF, the Developer has executed this Certificate of Amendment the day and year first above written.

Witnesses:

Printed Name: MARIA TASKER

Printed Name: BRANDI MARTINELLI

PARKER ESTERO ONE, INC., a Florida corporation

By: _____

Printed Name: DAVE KNIZNER

Its: VICE PRESIDENT

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 27th day of JULY, 2004, by DAVE KNIZNER, as VICE PRESIDENT of Parker Estero One, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me.

(Seal)

M. K. TASKER
MY COMMISSION # DD 151140
EXPIRES: September 18, 2006
Bonded Thru Notary Public Underwriters

Notary Public
Print Name: M K TASKER

My Commission Expires: 9/18/06

Official Records BK 03986 PG 2220

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 941-597-1315
FAX: 941-597-5207

SCANNER'S MEMO
Best Image Available

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM
PHASE 5
BUILDING 13

LEGAL DESCRIPTION

A PORTION OF TRACT "3", GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG THE EASTERLY LINE OF SAID TRACT 3, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 925.00 FEET, CENTRAL ANGLE OF 07°19'23", A CHORD BEARING OF N.05°14'41"W. AND A CHORD LENGTH OF 118.15 FEET; THENCE ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 118.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°54'23"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 285.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 09°37'30", A CHORD BEARING OF N.13°43'08"W. AND A CHORD LENGTH OF 226.52 FEET; THENCE ALONG SAID EASTERLY LINE AND THE ARC SAID CURVE, AN ARC LENGTH OF 226.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.18°31'53"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 1012.57 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.81°59'39"W., A DISTANCE OF 132.73 FEET; THENCE N.05°53'00"W., A DISTANCE OF 72.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 305.50 FEET, A CENTRAL ANGLE OF 09°41'56", A CHORD BEARING OF N.10°43'58"W. AND A CHORD LENGTH OF 51.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 51.71 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 55.50 FEET, A CENTRAL ANGLE OF 13°33'30", A CHORD BEARING OF N.22°21'26"W. AND A CHORD LENGTH OF 13.09 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 13.13 FEET TO THE END OF SAID CURVE; THENCE N.75°16'26"E., A DISTANCE OF 133.79 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT 3; THENCE S.03°49'13"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 98.05 FEET; THENCE S.18°31'53"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 55.05 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 0.41 ACRES, MORE OR LESS.

AUG-22-2003 FRI 09:45 AM GARLICK STETLER PEEPLES FAX NO. 239 597 6984 P. 04

EXHIBIT A

BEARINGS REFER TO GRANDE OAK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

_____ 10/08/02
BRETT A. BISHOP, STATE OF FLORIDA, (L.S. #4760)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

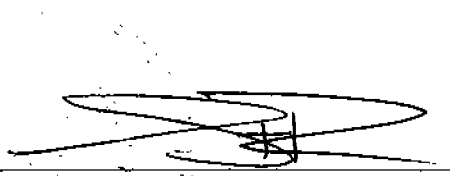
REVISION: LEGAL 09/26/02
REVISION: 10/08/02
PROOFED: RTH
SP3PH5.LWP

(SEE ATTACHED SKETCH - SP3PH5.DWG)

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 239-597-1315
FAX: 239-597-5207

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM
PHASE 5
BUILDING #13
SURVEYORS CERTIFICATE OF SUBSTANTIAL COMPLETION

THE UNDERSIGNED LAND SURVEYOR HEREBY CERTIFIES THAT THE CONSTRUCTION OF THE IMPROVEMENTS COMPRISING SABAL PALM III AT GRANDEZZA, A CONDOMINIUM, PHASE 5, BUILDING #13, IS SUBSTANTIALLY COMPLETE SO THAT THE DECLARATION OF CONDOMINIUM 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 SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS. ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES SERVICES, AND ACCESS TO PHASE 5, BUILDING #13, AND COMMON ELEMENT FACILITIES SERVING PHASE 5, BUILDING #13 HAVE BEEN SUBSTANTIALLY COMPLETED.



STEPHEN E. BERRY, STATE OF FLORIDA, (P.S.M. #5296)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

(007613CRT.SAM)

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

LEGEND

P.B.	PLAT BOOK
PG.	PAGE
PGS.	PAGES
L.C.E.	LIMITED COMMON ELEMENT
C.E.	COMMON ELEMENT
N.C.A.	NEIGHBORHOOD COMMON AREA

AREA LESS AND EXCEPTED

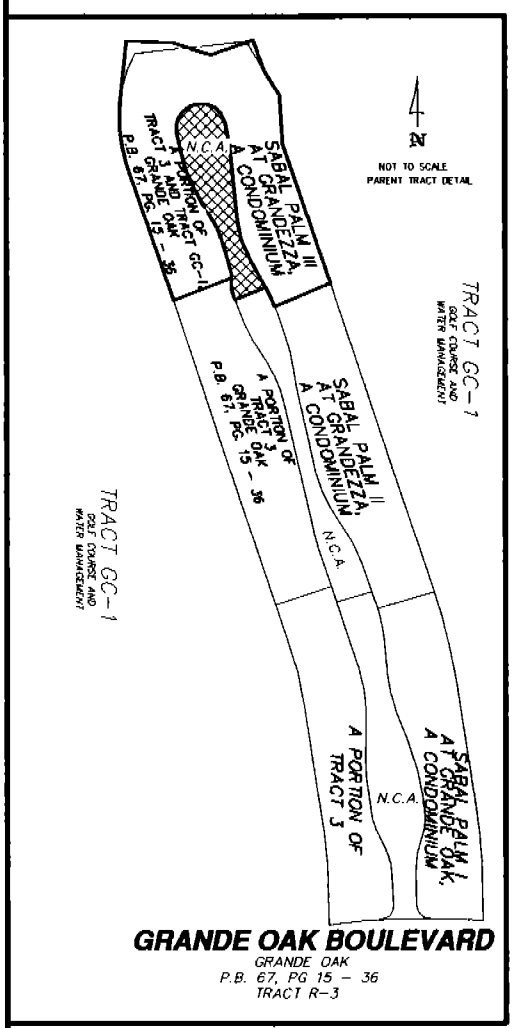
CONCRETE

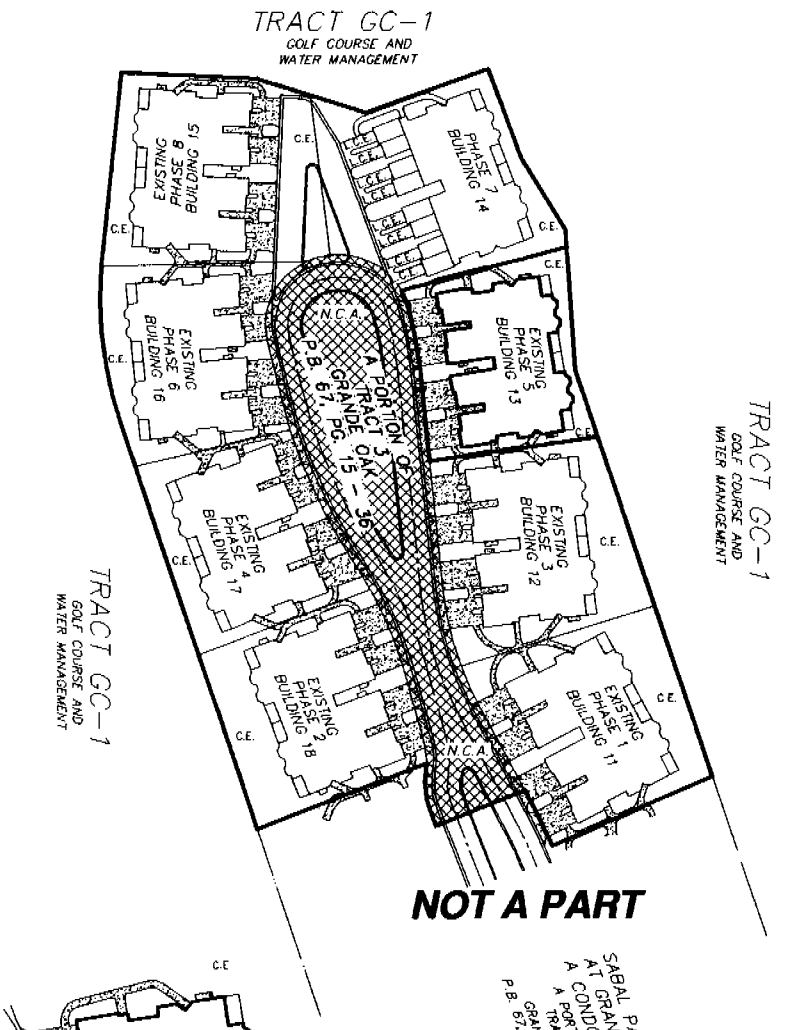
N

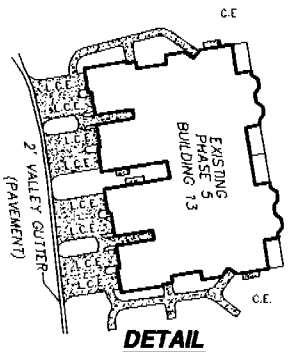
0' 25' 50' 75' 100' 125' 150' 175' 200'

