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

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 |
|---|---|---|---|
| 07/21/2003 | Amendment to Declaration of Restrictions for Sabal Palm at Grandezza Neighborhood | Instr 5899076 | 2-18 |
| 07/21/2003 | Amendment to Declaration of Restrictions for Sabal Palm at Grandezza Neighborhood (adds property) | OR 3999/1156 | 19-26 |
| 10/29/2003 | Amendment to Declaration of Restrictions (Building 14, Phase 7, Sabal Palm III) | Instr 6027227 | 27-31 |
| 05/17/2006 | Certificate of Amendment to Declaration of Restrictions, Articles of Incorporation and Bylaws | Instr 2006000200278 | 32-44 |

**Prepared by and return to:**
C. Perry Peeples, Esq.
Garlick Stetler & Peeples, LLP.
5551 Ridgewood Drive, Suite 101
Naples, Florida 34108-2718

INSTR # 5899076
Official Records BK 03999 PG 1139
RECORDED 07/21/2003 11:49:15 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY
RECORDING FEE 78.00
DEPUTY CLERK J Miller

# AMENDMENT TO DECLARATION OF RESTRICTIONS FOR SABAL PALM AT GRANDEZZA NEIGHBORHOOD

This Amendment to DECLARATION OF RESTRICTIONS FOR SABAL PALM AT GRANDEZZA NEIGHBORHOOD, formerly known as Sable Palm at Grande Oak Neighborhood (the "Amendment") is made this 17th day of JULY, 2003, by PARKER ESTERO ONE, INC., a Florida corporation (the "Declarant").

## WITNESSETH:

WHEREAS, Declarant recorded that certain Declaration of Restrictions for Sabal Palm at Grande Oak Neighborhood on March 7, 2001 at O.R. Book 3373, page 2257, of the Public Records of Lee County Florida, as further amended (the "Declaration"); and

WHEREAS, Section 5.1of the Declaration provides that the Declarant shall have the right to add any lands to the Properties by recording an instrument subjecting such additional lands to this Declaration; and

WHEREAS, Section 5.2 of the Declaration provides that the Declarant shall have the right to remove property from the coverage of the Declaration; and

WHEREAS, Section 13.4 of the Declaration provides that until the Declarant transfers control of the Neighborhood Association to Members other than the Declarant, Declarant may, in its sole discretion, amend the provisions of the Declaration; and

WHEREAS, Declarant has not yet turned over control of the Association to Members other than the Declarant; and

WHEREAS, Declarant erroneously recorded amendments to the Declaration in O.R. Book 3878, Page 2574 and O.R. Book 3940, Page 2510, all of the Public Records of Lee County, Florida, which mistakenly added property to the area described in Exhibit "B" to the Declaration rather than adding property to the area described in Exhibit "A" to the Declaration; and

WHEREAS, Declarant wishes to amend the Declaration for the purpose of correcting the mistakes contained in the amendments described above by removing the property from the area described in Exhibit "B" to the Declaration and adding it to the area described in Exhibit "A" to the Declaration.

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

1. Addition of Land to the Declaration. Declarant hereby declares that the property described in Exhibit "A" attached hereto and incorporated herein by reference together with any and all additions as may hereafter be made thereto is removed from Exhibit "B" to the Declaration and is added to Exhibit "A" to the Declaration, and is and shall be owned, used and conveyed subject to the covenants, conditions, restrictions and all other provisions of the Declaration, as amended, which shall run with the Property and be binding on and/or to the benefit of all parties having any right, title or interest in the Property or any part thereof and their heirs, successors and assigns.

2. Ratification. All other terms and provisions of the Declaration are hereby ratified and confirmed and shall remain in full force and effect, except to the extent amended hereby. In the event of any inconsistency between the terms of this Amendment and the terms of the Declaration, the terms of this Amendment shall control.

IN WITNESS WHEREOF, Declarant hereby executes this Amendment in its name by the undersigned authorized officer as of the day and year first above written.

Witnesses:

Elaine C. Sparling
Print Name: ELAINE C. SPARLING

Faye A Todd
Print Name: Faye A Todd

PARKER ESTERO ONE, INC., a Florida corporation

By: _____
Print Name: DAVID KNIZNER
Its: VICE PRESIDENT

Address: 9400 Gladiolus Dr., Suite 250
Ft. Myers, FL 33908

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 17th day of JULY, 2003, by DAVID KNIZNER, as VICE PRESIDENT of Parker Estero One, Inc., a Florida corporation, on behalf of the corporation. He/She is personally known to me or provided _____ as identification.

(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

N:\Clients\Parker_0194\Sabal Palm Neighborhood_008\Amendment changing property added.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 II AT GRANDEZZA,**
**A CONDOMINIUM**
**PHASE 7**
**BUILDING 9**

**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 429.08 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.78°20'09"W., A DISTANCE OF 157.50 FEET; THENCE N.12°49'06"W., A DISTANCE OF 89.40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 342.50 FEET, A CENTRAL ANGLE OF 04°45'53", A CHORD BEARING OF N.10°26'10"W. AND A CHORD LENGTH OF 28.47 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 28.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 507.50 FEET, A CENTRAL ANGLE OF 02°36'13", A CHORD BEARING OF N.09°21'20"W. AND A CHORD LENGTH OF 23.06 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 23.06 FEET TO THE END OF SAID CURVE; THENCE N.75°30'39"E., A DISTANCE OF 140.13 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 148.86 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 0.50 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: SB BAB

SP2PH7.LWP

(SEE ATTACHED SKETCH - SP2PH7.DWG)