SCALE 1" = 200'

THIS EXHIBIT MAY HAVE BEEN REDUCED







DETAIL
NOT TO SCALE
PHASE 5 BUILDING #13

NOTES:

1.) ALL IMPROVEMENTS SHOWN HERE ARE PROPOSED AS OF THE DATE OF THIS DRAWING UNLESS OTHERWISE SHOWN.
2.) PROPOSED IMPROVEMENTS AREA SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

THIS INSTRUMENT PREPARED BY:
BRETT A. BISHOP, L.S.#4760
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

06/15/01

PLOT PLAN

REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #13) 07/22/04
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #12) 05/27/04
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #11) 03/17/04.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #15) 11/26/03.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #16) 10/08/03.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #17) 09/24/03.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #18) 07/24/03.

Z:\dwgs\2000\0076 grande oak tract 3\conda\conda 3\finals\0076PP13F.dwg 07/22/2004 08:23:33 AM EDT

This instrument prepared by:
C. Perry Peeples, Esq.
5551 Ridgewood Drive, Suite 101
Naples, Florida 34108
(941) 597-7088

INSTR # 6418901
OR BK 04413 Pgs 1932 - 1937; (6pgs)
RECORDED 08/30/2004 04:20:53 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 52.50
DEPUTY CLERK L Wheat

CERTIFICATE OF AMENDMENT TO DECLARATION OF CONDOMINIUM OF SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

THIS AMENDMENT is made this 30th day of August, 2004, by Parker Estero One, Inc., a Florida corporation (the "Developer").

WHEREAS, on October 17, 2003, the Developer recorded a Declaration of Condominium of SABAL PALM III AT GRANDEZZA, a Condominium, in O.R. Book 03754, page 1845, et seq., of the Public Records of Lee County, Florida;

WHEREAS, the Developer wishes to amend said Declaration for the purpose of submitting additional lands comprising Phase 7 to the Condominium form of ownership and use as an addition to the Condominium, and to certify substantial completion of Phase 7;

WHEREAS, Section 22 of said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium to submit additional lands and to comply with Section 718.104(4)(e), Florida Statutes; and to further amend said Declaration for the purpose of certifying substantial completion of Phase 7 of said Condominium pursuant to Section 718.104(4)(e) Florida Statutes, to include revised Plot Plans, Floor Plans and Surveyor's Certificate of Substantial Completion;

WHEREAS, the Plan of Development section contained on pages 1 through 3 of the Declaration of Condominium contains the following statutory provisions, incorporated by reference herein, regarding Phase 7 of Sabal III at Grandezza, a Condominium:

A. The minimum and maximum numbers and general size of units to be included in Phase 7.

B. Each unit's percentage of ownership in the common elements, common expenses and common surplus, as each Phase is added.

C. The facilities which will be owned as common elements by all unit owners and all personal property to be provided as each Phase is added.

D. The membership vote and ownership in the Association attributable to each unit in each Phase, which results from the adding of Phase 7.

E. A statement that time-share estates will not be created with respect to any units in any Phase of the Condominium.

NOW, THEREFORE, pursuant to the provisions of Section 718.403, Florida Statutes, Phase 7 of Sabal Palm III at Grandezza, a Condominium, is hereby submitted to the condominium form of ownership and use as an addition to the Condominium, and the Developer hereby amends the Declaration as follows:

1. Exhibit "A" is hereby amended to add the legal description for Phase 7.

2. Exhibit "B" is hereby amended to add Exhibit "B" attached, containing the Units and improvements in Phase 7 and to add surveyor's certificate certifying substantial completion for Phase 7.

IN WITNESS WHEREOF, the Developer has executed this Certificate of Amendment the day and year first above written.

Witnesses:

M K Tasker
Printed Name: MARIA TASKER

BRANDI MARTINELLI
Printed Name:

PARKER ESTERO ONE, INC., a Florida corporation

By:
Printed Name: DAVID KNIZNER
Its: VICE PRESIDENT

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 30th day of August, 2004, by DAVE KNIZNER, as VICE PRESIDENT of Parker Estero One, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me.

M. K. TASKER
MY COMMISSION # DD 151140
EXPIRES: September 18, 2006
Bonded Thru Notary Public Underwriters

M K Tasker
Notary Public
Print Name: MK TASKER

My Commission Expires: 9/18/06

Official Records BK 04101 PG 3782

EX "A"

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 941-597-1315
FAX: 941-597-5207

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM
PHASE 7
BUILDING 14

LEGAL DESCRIPTION

A PORTION OF TRACT "3", AND A PORTION OF TRACT GC-1, GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG EASTERLY LINE OF SAID TRACT 3, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 07°19'23", A CHORD BEARING OF N.05°14'41"W. AND A CHORD LENGTH OF 118.15 FEET; THENCE ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 118.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.08°54'23"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 285.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 09°37'30", A CHORD BEARING OF N.13°43'08"W. AND A CHORD LENGTH OF 226.52 FEET; THENCE ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 226.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.18°31'53"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 1067.56 FEET; THENCE N.03°49'13"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 98.05 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.75°16'26"W., A DISTANCE OF 133.79 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 55.50 FEET, A CENTRAL ANGLE OF 67°08'07", A CHORD BEARING OF N.62°42'00"W. AND A CHORD LENGTH OF 61.37 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 65.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.83°43'57"W., A DISTANCE OF 1.23 FEET; THENCE N.06°48'58"W., A DISTANCE OF 125.04 FEET; THENCE S.72°24'21"E., A DISTANCE OF 44.87 FEET; THENCE N.70°25'47"E., A DISTANCE OF 101.84 FEET; THENCE S.20°10'47"E., A DISTANCE OF 74.64 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT 3; THENCE S.32°05'52"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 65.13 FEET; THENCE S.03°49'13"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 13.51 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 0.52 ACRES, MORE OR LESS.

EXHIBIT A

BEARINGS REFER TO GRANDE OAK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

_____ 10/08/02

BRETT A. BISHOP, STATE OF FLORIDA, (L.S. #4760)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

REVISED: 10/08/02
PROOFED: BAB

SP3PH7.1.WP

(SEE ATTACHED SKETCH - SP3PH7.DWG)

EXHIBIT B

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 239-597-1315
FAX: 239-597-5207

SABAL PALM III AT GRANDEZZA,
A CONDOMINIUM
PHASE 7
BUILDING #14
SURVEYORS CERTIFICATE OF SUBSTANTIAL COMPLETION

THE UNDERSIGNED LAND SURVEYOR HEREBY CERTIFIES THAT THE CONSTRUCTION OF THE IMPROVEMENTS COMPRISING SABAL PALM III AT GRANDEZZA, A CONDOMINIUM, PHASE 7, BUILDING #14, IS SUBSTANTIALLY COMPLETE SO THAT THE DECLARATION OF CONDOMINIUM 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 SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS. ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES SERVICES, AND ACCESS TO PHASE 7, BUILDING #14, AND COMMON ELEMENT FACILITIES SERVING PHASE 7, BUILDING #14 HAVE BEEN SUBSTANTIALLY COMPLETED.

STEPHEN E. BERRY, STATE OF FLORIDA, (P.S.M. #5296)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

(007614CRT.SAM)

SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

LEGEND

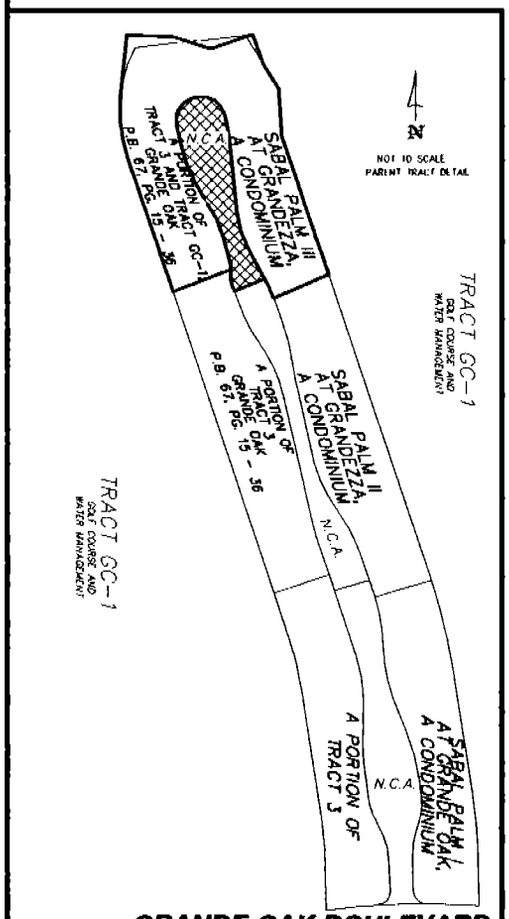
P.B.	PLAT BOOK
PG.	PAGE
PGS	PAGES
L.C.E	LIMITED COMMON ELEMENT
C.E	COMMON ELEMENT
N.C.A.	NEIGHBORHOOD COMMON AREA
	AREA LESS AND EXCEPTED
	CONCRETE

N

0' 25' 50' 75' 100' 125' 150' 175' 200'

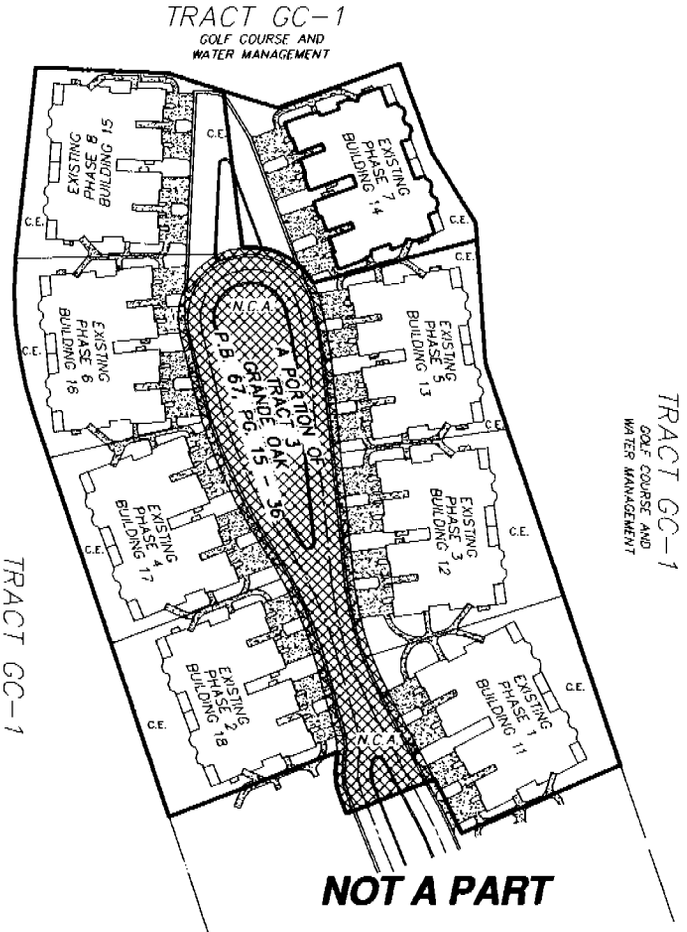
SCALE 1" = 200'

THIS EXHIBIT MAY HAVE BEEN REDUCED

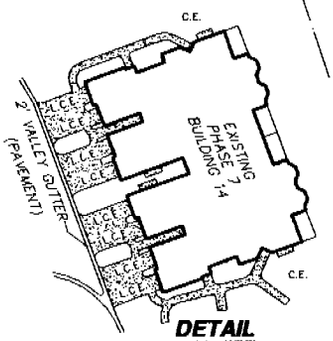


GRANDE OAK BOULEVARD

GRANDE OAK
P.B. 67, PG 15 - 36
TRACT R-3



NOT A PART



DETAIL
NOT TO SCALE
PHASE 7
BUILDING #14

NOTES:

1.) ALL IMPROVEMENTS SHOWN HERE ARE PROPOSED AS OF THE DATE OF THIS DRAWING UNLESS OTHERWISE SHOWN.
2.) PROPOSED IMPROVEMENTS AREA SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

THIS INSTRUMENT PREPARED BY:
BRETT A. BISHOP, L.S.#4760
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315
06/15/01

PLOT PLAN

REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #14) 08/23/04.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #13) 07/22/04
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #12) 05/27/04.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #11) 03/17/04.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #15) 11/26/03.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #16) 10/08/03.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #17) 09/24/03.
REVISED: ADDED FINAL IMPROVEMENTS (BUILDING #18) 07/24/03

Z:\awgs\2000\0076 grande oak tract 3\condo\condo 3\finals\0076PP14F.dwg 08/23/2004 08:25:18 AM EDT

INSTR # 2007000287340, Doc Type CER, Pages 8, Recorded 09/18/2007 at 11:52 AM, Charlie Green, Lee County Clerk of Circuit Court, Rec. Fee $69.50 Deputy Clerk AKLESH

After Recordation, Return to:

Robert W. McClure, P.A.
3511 Bonita Bay Blvd.
Bonita Springs, Florida 34134
Telephone: 239/948-9740

CERTIFICATE OF AMENDMENT

THE UNDERSIGNED, being the duly and acting President of **Sabal Palm at Grandezza Neighborhood Association, Inc.**, a Florida corporation not-for-profit, hereby certifies that a meeting of the Board of Directors held on August 2, 2007, where a quorum was present, after due notice, the resolutions set forth below were approved by the affirmative vote of a majority of the Board of Directors and that at a meeting of the members held on August 2, 2007, where a quorum was present, after due notice, the resolutions set forth below were approved by the affirmative vote of at least 2/3rds of the voting interests, present in person or by proxy, for the purposes of amending the following: (i) Declaration of Condominium of Sabal Palm I at Grande Oak, a Condominium, as originally recorded at O.R. Book 3373, Page 2321, Public Records of Lee County, Florida, (ii) Declaration of Condominium of Sabal Palm II at Grandezza, a Condominium, as originally recorded at O.R. Book 3628, Page 3837, Public Records of Lee County, Florida, and (iii) Declaration of Condominium of Sabal Palm III at Grandezza, a Condominium, as originally recorded at O.R. Book 3754, Page 1845, Public Records of Lee County, Florida.

RESOLVED: That the Declaration of Condominium of Sabal Palm I at Grande Oak, a Condominium, be and is hereby amended and restated in its entirety; and the restatement is adopted in the form attached hereto, and made a part hereof.

RESOLVED FURTHER: That the Declaration of Condominium of Sabal Palm II at Grandezza, a Condominium, be and is hereby amended and restated in its entirety; and the restatement is adopted in the form attached hereto, and made a part hereof.

RESOLVED FURTHER: That the Declaration of Condominium of Sabal Palm III at Grandezza, a Condominium, be and is hereby amended and restated in its entirety; and the restatement is adopted in the form attached hereto, and made a part hereof.