# SABAL PALM II AT GRANDEZZA, A CONDOMINIUM
# PHASE 7, BUILDING 9

**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 |

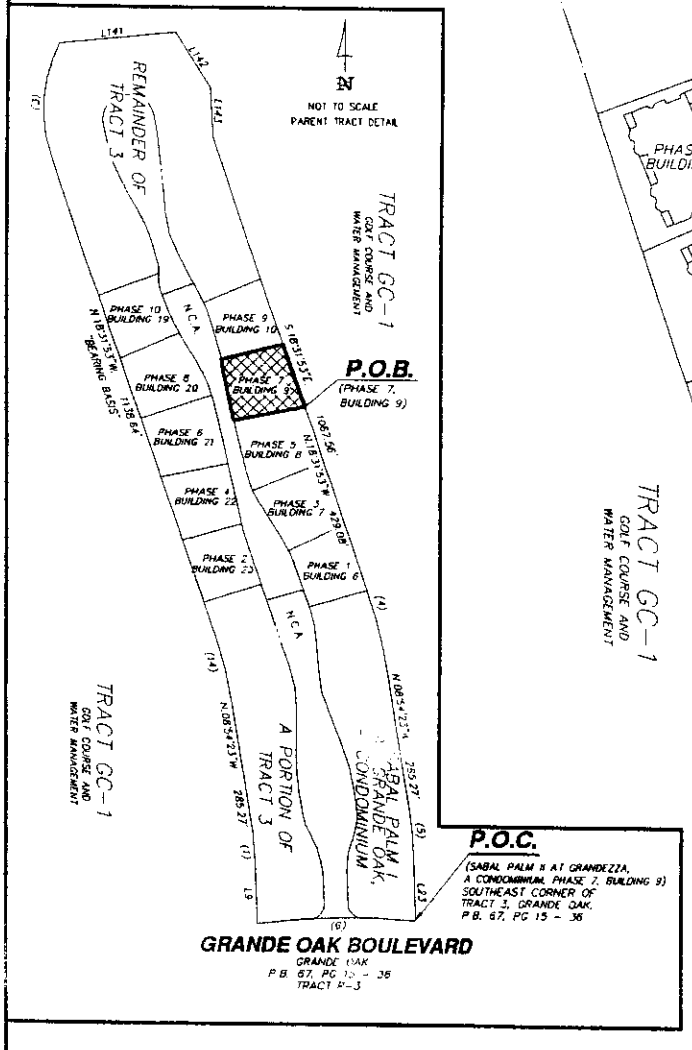
AREA BEING DESCRIBED

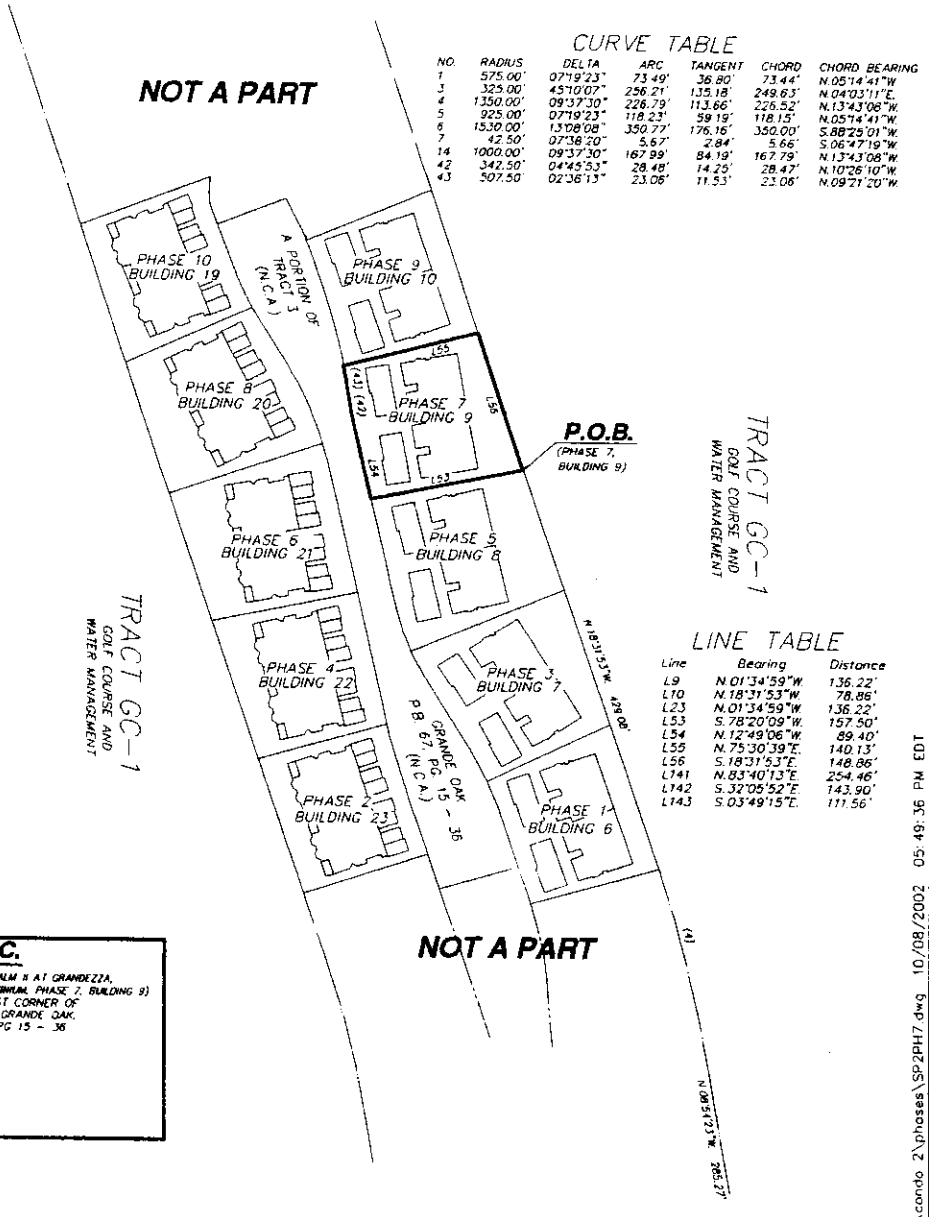
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0' 25' 50' 75' 100' 125' 150' 175' 200'

SCALE 1" = 200'

THIS EXHIBIT MAY HAVE BEEN REDUCED




## CURVE TABLE

| NO. | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| 1 | 525.00' | 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. |
| 7 | 42.50' | 07°38'20" | 5.67' | 2.84' | 5.66' | S.06°47'19"W. |
| 14 | 1000.00' | 09°37'30" | 167.99' | 84.19' | 167.79' | N.13°43'08"W. |
| 42 | 342.50' | 04°45'53" | 28.48' | 14.25' | 28.47' | N.10°26'10"W. |
| 43 | 507.50' | 02°36'13" | 23.08' | 11.53' | 23.06' | N.09°21'20"W. |

## LINE TABLE

| Line | Bearing | Distance |
|---|---|---|
| L9 | N.01°34'59"W. | 136.22' |
| L10 | N.18°31'53"W. | 78.86' |
| L23 | N.01°34'59"W. | 136.22' |
| L53 | S.78°20'09"W. | 157.50' |
| L54 | N.12°49'06"W. | 89.40' |
| L55 | N.75°30'39"E. | 140.13' |
| L56 | S.18°31'53"E. | 148.86' |
| 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.

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.

**THIS IS NOT A SURVEY**

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION** 3 OF 3

W:\dwgs\2000\0076 grande oak tract 3\condo\condo 2\phases\SP2PH7.dwg 10/08/2002 05:49:36 PM 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)

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

## 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. |
| 102 | 325.00' | 22°34'57" | 128.10' | 64.89' | 127.27' | N.07°14'24"W. |
| 103 | 55.50' | 18°17'25" | 17.72' | 8.93' | 17.64' | S.74°35'14"W. |