WITNESSES:

Signature

Phillip GABALY

Print Name

Lin Rhode

Signature

LIN RHODE

Print Name

SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation

By: Joel Shapiro

Title: President

Date: 8/2/07

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledge before me this 2nd day of August ,2007 by Joel Shapiro , ___ President of the Sabal Palm at Grandezza Neighborhood Association, Inc., on behalf of the corporation. ~~He~~/She is (✓) personally known to me or ( ) has produced _____ as identification.

Shirley A. Reed

Signature of Notary Public

SHIRLEY A. REED
MY COMMISSION # DD 655508
EXPIRES: April 21, 2011
Bonded Thru Notary Public Underwriters

This Instrument Prepared by and
upon Recording to be Returned to:
Robert W. McClure, Esq.
3511 Bonita Bay Boulevard
Bonita Springs, Florida 34134
Telephone: 239/948-9740

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
SABAL PALM I AT GRANDE OAK, A CONDOMINIUM

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF SABAL PALM I AT GRAND OAK, A CONDOMINIUM ("Amendment") is made by The Sabal Palm at Grandezza Neigborhood Association, Inc., a Florida corporation not-for-profit (hereinafter referred to as the "Association").

WHEREAS, Parker Estero One, Inc., a Florida corporation, as developer of Sabal Palm I at Grand Oak, a residential subdivision, executed a certain Declaration of Condominium of Sabal Palm I at Grande Oak, a Condominium, dated March 5, 2001, and on recorded on March 5, 2001 in Official Record Book 3373, Page 2321, of the Public Records of Lee County, Florida, as amended ("Declaration"); and

WHEREAS, the Association wishes to amend the Declaration in accordance to the terms and conditions set forth below and pursuant to Section 23 thereof.

NOW, THEREFORE, the Association hereby amends the Declaration as follows [all additions to the existing text are **underlined and in bold**]:

1. The first sentence of Section 15 entitled LEASING OF UNITS is revised to read:

No Condominium Unit shall be leased for a period of less than thirty (30) days **nor more than 120 days and not more than three (3) times per year**, nor shall any Condominium Unit be leased without the prior written approval of the Board, which approval is subject to the Board's sole and absolute discretion, nor shall any Condominium Unit be used or sold on a "time-share basis."

2. All other terms and conditions of the Declaration not previously amended or amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, has hereto set his hand and seal this 2 day of August, 2007.

SABAL PALM AT GRANDEZZA
NEIGHBORHOOD ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: Joel Schaffer
Title: President

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 2 day of August, 2007 by Joel Schaffer as the ____ President of SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC., who [4 is personally known to me or [ ] has produced _____ as identification.

Shirley A. Reed
Notary Public

Shirley A. Reed
Print Name of Notary Public

My Commission Expires:

SHIRLEY A. REED
MY COMMISSION # DD 655506
EXPIRES: April 21, 2011
Bonded Thru Notary Public Underwriters

This Instrument Prepared by and
upon Recording to be Returned to:
Robert W. McClure, Esq.
3511 Bonita Bay Boulevard
Bonita Springs, Florida 34134
Telephone: 239/948-9740

AMENDMENT TO DECLARATION OF CONDOMINIUM OF SABAL PALM II AT GRANDEEZZA, A CONDOMINIUM

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF SABAL PALM II AT GRANDEZZA, A CONDOMINIUM ("Amendment") is made by The Sabal Palm at Grandezza Neighborhood Association, Inc., a Florida corporation not-for-profit (hereinafter referred to as the "Association").

WHEREAS, Parker Estero One, Inc., a Florida corporation, as developer of Sabal Palm I at Grand Oak, a residential subdivision, executed a certain Declaration of Condominium of Sabal Palm II at Grandezza, a Condominium, dated April 17, 2002, and on recorded on April 22, 2002 in Official Record Book 3628, Page 3837, of the Public Records of Lee County, Florida, as amended ("Declaration"); and

WHEREAS, the Association wishes to amend the Declaration in accordance to the terms and conditions set forth below and pursuant to Section 23 thereof.

NOW, THEREFORE, the Association hereby amends the Declaration as follows [all additions to the existing text are **underlined and in bold**]:

1. The first sentence of Section 15 entitled LEASING OF UNITS is revised to read:

No Condominium Unit shall be leased for a period of less than thirty (30) days **nor more than 120 days and not more than three (3) times per year**, nor shall any Condominium Unit be leased without the prior written approval of the Board, which approval is subject to the Board's sole and absolute discretion, nor shall any Condominium Unit be used or sold on a "time-share basis."

2. All other terms and conditions of the Declaration not previously amended or amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, has hereto set his hand and seal this 2 day of August, 2007.

SABAL PALM AT GRANDEZZA
NEIGHBORHOOD ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: [signature]
Title: President

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 7 day of April, 2007 by JOEL SPARINO as the ____ President of SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC., who [4 is personally known to me or [ ] has produced _____ as identification.

Shirley A. Reed
Notary Public

Shirley A. Reed
Print Name of Notary Public

My Commission Expires:

SHIRLEY A. REED
MY COMMISSION # DD 655508
EXPIRES: April 21, 2011
Bonded Thru Notary Public Underwriters

This Instrument Prepared by and
upon Recording to be Returned to:
Robert W. McClure, Esq.
3511 Bonita Bay Boulevard
Bonita Springs, Florida 34134
Telephone: 239/948-9740

AMENDMENT TO DECLARATION OF CONDOMINIUM OF SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF SABAL PALM III AT GRANDEZZA, A CONDOMINIUM ("Amendment") is made by The Sabal Palm at Grandezza Neighborhood Association, Inc., a Florida corporation not-for-profit (hereinafter referred to as the "Association").

WHEREAS, Parker Estero One, Inc., a Florida corporation, as developer of Sabal Palm I at Grand Oak, a residential subdivision, executed a certain Declaration of Condominium of Sabal Palm III at Grandezza, a Condominium, dated October 14, 2002, and on recorded on October 14, 2002 in Official Record Book 3754, Page 1845, of the Public Records of Lee County, Florida, as amended ("Declaration"); and

WHEREAS, the Association wishes to amend the Declaration in accordance to the terms and conditions set forth below and pursuant to Section 23 thereof.

NOW, THEREFORE, the Association hereby amends the Declaration as follows [all additions to the existing text are **underlined and in bold**]:

1. The first sentence of Section 15 entitled LEASING OF UNITS is revised to read:

No Condominium Unit shall be leased for a period of less than thirty (30) days **nor more than 120 days and not more than three (3) times per year**, nor shall any Condominium Unit be leased without the prior written approval of the Board, which approval is subject to the Board's sole and absolute discretion, nor shall any Condominium Unit be used or sold on a "time-share basis."

2. All other terms and conditions of the Declaration not previously amended or amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, has hereto set his hand and seal this 2 day of August, 2007.

SABAL PALM AT GRANDEZZA
NEIGHBORHOOD ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: _____
Title: President

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 2 day of August, 2007 by JOEL SHAPIRO as the ____ President of SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC., who [✓] is personally known to me or [ ] has produced _____ as identification.

Shirley A. Reed
Notary Public

Shirley A. Reed
Print Name of Notary Public

My Commission Expires:

SHIRLEY A. REED
MY COMMISSION # DD 655508
EXPIRES: April 21, 2011
Bonded Thru Notary Public Underwriters

INSTR # 2008000025116, Doc Type DOC, Pages 8, Recorded 01/29/2008 at 12:56 PM, Charlie Green, Lee County Clerk of Circuit Court, Rec. Fee $69.50 Deputy Clerk APIKE

Prepared by and After
Recordation, Return to:
Robert W. McClure, P.A.
3511 Bonita Bay Blvd.
Bonita Springs, Florida 34134
Telephone: 239/948-9740

AMENDED CERTIFICATE OF AMENDMENT

THE UNDERSIGNED, being the duly enacted President of **Sabal Palm at Grandezza Neighborhood Association, Inc.**, a Florida corporation not-for-profit, hereby certifies that at a meeting of the Board of Directors held on September 27, 2007, where a quorum was present, after due notice, the resolutions set forth below were approved by the affirmative vote of a majority of the Board of Directors and that at a meeting of the members held on January 17, 2008, where a quorum was present, after due notice, the resolutions set forth below were approved by the affirmative vote of at least 2/3rds of the voting interests, present in person or by proxy, for the purposes of amending the following: (i) Declaration of Condominium of Sabal Palm I at Grand Oak, a Condominium, as originally recorded at O.R. Book 3373, Page 2321, Public Records of Lee County, Florida, (ii) Declaration of Condominium of Sabal Palm II at Grandezza, a Condominium, as originally recorded at O.R. Book 3628, Page 3837, Public Records of Lee County, Florida, and (iii) Declaration of Condominium of Sabal Palm III at Grandezza, a Condominium, as originally recorded at O.R. Book 3754, Page 1845, Public Records of Lee County, Florida:

> RESOLVED: That the Declaration of Condominium of Sabal Palm I at Grand Oak, a Condominium, is hereby amended in the form attached hereto and made a part hereof.
>
> RESOLVED FURTHER: That the Declaration of Condominium of Sabal Palm II at Grandezza, a Condominium, is hereby amended in the form attached hereto and made a part hereof.
>
> RESOLVED FURTHER: That the Declaration of Condominium of Sabal Palm III at Grandezza, a Condominium, is hereby amended in the form attached hereto and made a part hereof.