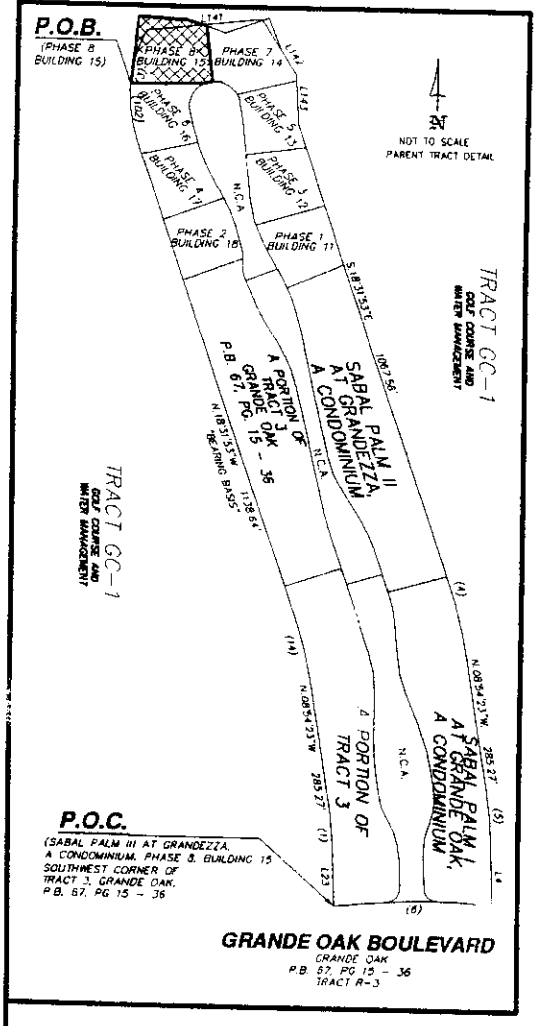
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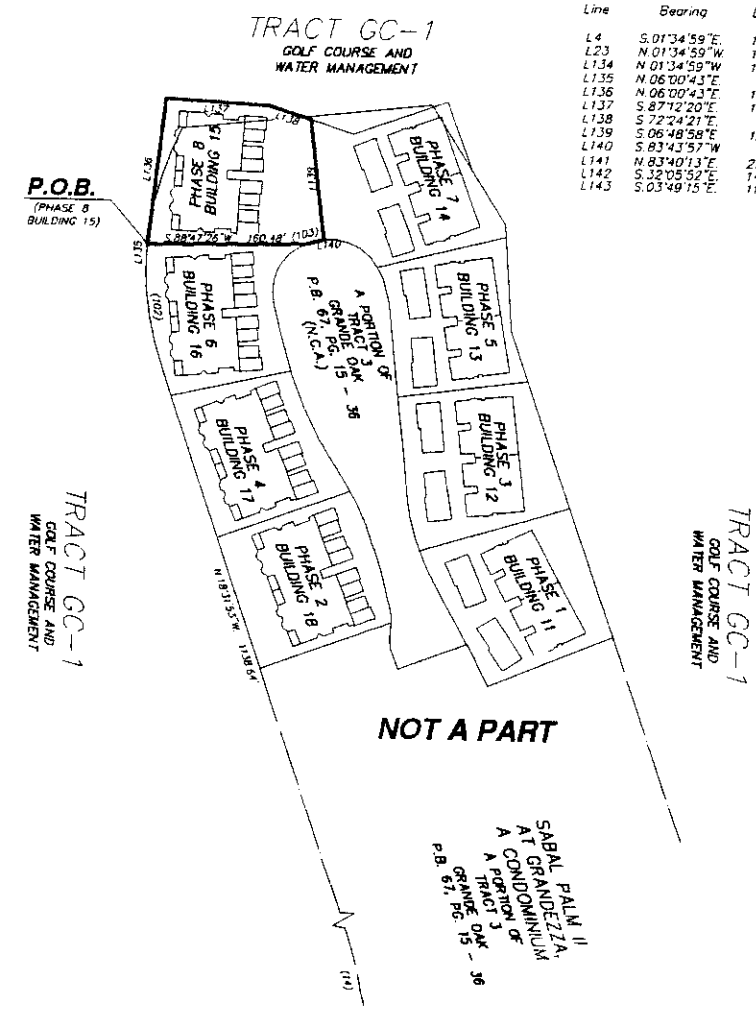
SCALE 1" = 200'

THIS EXHIBIT MAY HAVE BEEN REDUCED

## LINE TABLE

| Line | Bearing | Distance |
|---|---|---|
| L4 | S.01°34'59"E. | 136.22' |
| L23 | N.01°34'59"W. | 136.22' |
| L134 | N.01°34'59"W. | 136.22' |
| L135 | N.06°00'43"E. | 1.23' |
| L136 | N.06°00'43"E. | 151.90' |
| L137 | S.87°12'20"E. | 105.27' |
| L138 | S.72°24'21"E. | 44.87' |
| L139 | S.06°48'58"E. | 125.04' |
| L140 | S.83°43'57"W. | 1.23' |
| 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**

08/15/01

## 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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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

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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**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

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

# 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

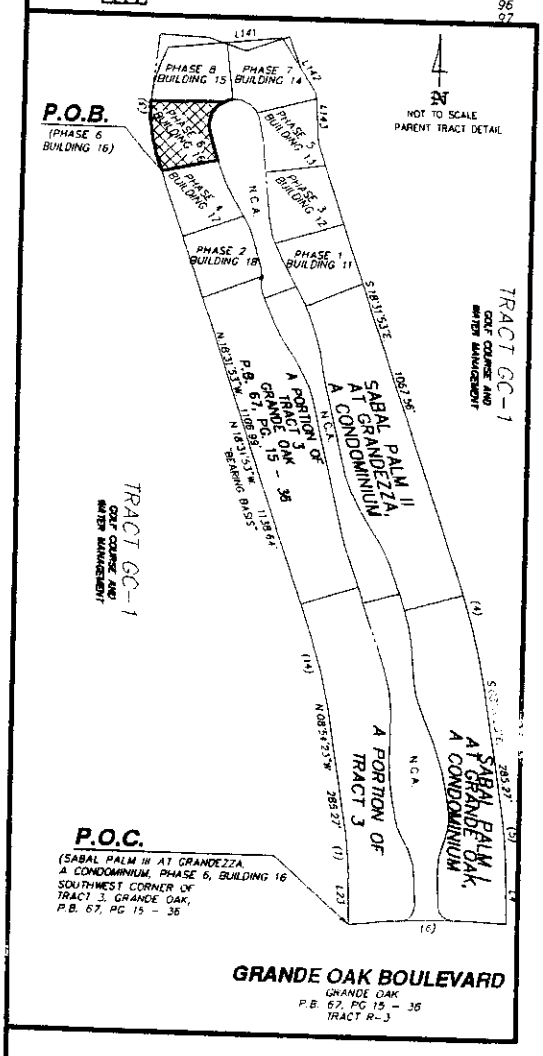
| NO | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| 1 | 575.00' | 07°19'23" | 73.49' | 36.80' | 73.44' | N.05°14'41"W. |
| 3 | 325.00' | 45°10'07" | 256.21' | 135.18' | 249.63' | N.04°03'11"E. |
| 4 | 1350.00' | 09°37'30" | 226.79' | 113.66' | 226.52' | N.13°43'08"W. |
| 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°56'25"W. |
| 97 | 407.50' | 04°10'12" | 29.66' | 14.84' | 29.65' | S.15°34'48"E. |

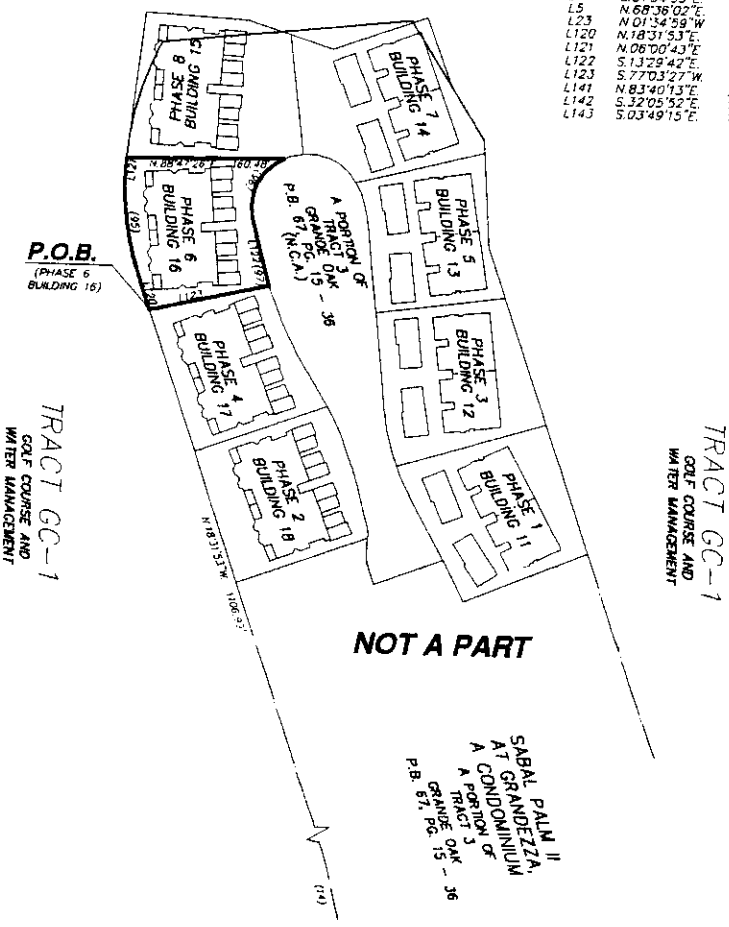
N

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

SCALE 1" = 200'

THIS EXHIBIT MAY HAVE BEEN REDUCED




## LINE TABLE

| Line | Bearing | Distance |
|---|---|---|
| L4 | S.01°34'59"E. | 136.22' |
| L5 | N.88°38'02"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. | 294.46' |
| 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

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



W:\dwgs\2000\0076 grande oak tract 3\condo\condo 3\phases\SP3PH6.dwg 10/08/2002 01:21:32 PM 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 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: RJH BAB

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

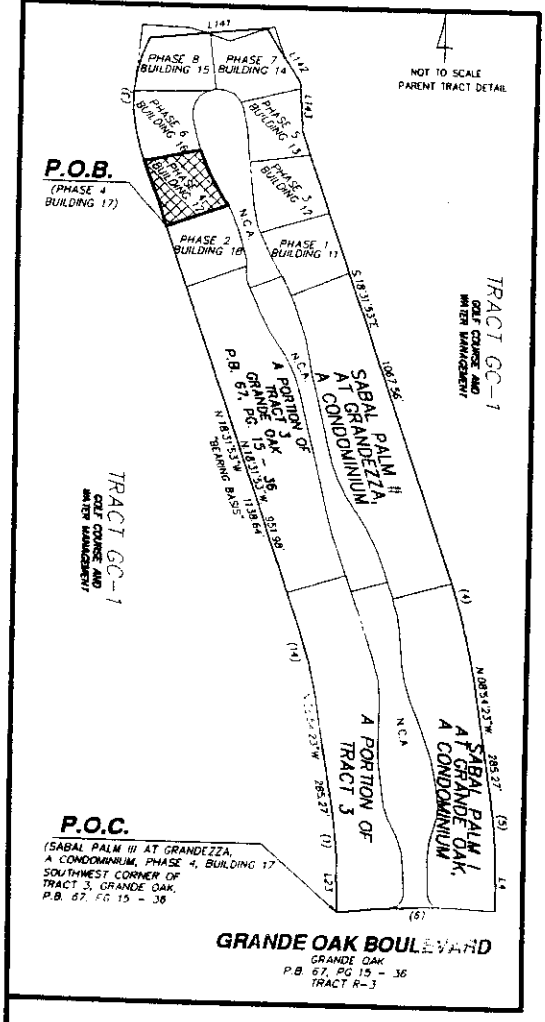
| NO. | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| 1 | 375.00' | 07°19'23" | 73.49' | 36.80' | 73.44' | N.05°14'41"W. |
| 3 | 325.00' | 45°10'07" | 256.21' | 135.18' | 249.63' | N.04°53'11"E. |
| 4 | 1350.00' | 09°37'30" | 226.79' | 113.68' | 226.52' | N.13°43'08"W. |
| 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°75'20"E. |
| 89 | 287.50' | 03°38'26" | 18.27' | 9.14' | 18.26' | S.31°01'32"E. |

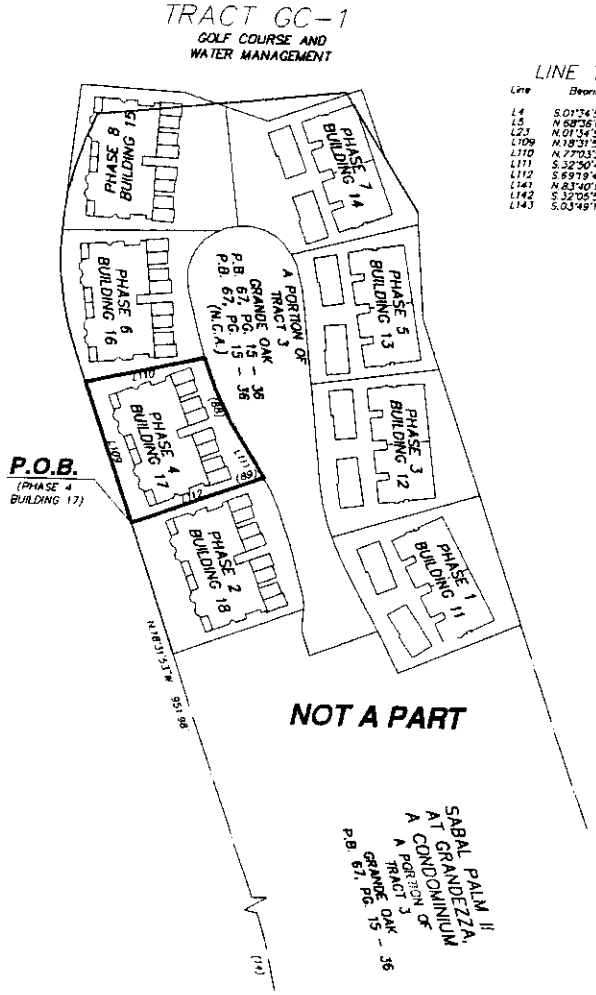
N

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°56'05"E. | 74.85' |
| L23 | N.01°34'59"W. | 136.22' |
| L109 | N.18°31'53"W. | 155.02' |
| L110 | N.77°03'27"E. | 124.54' |
| L111 | S.32°50'45"E. | 13.18' |
| L112 | S.69°19'43"W. | 143.86' |
| 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

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**



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

**SABAL PALM II AT GRANDEZZA,**
**A CONDOMINIUM**
**PHASE 9**
**BUILDING 10**

**LEGAL DESCRIPTION**

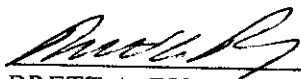
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COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG THE EASTERLY LINE OF SAID TRACT 3, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 07°19'23", 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 577.95 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.75°30'39"W., A DISTANCE OF 140.13 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 507.50 FEET, A CENTRAL ANGLE OF 07°48'38", A CHORD BEARING OF N.14°33'46"W. AND A CHORD LENGTH OF 69.13 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 69.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.18°28'05"W., A DISTANCE OF 41.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 307.50 FEET, A CENTRAL ANGLE OF 04°22'00", A CHORD BEARING OF N.20°39'05"W. AND A CHORD LENGTH OF 23.43 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 23.44 FEET TO THE END OF SAID CURVE; THENCE N.66°50'08"E., A DISTANCE OF 136.26 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 154.78 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 0.45 ACRES, MORE OR LESS.