The purpose of this Amended Certificate of Amendment is to amend the Certificate of Amendment and attachments thereto recorded on September 18, 2007 at Instrument No. 2007000287340 in the Public Records of Lee County, Florida.

WITNESSES:

Signature

Rena R. Anway

Print Name

Signature

Robert McClure

Print Name

SABAL PALM AT GRADEZZA
NEIGHBORHOOD ASSOCIATION, INC.
a Florida not-for-profit corporation

By: _____
Joel Shapiro, President

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 28th day of January, 2008 by Joel Shapiro, President of the Sabal Palm at Grandezza Neighborhood Association, Inc., on behalf of the corporation. He is ( ) personally known to me or ( ) has produced drivers licence as identification.

_____
Signature of Notary Public

RENA R. ANWAY
Comm# DD0321546
Expires 5/19/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

This Instrument Prepared by and
upon Recording to be Returned to:
Robert W. McClure, Esq.
3511 Bonita Bay Boulevard
Bonita Springs, Florida 34134
Telephone: 239/948-9740

AMENDMENT TO DECLARATION OF CONDOMINIUM OF SABAL PALM I AT GRANDE OAK, A CONDOMINIUM

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF SABAL PALM I AT GRAND OAK, A CONDOMINIUM ("Amendment") is made by The Sabal Palm at Grandezza Neighborhood Association, Inc., a Florida corporation not-for-profit (hereinafter referred to as the "Association").

WHEREAS, Parker Estero One, Inc., a Florida corporation, as developer of Sabal Palm I at Grand Oak, a residential subdivision, executed a certain Declaration of Condominium of Sabal Palm I at Grande Oak, a Condominium, dated March 5, 2001, and recorded on March 5, 2001 in Official Record Book 3373, Page 2321, of the Public Records of Lee County, Florida, as amended ("Declaration"); and

WHEREAS, the Association wishes to amend the Declaration in accordance to the terms and conditions set forth below and pursuant to Section 23 thereof.

NOW, THEREFORE, the Association hereby amends the Declaration as follows [all deletions to the existing text are ~~overstricken~~ and all additions to the existing text are **underlined and in bold**]:

1. The first and second sentences of Section 15 entitled LEASING OF UNITS is revised to read:

> No Condominium Unit shall be leased for a period of less than thirty (30) days **nor more than 120 days and not more than three (3) times per year**, nor shall any Condominium Unit be leased without the prior written approval of the Board, which approval is subject to the Board's sole and absolute discretion, nor shall any Condominium Unit be used or sold on a "time-share basis." There may be a ~~$50.00~~ review fee paid to the Association for review of each proposed lease at the discretion of **and in an amount determined from time to time by** the Board.

2. The following sentence shall be added to the end of Section 12.3:

> **No vehicle shall be allowed to remain in a driveway or other common element or limited common element of the Association which leaks oil or, in the reasonable opinion of the Association, is a nuisance or detriment to the health, safety and well being of the community. Any vehicles which are not allowed to remain in the community for the reasons set forth in this section or any other provision of the Declaration may, after reasonable notice, be removed by a licensed towing company or other appropriate means at the expense of the owner of the vehicle.**

3. Paragraph A of Section 12.20 entitled Pets and Animals is revised to read:

A. In order to keep a pet on the premises, prior approval of the Board of Directors must be obtained. Pets of Owners ~~or Occupants~~ shall be limited to no more than two (2) dogs **(each under 50 pounds)** and cats in the aggregate, small birds to be kept in a bird cage and tropical fish to be kept in an aquarium. **Tenants and guests of Owners are prohibited from having any pets or animals of any kind; provided, however, any tenants or guests which have pets as of January 17, 2008 and are in compliance with the preceding sentence may keep such pets until either (i) the existing term of rental for tenants or the existing term of stay for guests shall terminate, or (ii) the pet shall die or be permanently removed from the premise, whichever shall first occur.**

4. All other terms and conditions of the Declaration not previously amended or amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, has hereto set his hand and seal this _____ day of JAN. 28th, 2008.

SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation

By: Joel Shapiro
Title: President of Sabal Palm Neighborhood

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 28th day of January, 2008 by Joel Shapiro as the ✓ President of SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC., who [ ] is personally known to me or [✓] has produced Driver's License as identification.

Rena R. Anway
Notary ~~Public~~

Rena R. Anway
Print Name of Notary Public

My Commission Expires:

RENA R. ANWAY
Comm# DD0321546
Expires 5/19/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

This Instrument Prepared by and
upon Recording to be Returned to:
Robert W. McClure, Esq.
3511 Bonita Bay Boulevard
Bonita Springs, Florida 34134
Telephone: 239/948-9740

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
SABAL PALM II AT GRANDEEZZA, A CONDOMINIUM

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF SABAL PALM II AT GRANDEZZA, A CONDOMINIUM ("Amendment") is made by The Sabal Palm at Grandezza Neighborhood Association, Inc., a Florida corporation not-for-profit (hereinafter referred to as the "Association").

WHEREAS, Parker Estero One, Inc., a Florida corporation, as developer of Sabal Palm I at Grand Oak, a residential subdivision, executed a certain Declaration of Condominium of Sabal Palm II at Grandezza, a Condominium, dated April 17, 2002, and recorded on April 22, 2002 in Official Record Book 3628, Page 3837, of the Public Records of Lee County, Florida, as amended ("Declaration"); and

WHEREAS, the Association wishes to amend the Declaration in accordance to the terms and conditions set forth below and pursuant to Section 23 thereof.

NOW, THEREFORE, the Association hereby amends the Declaration as follows [all deletions to the existing text are ~~overstricken~~ and all additions to the existing text are **underlined and in bold**]:

1. The first and second sentences of Section 15 entitled LEASING OF UNITS is revised to read:

> No Condominium Unit shall be leased for a period of less than thirty (30) days **nor more than 120 days and not more than three (3) times per year**, nor shall any Condominium Unit be leased without the prior written approval of the Board, which approval is subject to the Board's sole and absolute discretion, nor shall any Condominium Unit be used or sold on a "time-share basis." There may be a ~~$50.00~~ review fee paid to the Association for review of each proposed lease at the discretion of **and in an amount determined from time to time by** the Board.

2. The following sentence shall be added to the end of Section 12.3:

> **No vehicle shall be allowed to remain in a driveway or other common element or limited common element of the Association which leaks oil or, in the reasonable opinion of the Association, is a nuisance or detriment to the health, safety and well being of the community. Any vehicles which are not allowed to remain in the community for the reasons set forth in this section or any other provision of the Declaration may, after reasonable notice, be removed by a licensed towing company or other appropriate means at the**

expense of the owner of the vehicle.