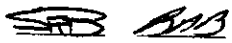
BEARINGS REFER TO GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67, AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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: 

SP2PH9.LWP

(SEE ATTACHED SKETCH - SP2PH9.DWG)

# SABAL PALM II AT GRANDEZZA, A CONDOMINIUM PHASE 9, BUILDING 10

**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 |

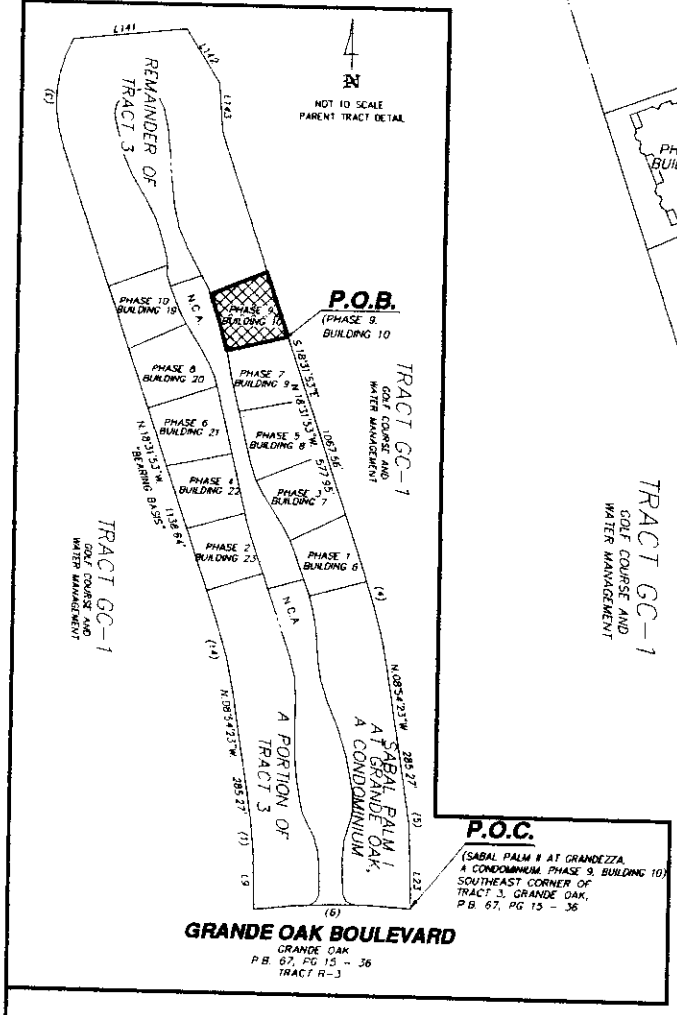
AREA BEING DESCRIBED

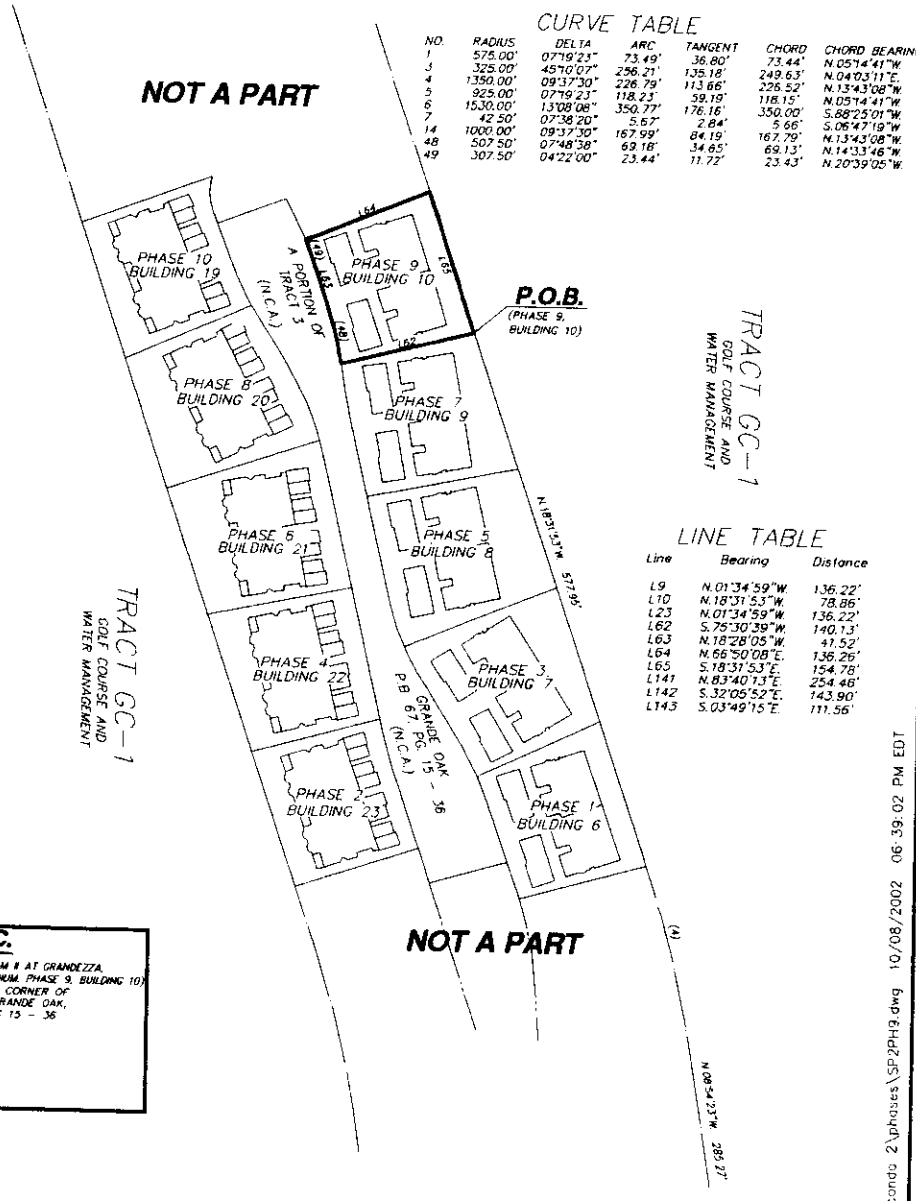
N

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

SCALE 1" = 200'

THIS EXHIBIT MAY HAVE BEEN REDUCED




## 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. |
| 7 | 42.50' | 07°38'20" | 5.67' | 2.84' | 5.66' | S.06°47'19"W. |
| 14 | 1000.00' | 09°37'30" | 167.99' | 84.19' | 167.79' | N.13°43'08"W. |
| 48 | 507.50' | 07°48'38" | 69.18' | 34.65' | 69.13' | N.14°33'46"W. |
| 49 | 307.50' | 04°22'00" | 23.44' | 11.72' | 23.43' | N.20°39'05"W. |

## LINE TABLE

| Line | Bearing | Distance |
|---|---|---|
| L9 | N.01°34'59"W. | 136.22' |
| L10 | N.18°31'53"W. | 78.86' |
| L23 | N.01°34'59"W. | 136.22' |
| L62 | S.75°30'39"W. | 140.13' |
| L63 | N.18°28'05"W. | 41.52' |
| L64 | N.66°50'08"E. | 136.26' |
| L65 | S.18°31'53"E. | 154.78' |
| 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.