3. Paragraph A of Section 12.20 entitled Pets and Animals is revised to read:

A. In order to keep a pet on the premises, prior approval of the Board of Directors must be obtained. Pets of Owners ~~or Occupants~~ shall be limited to no more than two (2) dogs **(each under 50 pounds)** and cats in the aggregate, small birds to be kept in a bird cage and tropical fish to be kept in an aquarium. **Tenants and guests of Owners are prohibited from having any pets or animals of any kind; provided, however, any tenants or guests which have pets as of January 17, 2008 and are in compliance with the preceding sentence may keep such pets until either (i) the existing term of rental for tenants or the existing term of stay for guests shall terminate, or (ii) the pet shall die or be permanently removed from the premise, whichever shall first occur.**

4. All other terms and conditions of the Declaration not previously amended or amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, has hereto set his hand and seal this _____ day of Jan. 29, 2008.

SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation

By: Joel Schapiro

Title: President Sabal Palm Neighborhood

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 28th day of January, 2008 by Joel Schapiro as the ____ President of SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC., who [ ] is personally known to me or [✓] has produced driver's license as identification.

Rena R. Anway

Notary ~~Public~~

Rena R. Anway

Print Name of Notary Public

My Commission Expires:

RENA R. ANWAY
Comm# DD0321546
Expires 5/19/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

This Instrument Prepared by and
upon Recording to be Returned to:
Robert W. McClure, Esq.
3511 Bonita Bay Boulevard
Bonita Springs, Florida 34134
Telephone: 239/948-9740

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
SABAL PALM III AT GRANDEZZA, A CONDOMINIUM

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF SABAL PALM III AT GRANDEZZA, A CONDOMINIUM ("Amendment") is made by The Sabal Palm at Grandezza Neighborhood Association, Inc., a Florida corporation not-for-profit (hereinafter referred to as the "Association").

WHEREAS, Parker Estero One, Inc., a Florida corporation, as developer of Sabal Palm I at Grand Oak, a residential subdivision, executed a certain Declaration of Condominium of Sabal Palm III at Grandezza, a Condominium, dated October 14, 2002, and recorded on October 14, 2002 in Official Record Book 3754, Page 1845, of the Public Records of Lee County, Florida, as amended ("Declaration"); and

WHEREAS, the Association wishes to amend the Declaration in accordance to the terms and conditions set forth below and pursuant to Section 23 thereof.

NOW, THEREFORE, the Association hereby amends the Declaration as follows [all additions to the existing text are **underlined and in bold**]:

NOW, THEREFORE, the Association hereby amends the Declaration as follows [all deletions to the existing text are ~~overstricken~~ and all additions to the existing text are **underlined and in bold**]:

1. The first and second sentences of Section 15 entitled LEASING OF UNITS is revised to read:

> No Condominium Unit shall be leased for a period of less than thirty (30) days **nor more than 120 days and not more than three (3) times per year**, nor shall any Condominium Unit be leased without the prior written approval of the Board, which approval is subject to the Board's sole and absolute discretion, nor shall any Condominium Unit be used or sold on a "time-share basis." There may be a ~~$50.00~~ review fee paid to the Association for review of each proposed lease at the discretion of **and in an amount determined from time to time by** the Board.

2. The following sentence shall be added to the end of Section 12.3:

> **No vehicle shall be allowed to remain in a driveway or other common element or limited common element of the Association which leaks oil or, in the reasonable opinion of the Association, is a nuisance or detriment to the health, safety and well being of the community. Any vehicles which are not**

allowed to remain in the community for the reasons set forth in this section or any other provision of the Declaration may, after reasonable notice, be removed by a licensed towing company or other appropriate means at the expense of the owner of the vehicle.

3. Paragraph A of Section 12.20 entitled Pets and Animals is revised to read:

A. In order to keep a pet on the premises, prior approval of the Board of Directors must be obtained. Pets of Owners ~~or Occupants~~ shall be limited to no more than two (2) dogs **(each under 50 pounds)** and cats in the aggregate, small birds to be kept in a bird cage and tropical fish to be kept in an aquarium. **Tenants and guests of Owners are prohibited from having any pets or animals of any kind; provided, however, any tenants or guests which have pets as of January 17, 2008 and are in compliance with the preceding sentence may keep such pets until either (i) the existing term of rental for tenants or the existing term of stay for guests shall terminate, or (ii) the pet shall die or be permanently removed from the premise, whichever shall first occur.**

4. All other terms and conditions of the Declaration not previously amended or amended hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, has hereto set his hand and seal this _____ day of Jan 28, 2008.

SABAL PALM AT GRANDEZZA
NEIGHBORHOOD ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: Joel Schapiro
Title: President Sabal Palm Neighborhood

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 28th day of January, 2008 by Joel Schapiro as the ___ President of SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC., who [ ] is personally known to me or [x] has produced drivers license as identification.

Rena R. Anway
Notary Public

Rena R. Anway
Print Name of Notary Public

My Commission Expires:

RENA R. ANWAY
Comm# DD0321546
Expires 5/19/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

INSTR # 2014000049140, Doc Type CER, Pages 10, Recorded 03/11/2014 at 09:54 AM, Linda Doggett, Lee County Clerk of Circuit Court, Rec. Fee $86.50 Deputy Clerk JWATKINS

PREPARED BY AND RETURN TO:
James Michael Costello, Esq.
Law Offices of James M. Costello, P.L.
1136 NE Pine Island Road, #52
Cape Coral, FL 33909

CERTIFICATE OF AMENDMENT
(Adoption of Amended/Restated Rules and Regulations)

The Undersigned, being the duly elected and acting President of SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC., a Florida corporation not for profit, does hereby certify that at a duly-noticed meeting of the Board of Directors, the following resolution was duly adopted by the Board of Directors for the purposes of amending the Declaration of Condominium for SABAL PALM I AT GRANDE OAK, A CONDOMINIUM, as originally recorded in Official Records Book 3373, Pages 2321, *et seq.*; the Declaration of Condominium for SABAL PALM II AT GRANDEZZA, A CONDOMINIUM, as originally recorded in Official Records Book 3628, Pages 3837, *et seq.*; and the Declaration of Condominium for SABAL PALM III AT GRANDEZZA, A CONDOMINIUM, as originally recorded in Official Records Book 3754, Pages 1845, *et seq.*; all in the Public Records of Lee County, Florida.

1. The following resolution was approved by a majority of the Board of Directors:

RESOLVED: That the Rules and Regulations of the Association be and are hereby amended and the amendment(s) are adopted in the form attached hereto as Exhibit "A" and made a part hereof.

Patrice Murphy
signature of first witness

Patrice Murphy
printed name of first witness

Dated: March 4, 2014

SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC.

signature of second witness

By: Lin Rhode
Lin Rhode, *President*

Neal Sokolow
printed name of second witness

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing Certificate was acknowledged before me this 4 day of March, 2014, by Lin Rhode, as President of SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. She [X] is personally known to me, or [ ] provided identification of _____ and did not take an oath.

(Seal)

LUCY A PASCHKE
MY COMMISSION # EE028408
EXPIRES September 21, 2014
(407) 398-0153 FloridaNotaryService.com

_____ *(sign)*
Notary Public: *State of Florida At Large*

RULES AND REGULATIONS
AMENDED AND RESTATED FOR SABAL PALM AT GRANDEZZA CONDOMINIUM ASSOCIATION, INC.

The Board of Directors has adopted these Rules & Regulations pursuant to Section 12.28 of the Declaration of Condominium for Sabal Palm at Grandezza, A Condominium Association, as recorded in the Public Records of Lee County. These Rules shall remain in full force and effective until such time as they are amended, modified, rescinded in accordance with Section 1, Article VI of the Bylaws.

1. Applications

These Rules & Regulations are intended to supplement and complement the restrictive covenants and other provisions set forth in the Declaration and the Bylaws, and shall govern the use of the Units and the Common Elements, as well as the conduct of the Association and all contractors, agents, guests and other invitees. In the event that any occupant of a Unit other than the Owner, renters, guests, contractors or any other person invited to the property, is responsible for a violation of the Rules or other Condominium Documents, the Association may hold the Owner of such Unit jointly and severally responsible for the actions of such other Persons.

2. Enforcement

The Association, acting through the Board of Directors or a duly authorized enforcement committee, shall enforce these Rules & Regulations in accordance with the notice and hearing requirements set forth in the Declaration of Condominium. The Association may impose the specific monetary fines set forth in these Rules, for violations of the Rules and other Condominium Documents. Each violation of the covenants set forth in the Declaration shall be subject to a maximum fine of $100; or a $100 fine each day of the continuing violation after notice, up to a total maximum of $1,000, as applicable. The Association may impose such fines in addition to exercising all other enforcement remedies available under the Declaration, the Bylaws, at law or in equity.