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: 1008/02.

**THIS IS NOT A SURVEY**

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

3 OF 3

W:\dwgs\2000\00076 grande oak tract 3\condo\condo 2\phases\SP2PH9.dwg 10/08/2002 06:39:02 PM EDT

**Prepared by and return to:**
C. Perry Peeples, Esq.
Garlick Stetler & Peeples, LLP.
5551 Ridgewood Drive, Suite 101
Naples, Florida 34108-2718

INSTR # 5899077
Official Records BK 03999 PG 1156
RECORDED 07/21/2003 11:49:15 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY
RECORDING FEE 37.50
DEPUTY CLERK J Miller

# AMENDMENT TO DECLARATION OF RESTRICTIONS FOR SABAL PALM AT GRANDEZZA NEIGHBORHOOD

This Amendment to DECLARATION OF RESTRICTIONS FOR SABAL PALM AT GRANDEZZA NEIGHBORHOOD formerly known as Sabal Palm at Grande Oak Neighborhood (the "Amendment") is made this 17th day of JULY, 2003, by PARKER ESTERO ONE, INC., a Florida corporation (the "Declarant").

**WITNESSETH:**

WHEREAS, Declarant recorded that certain Declaration of Restrictions for Sabal Palm at Grande Oak Neighborhood on March 7, 2001 at O.R. Book 3373, page 2257, of the Public Records of Lee County Florida, as further amended (the "Declaration"); and

WHEREAS, Section 5.1of the Declaration provides that the Declarant shall have the right to add any lands to the Properties by recording an instrument subjecting such additional lands to this Declaration; and

WHEREAS, the Declarant wishes to add the real property described in Exhibit "A" attached hereto, to the Properties.

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

1. Addition of Real Property to the Declaration. Declarant hereby declares that the real property described in Exhibit "A" attached hereto and incorporated herein by reference together with any and all additions as may hereafter be made thereto, is and shall be owned, used and conveyed subject to the covenants, conditions, restrictions and all other provisions of the Declaration, as amended, which shall run with the Property and be binding on and/or to the benefit of all parties having any right, title or interest in the Property or any part thereof and their heirs, successors and assigns.

2. Ratification. All other terms and provisions of the Declaration are hereby ratified and confirmed and shall remain in full force and effect, except to the extent amended hereby. In the event of any inconsistency between the terms of this Amendment and the terms of the Declaration, the terms of this Amendment shall control.

IN WITNESS WHEREOF, Declarant hereby executes this Amendment in its name by the undersigned authorized officer as of the day and year first above written.

Witnesses:

PARKER ESTERO ONE, INC., a Florida corporation

Elaine C. Sparling
Print Name: ELAINE C. SPARLING

By: _____
Print Name: DAVID KNIZNER
Its: VICE PRESIDENT

Faye C Todd
Print Name: Faye A Todd

Address: 9400 Gladiolus Dr., Suite 250
Ft. Myers, FL 33908

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 17th day of JULY, 2003, by DAVID KNIZNER, as VICE PRESIDENT of Parker Estero One, Inc., a Florida corporation, on behalf of the corporation. He/She is personally known to me or provided _____ as identification.

Elaine C. Sparling
Notary Public
Print Name: ELAINE C. SPARLING
My Commission Expires: 9-10-05

(Seal)

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

N:\Clients\Parker_0194\Sabal Palm Neighborhood_008\Amendment adding land.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 II AT GRANDEZZA,**
**NEIGHBORHOOD COMMON AREA**

**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:

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., ALONC SAID WESTERLY LINE A DISTANCE OF 78.86 FEET; THENCE N.71°29'59"E., A DISTANCE OF 132.56 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N.18°28'09"W., A DISTANCE OF 93.77 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 357.50 FEET, A CENTRAL ANGLE OF 05°39'03", A CHORD BEARING OF N.15°38'37"W. AND A CHORD LENGTH OF 35.24 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 35.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.12°49'06"W., A DISTANCE OF 12.78 FEET; THENCE N.12°49'06"W., A DISTANCE OF 278.46 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 342.50 FEET, A CENTRAL ANGLE OF 19°27'53", A CHORD BEARING OF N.22°33'02"W. AND A CHORD LENGTH OF 115.80 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 116.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.32°16'59"W., A DISTANCE OF 58.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 207.50 FEET, A CENTRAL ANGLE OF 10°53'01", A CHORD BEARING OF N.26°50'28"W. AND A CHORD LENGTH OF 39.36 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 39.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.21°23'58"W., A DISTANCE OF 56.99 FEET; THENCE N.68°36'02"E., A DISTANCE OF 74.65 FEET; THENCE S.28°07'49"E., A DISTANCE OF 19.51

FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 307.50 FEET, A CENTRAL ANGLE OF 09°39'44", A CHORD BEARING OF S.23°17'57"E. AND A CHORD LENGTH OF 51.79 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 51.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.18°28'05"E., A DISTANCE OF 41.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 507.50 FEET, A CENTRAL ANGLE OF 10°24'52", A CHORD BEARING OF S.13°15'39"E. AND A CHORD LENGTH OF 92.12 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 92.25 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 342.50 FEET, A CENTRAL ANGLE OF 04°45'53", A CHORD BEARING OF S.10°26'10"E. AND A CHORD LENGTH OF 28.47 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 28.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.12°49'06"E., A DISTANCE OF 204.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 242.50 FEET, A CENTRAL ANGLE OF 18°55'16", A CHORD BEARING OF S.22°16'44"E. AND A CHORD LENGTH OF 9.72 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 80.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.31°44'22"E., A DISTANCE OF 86.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 307.50 FEET, A CENTRAL ANGLE OF 13°05'17", A CHORD BEARING OF S.25°11'44"E. AND A CHORD LENGTH OF 70.09 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 70.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.18°39'05"E., A DISTANCE OF 62.00 FEET; THENCE S.73°20'38"W., A DISTANCE OF 82.96 FEET; THENCE N.18°28'09"W., A DISTANCE OF 37.85 FEET TO THE **POINT OF BEGINNING**,

PARCEL CONTAINS 0.96 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.

_____ 00/00/00
BRETT A. BISHOP, STATE OF FLORIDA, (L.S. #4760)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

0076HOOD2.LWP

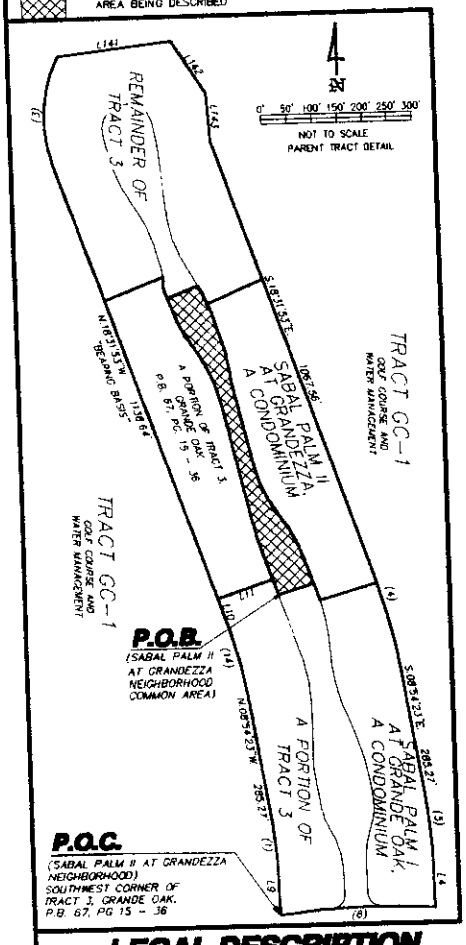
(SEE ATTACHED SKETCH - 0076HOOD2.DWG)

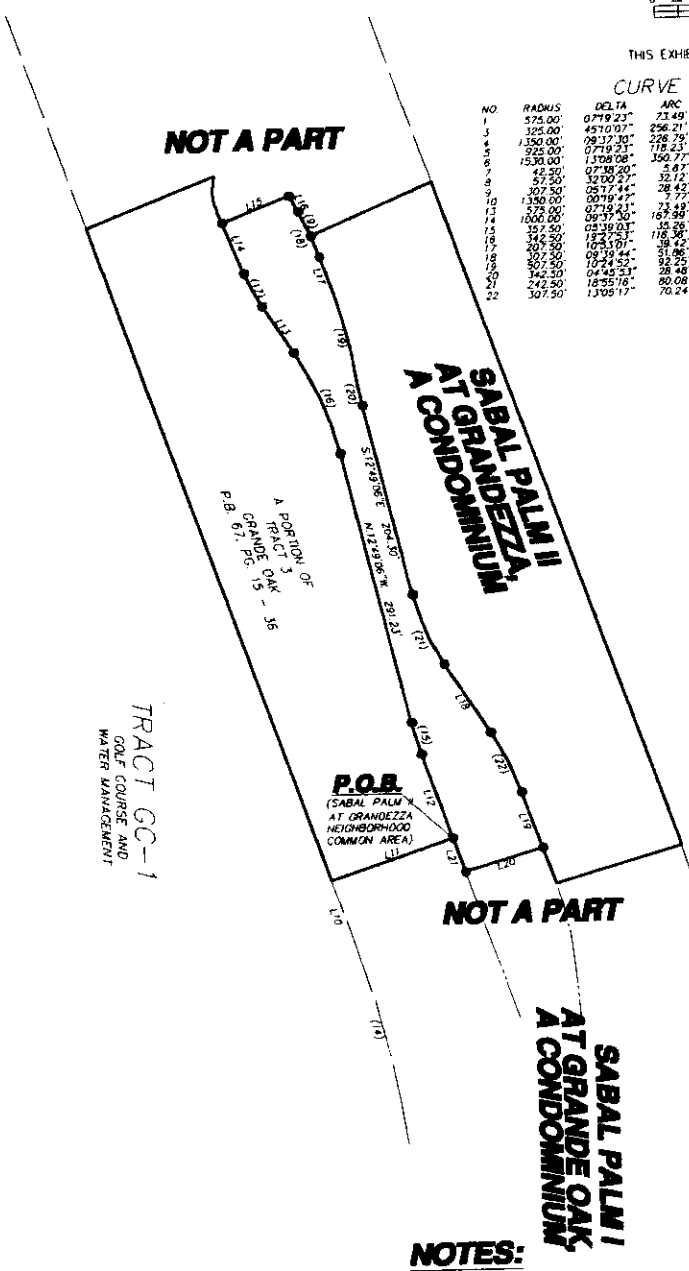
# SABAL PALM II AT GRANDEZZA, NEIGHBORHOOD COMMON AREA

**LEGEND**

| | | |
|---|---|---|
| S.I.R. | ● | SET 5/8 " IRON ROD WITH CAP (L.B. #6753) |
| L.S. | | LICENSED SURVEYOR |
| L.B. | | LICENSED BUSINESS |
| RNG. | | RANGE |
| P.O.B. | | POINT OF BEGINNING |
| P.O.C. | | POINT OF COMMENCEMENT |
| P.B. | | PLAT BOOK |
| PG. | | PAGE |
| R/W | | RIGHT OF WAY |
| U.E. | | UTILITY EASEMENT |
| D.E. | | DRAINAGE EASEMENT |
| PGS. | | PAGES |
| FIRM | | FLOOD INSURANCE RATE MAP |
| F.A.C. | | FLORIDA ADMINISTRATIVE CODE |
| P.U.E. | | PUBLIC UTILITY EASEMENT |
| L.C.E. | | LIMITED COMMON ELEMENT |
| C.E. | | COMMON ELEMENT |
| O.R. | | OFFICIAL RECORDS BOOK |

AREA BEING DESCRIBED




## CURVE TABLE

| NO. | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| 1 | 575.00' | 0°19'23" | 73.49' | 36.80' | 73.44' | N.05°14'41"W. |
| 2 | 525.00' | 45°10'07" | 256.21' | 135.18' | 249.63' | N.04°03'10"E. |
| 3 | 1350.00' | 09°37'30" | 226.79' | 113.66' | 226.52' | S.71°43'08"E. |
| 4 | 925.00' | 07°19'23" | 118.23' | 59.19' | 118.15' | S.09°14'41"E. |
| 5 | 1530.00' | 13°09'08" | 350.77' | 176.16' | 350.00' | S.88°25'01"W. |
| 6 | 42.50' | 07°18'20" | 5.67' | 2.84' | 5.66' | S.06°42'79"W. |
| 7 | 57.50' | 32°00'27" | 32.12' | 16.49' | 31.71' | S.09°23'44"E. |
| 8 | 307.50' | 05°17'44" | 28.42' | 14.22' | 28.41' | S.25°28'57"E. |
| 9 | 307.50' | 05°17'44" | 28.42' | 14.22' | 28.41' | S.18°22'00"E. |
| 10 | 1350.00' | 00°19'47" | 7.77' | 3.88' | 7.77' | S.15°32'06"E. |
| 11 | 575.00' | 07°19'23" | 73.49' | 36.80' | 73.44' | N.09°14'41"W. |
| 12 | 1000.00' | 09°37'30" | 167.99' | 84.19' | 167.79' | N.71°43'08"W. |
| 13 | 357.50' | 03°39'01" | 35.26' | 17.64' | 35.24' | N.15°38'17"W. |
| 14 | 342.50' | 19°27'53" | 116.36' | 58.74' | 115.80' | N.22°13'02"W. |
| 15 | 342.50' | 19°27'53" | 116.36' | 58.74' | 115.80' | N.42°40'55"W. |
| 16 | 207.50' | 10°54'07" | 39.47' | 19.77' | 39.38' | S.37°17'57"E. |
| 17 | 207.50' | 10°54'07" | 51.96' | 25.99' | 51.79' | S.26°23'50"E. |
| 18 | 307.50' | 09°19'44" | 51.96' | 25.99' | 51.90' | S.15°15'39"E. |
| 19 | 507.30' | 10°24'52" | 92.25' | 46.25' | 92.12' | S.10°26'10"E. |
| 20 | 342.30' | 04°45'31" | 28.48' | 14.25' | 28.47' | S.22°16'44"E. |
| 21 | 242.50' | 18°55'18" | 80.08' | 40.41' | 79.72' | S.22°11'44"E. |
| 22 | 307.50' | 13°05'17" | 70.24' | 35.27' | 70.09' | S.25°11'44"E. |