3. Reporting of Violations

Any Owner or Tenant may report a violation of these Rules & Regulations or other Condominium Documents by delivering written notice via US Mail or email to Sterling Property Services. Written notice of an alleged violation shall state: (a) the nature of the alleged violation; (b) the identity of the Owner or the other Person who allegedly committed the violation; (c) the identity of the Owner who is responsible for the alleged violator, if the alleged violator is other than the Owner; and (d) the name, address and telephone number of the Person filing the complaint. The Grandezza Master POA Guard House provides for

after-hours patrols and may respond to a non-emergency event upon contacting them at 239-498-8895. All emergencies should be reported to the authorities by calling 911.

4. Exceptions & Other Relief

The Board of Directors may, but shall not be obligated to, grant exceptions and other relief from these Rules & Regulations when, in the Board's sole discretion, the particular circumstances merit such relief; provided, however, that the Board use its best good-faith efforts to treat similarly situated parties in a similar manner.

5. Use of Common Elements

The use of the Common Elements by the Owners or other occupants of the Units and their Guests shall be subject to the following restrictions:

a. Signs, Displays, etc.

No one may place any sign, poster, advertising device, notice or other display of any kind anywhere within the Common Elements, on the windows or other transparent opening of a Unit, or on the exterior doors of a Unit. Notwithstanding the preceding sentence, on the day of an open house held to market a Unit to the public, a Unit Owner may display one "open house" sign within the Common Elements beginning at 1pm, and the Owner or agent shall remove the sign after the conclusion of the open house, or by 5pm, whichever occurs earlier.

b. Walkways and Storage of Personal Property

No one may obstruct the stairways, sidewalks, driveways or similar portions of the Common Elements. No one may park or store bicycles or any other personal property within the Common Elements, except in spaces, if any, that the Board of Directors may designate for such purposes.

c. Clubhouse Rules

The Sabal Palm Clubhouse is for the primary use and enjoyment of Sabal Palm residents. Non-community sponsored events for more than 12 individuals requires a clubhouse rental with a Sabal Palm unit owner/sponsor to sign up, complete an application, submit the deposit(s) and be present for the duration of the event. Such events may not exceed a maximum of 30 people. Please note that the Pool, Pool Deck and Restrooms must remain open to the entire community at all times and cannot be reserved for any event.

1) Requests to use the Clubhouse must be made no less than two weeks in advance. Please refer to the sign-up sheet located in the kitchen area of the Clubhouse. If the date requested is available please add your name, unit number, contact phone number and the event details.

a) For events comprised of 12 people or less, no further action is necessary. For events in excess of 12 people (Rental) please sign up and complete a Clubhouse Rental application (available in the Clubhouse) and send it to Sterling Property Services with two checks made payable to Sabal Palm at Grandezza. One check is for a security deposit of $200.00 and a second check is for $50.00 [nonrefundable rental fee]. The security deposit will be returned to the unit owner after the cleanup is performed and the clubhouse has been inspected.

2) The unit owner will be responsible for any and all damages done to the Clubhouse, pool, pool deck, and areas surrounding the Clubhouse & pool. The unit owner will also be responsible for all clean up.

   a) For non-rental use – If clean-up is not satisfactorily performed, the unit owner will be notified of the deficiency. If any damage occurred, the unit owner will also be billed for the repair. Future incidents may result in restricted use of the clubhouse.

   b) For rental use - If clean-up is not performed, the unit owner will lose part or all of the deposit. If the total cost of any damage is more than the amount of the deposit, the unit owner will be responsible for the difference.

3) The clubhouse cannot be reserved for any holidays. The clubhouse is to be made available to all unit owners during any holiday. Only the neighborhood association may schedule community events for all residents during holidays.

4) Use of clubhouse and rental agreements cannot exceed 5 hours. This will include set up and clean-up.

5) Unless otherwise noted, the clubhouse must be cleaned and vacated by 11:00 p.m.

6) The unit owner/sponsor will be responsible for making sure that all guests follow all rules, including, but not limited to parking and noise control.

7) Parking space at the clubhouse is limited to 7 spaces and 1 handicap space. If additional spaces are needed, unit owner/sponsor will request guests to park in the Grandezza parking lot and make arrangements to shuttle the guests back and forth to the Sabal Palm clubhouse. Parking restrictions will be strictly enforced and vehicles in violation will be towed at the owner's expense.

6. Use of Swimming Pool

The use of the swimming pools by the Owners or other occupants of the Units and their Guests shall be subject to the following restrictions:

a. Responsibility
Anyone who uses the swimming pool shall be strictly responsible for their own safety; anyone who uses the swimming pool shall do so at their own risk. There shall be no lifeguard on duty. The Association shall assume no responsibility for any injury to persons or any damage to property resulting from such use.

b. Pool Hours
The hours of permitted use for the swimming pool are from Dawn to Dusk.

c. Conduct of Owners and Guests
Only Unit Owners, Tenants and their escorted Guests may use the pool Deck or swimming pool. Unit Owners and Tenants shall be strictly responsible for the conduct of their Guests. Children who are at the swimming pool are not permitted in the clubhouse or on the furniture in wet bathing suits to watch television. Unauthorized use of the pool deck or swimming pool or use after permitted hours, constitutes criminal trespass, and the Association will prosecute violators to the full extent permitted by Florida Statute Section 810.09.

d. Health Issues
The maximum capacity of the swimming pool is 33 people. No incontinent Persons may use the swimming pool. Children in diapers who use the pool must be in swimming diapers that do not allow the release of urine or stools into the water. No animals may enter the pool deck or the swimming pool. No one may enter the swimming pool without showering.

e. Safety Issues
No one may run, dive, splash water, engage in acrobatics or horseplay, or otherwise cause undue disturbance to others Persons, anywhere within the pool deck or swimming pool. No one may have food or drink in the swimming pool. No one may use glass containers anywhere within the pool deck or the swimming pool.

7. Parking of Vehicles; Parking Permits

Each Unit Owner and Tenant shall cause their Guests or other invitees to prominently display parking passes within their vehicles at all times while the Guests or invitees' vehicles are parked within the Condominium Property. The Association may tow any vehicle parked in violation of this Rule or Section 12 of the Declaration without notice or warning. Vehicles with invalid or expired license plates are not permitted to be parked anywhere within Sabal Palm.

Guests only are allowed to park in visitors' spaces. Anyone with more than two (2) vehicles must park the additional vehicle in the unassigned parking spaces located on the property. No parking is permissible on the grass, common ground or streets at any time. Service vehicles are allowed to park on the street only if necessary, and then only if necessary to

service a Unit within the Property. Any and all vehicles parked or stored on the Property which do not comply with the foregoing parking regulations shall be deemed "improperly parked vehicles" and are subject to towing by the Association at the vehicle owner's expense. Each Owner agrees to notify all Guests of the regulations regarding parking and to require Guests to abide by such parking regulations.

No commercial truck, commercial van, or other commercial vehicle, and no recreational vehicle, shall be permitted to be parked overnight. Notwithstanding the foregoing, vans equipped for personal passenger use shall be permitted, even if such vans are not kept fully enclosed inside a structure.

No Vehicle shall be allowed to remain in a driveway or other common element or limited common element of the association which leaks oil or any other fluids, in the reasonable opinion of the Association, is a nuisance or detriment to the health, safety and well being of the community. Any fluid that may leak in an owner's driveway is the owner's responsibility to clean up at their expense. Any vehicles which are not allowed to remain in the community for the reasons set forth in this section or any other provision of the declaration may, after reasonable notice, be removed by a licensed towing company or any other appropriate means at the expense of the owner of the vehicle.

8. Barbecue Grills

No one may use a barbecue grill of any kind within a Unit, the first floor terrace or the second floor balcony appurtenant to a Unit, or any other covered area within the Condominium Property.

a. Propane Grilling, Storage

The Florida Fire Prevention Code prohibits any cooking on a balcony of an apartment or condominium. The only exception is for **electrical** cooking appliances such as electric ranges or electric grills.

The Florida Fire Prevention Code prohibits the storage or use of L.P. (liquid propane) in any apartment or condominium. Therefore, L.P. gas tanks in excess of two pounds cannot be stored anywhere within a unit, including on the lanai or in the garage.

9. Pets

The ability to keep a domestic pet is a privilege, not a right. If, in the opinion of the Board of Directors, any pet becomes a source of unreasonable annoyance or a threat to others, or the owner of the pet fails or refuses to comply with the below stated restrictions, the owner, upon written notice, may be required to remove the pet from the premises.

a. Pets are limited to no more than two (2) dogs (each under 50lbs) and cats in the aggregate, small birds are to be kept in a bird cage and tropical fish are to be kept in

an aquarium. Tenants and guests of owners are prohibited from having any pets or animals of any kind.

b. No one may permit their pets to roam freely anywhere within the Common Elements; every dog owner shall keep such owner's dog on a leash or with an appropriate pet carrier whenever such dog is permitted outside the confines of the pet owner's Unit. No dog will be tethered and left outside alone. Pet owners shall collect and dispose of all animal waste from their pets in accordance with 12.20 Section B of the declaration. While outside with a pet each pet owner shall be required to have visible a bag or paper to collect animal waste. Pet owners shall not permit their pets to cause disturbances, including, but not limited to, making noise audible to the occupants of other Units.

10. Amplified Sound

No Owner or resident of a Unit may make or permit any disturbing noises, as determined by the Board of Directors, in the building or on the Condominium Property, whether made by himself, his or her family, friends, guests, pets or employees, nor may he do or permit to be done anything by such persons that would interfere with the rights, comforts or other conveniences of other residents. No person may play or suffer to be played any musical instrument, stereo, phonograph, radio or television set in his Unit, or on or about the Condominium Property, if the same shall in any manner disturb or annoy the other residents or Owners of the Condominium Property.

11. Laundry Drying, etc.

No one may hang or dry clothing, laundry, textiles or similar materials anywhere within the Condominium Property that is visible from the Common Elements or to the occupants of another Unit.

12. Disposal of Garbage & Yard Refuse

No one may accumulate garbage, waste, or yard debris anywhere within the Condominium Property, except in approved containers with lids. The Owner or other occupants of a Unit shall place such sanitary bags or other containers on the driveway in a covered container. Recycling occurs on Tuesday and trash is picked up on Wednesday. You may place your containers on the side of the road the night prior to pick up, but no earlier than 6pm.

13. Discharge of Firearms

No one may discharge a firearm anywhere within the Condominium Property. For purposes of this Rule, the term "firearm" shall include all rifles, shotguns, handguns, starter guns, compressed air guns, bows, crossbows, and any similar weapons.

14. Business & Trade Uses

Each unit shall be used only for the purpose of residence. No Commercial or Professional Business shall be permitted to be operated within any unit, pursuant to 12.1 of the Declaration. Each Unit shall be used only for the purpose of a residence in which there shall not be more than six (6) persons continuously residing, excluding visitors and guests. No Commercial activity or professional business shall be permitted in any Unit without the prior consent of the Association.

15. Leasing of Units

Every Lease of a Unit shall be in writing, shall transfer possession of the entire Unit and not a portion or portions thereof, shall include a term of no fewer than thirty (30) days, and shall require the Tenant and other occupants of the Unit to comply with the requirements of this Declaration and the other Condominium Documents.

a) No Condominium Unit shall be leased for a period of less than thirty (30) days nor more than 120 days and not more than three (3) times per year if unit was purchased after 01/01/08; nor shall any Condominium Unit be leased without the prior written approval of the Board, of which approval is subject to the Board's sole and absolute discretion, nor shall any Condominium Unit be used or sold on a "time-share basis.
b) No consistent noisy or disruptive behavior in the unit or around the community
c) No owning or discharging of fireworks on the property
d) Absolutely no discharging of a weapon, including BB guns, air guns, etc.
e) No boats, rafts or other watercrafts on the lakes. Swimming in the lakes is also prohibited
f) No sunbathing or gatherings in the driveways
g) No speeding on the property and ONE WAY signs must be obeyed at all times
h) No work or commercial vehicles may be parked on the premises at night or on the weekends
i) Boats, trailers, recreational vehicles and motor homes are not permitted to be parked in the driveways
j) Garage doors are to remain closed at all times except when in use
k) You may have one vehicle per licensed driver per unit, cars may not be stored anywhere on property except in the unit's garage or driveway
l) No vehicle maintenance to be performed in the driveway, all vehicles leaking fluids will be towed at the owner's expense
m) Absolutely no motorcycles allowed to be stored or driven on property

n) No gas or charcoal grills anywhere on the premises (Enforced by Estero Fire Department)
o) Absolutely no pets of any kind for Renters or Guests
p) Absolutely nothing may be affixed to the outside of the building (such as satellite dishes, cables, bird houses, wall hangings, etc.)
q) Window coverings must be white or off white on any exterior facing surface
r) Lanais are to be kept clean and are not to be used as storage facilities
s) No littering (this includes cigarette butts)
t) All garbage and recycling receptacles are to be kept within the garage. Please place your receptacles out on Monday after 6pm for Recycling and Tuesday after 6pm for Trash pickup. Receptacles should be removed and stored as soon as possible after pick up. All trash must be placed in a garbage can and not put out in plastic bags.
u) Follow all pool rules including but not limited to no foul language, no glass in the pool, be courteous to other pool guests and no diapers in the pool.
v) Per Lee County Department of Health Code, pool hours are dawn to dusk

16. Association Access to Units

The Association has the irrevocable right of access to the Units during reasonable hours, when necessary, for the maintenance, repair or replacement of any Common Element or for making emergency repairs which are necessary to prevent damage to the Common Elements or to another Unit. Further, the Association has the irrevocable right of access to the Units for maintenance, repair or replacement of any part of the Unit which is to be maintained by the Association under this Declaration. The exercise of the Association's access rights shall be accomplished with due respect for the Owner's rights to privacy and freedom from unreasonable annoyance, as well as with appropriate precautions to protect the Owner's property. The Association shall retain a key to all Units. No Owner shall alter any lock, nor install a new lock which prevents access when the Unit is unoccupied, without notifying the Board of Directors in writing and providing the Association with a key.

17. Unit Appearance/Modifications

Each member shall maintain his unit and all fixtures and appliances located therein in good condition and repair at all times. No glass, screen, curtain, blind, shutters or awning may be installed on any porch or terrace without prior written approval by the Board of Directors. Each owner is prohibited from painting or otherwise decorating or changing the appearance of any portion of the exterior of his unit or the building except with prior written approval of the Board of Directors. All curtains, blinds, shades or other window coverings in the unit shall be of such material, construction and installation that the only color visible from outside the unit is white or a nearly white neutral color.

Owners shall not alter, modify nor change the condominium units without the prior written approval of the Board of Directors. No Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, or windows of the buildings (including, but not limited to, awnings, signs, storm shutters, screens, furniture, fixtures and equipment), nor plant or grow any type of shrubbery, flower, tree, vine, grass

or other plant life outside his unit, without the prior written consent of the Association. No screened lanai, terrace or entry porch may be carpeted, covered or enclosed in any way without the approval of the Association. Notwithstanding the foregoing, no provisions of this Declaration shall prevent an Owner from respectfully displaying a United States flag in accordance with Florida Statutes 718.113(4)

You must contact Sterling Property Services to obtain an ARC modification form before undertaking all remodeling projects.

Important Telephone Numbers

Ambulance/Fire/Emergency.....911
Non-Emergency Police.....239/477-1000
Cable Television and Internet
Comcast 239/598-1104
www.comast.com
Electricity
Florida Power & Light.....239/334-7754
www.fpl.com
Estero Post Office.....239/948-2402
Grandezza Front Gate.....289/498-8895
Lee County Library.....239/890-3200
Sterling Property Services (Management) Office.....239/947-4552

Sterling Property Services
27180 Bay Landing Drive
Suite 4
Bonita Springs, FL 34135