## LINE TABLE

| Line | Bearing | Distance |
|---|---|---|
| L1 | S.18°39'05"E. | 40.53' |
| L4 | S.21°23'58"E. | 12.68' |
| L5 | N.68°36'02"E. | 74.65' |
| L6 | S.28°07'49"E. | 19.51' |
| L9 | N.01°34'59"W. | 136.22' |
| L10 | N.18°31'53"W. | 78.86' |
| L11 | S.71°28'08"W. | 132.56' |
| L12 | N.18°28'09"W. | 93.77' |
| L13 | N.32°16'59"W. | 58.17' |
| L14 | N.21°23'58"W. | 56.99' |
| L15 | N.68°36'02"E. | 74.65' |
| L16 | S.28°07'49"E. | 19.51' |
| L17 | S.18°28'05"E. | 41.92' |
| L18 | S.71°44'23"E. | 86.49' |
| L19 | S.18°28'05"E. | 62.00' |
| L20 | S.71°20'38"W. | 92.96' |
| L21 | N.18°28'09"W. | 37.85' |
| L141 | N.63°00'13"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 COLLIER 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.

THIS INSTRUMENT PREPARED BY:
BRETT A. BISHOP, L.S.#4760
**BBLS SURVEYORS & MAPPERS INC.**
**1802-A RAIL HEAD BLVD.**
**NAPLES, FLORIDA 34110 (941) 597-1315**

06/15/01

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

0076HOGDCOM2

**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**

**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:

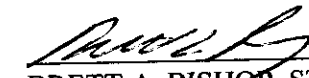
COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE N.01°34'59"W., ALONG THE WESTERLY LINE OF SAID TRACT 3, A DISTANCE OF 136.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 07°19'23", A CHORD BEARING OF N.05°14'41"W. AND A CHORD LENGTH 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; 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.

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: KLH BAB
SP3HOODCOM.LWP

(SEE ATTACHED SKETCH - SP3HOODCOM3.DWG)

# SABAL PALM III AT GRANDEZZA, NEIGHBORHOOD COMMON AREA

## 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

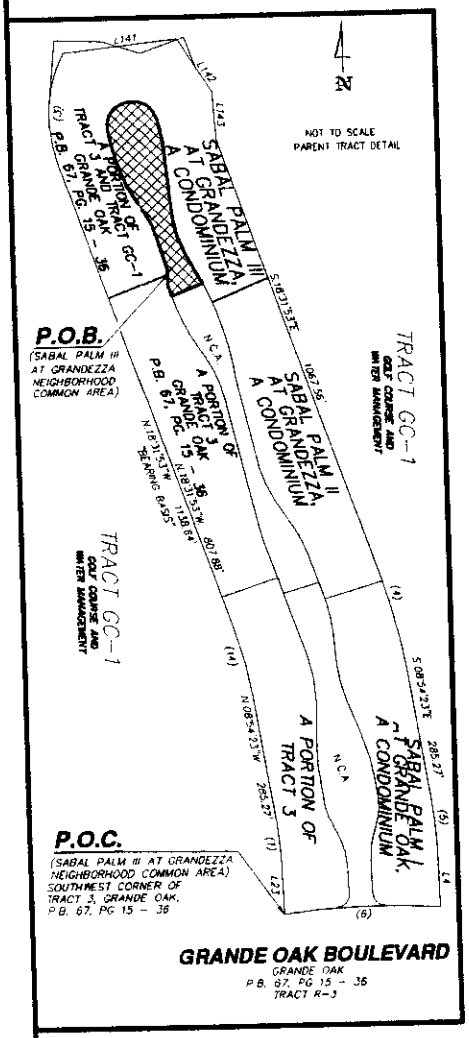
| NO. | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| 1 | 575.00' | 07°19'23" | 73.49' | 36.80' | 73.44' | N.05°14'41"W. |
| 3 | 325.00' | 45°10'07" | 256.21' | 135.18' | 249.63' | N.04°03'10"E. |
| 4 | 1350.00' | 09°37'30" | 226.79' | 113.66' | 226.52' | S.13°43'08"E. |
| 5 | 925.00' | 07°19'23" | 118.23' | 59.19' | 118.15' | S.05°14'41"E. |
| 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. |
| 63 | 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' | 18°14'24" | 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' | 83.26' | 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" | 94.18' | 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. |

N

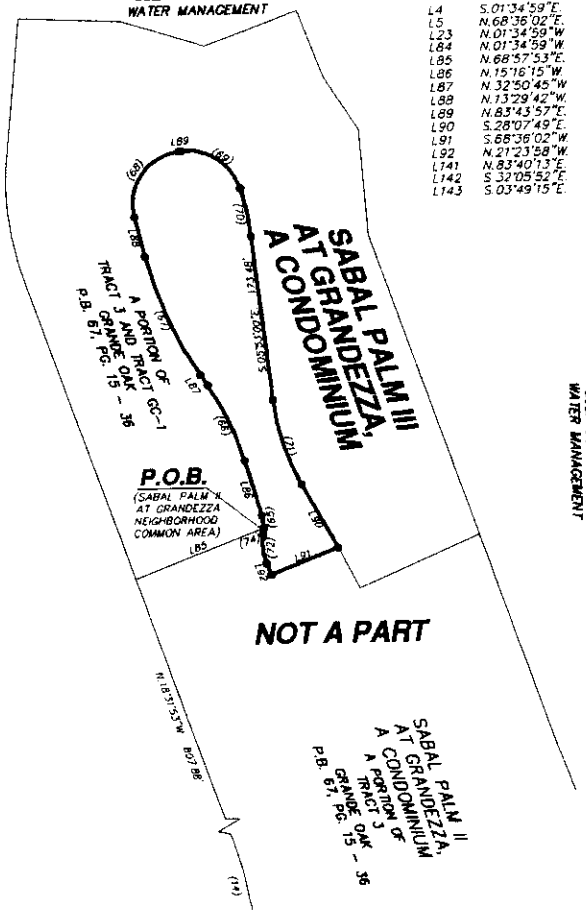
0' 25' 50' 75' 100' 125' 150' 175' 200'

SCALE 1" = 200'

THIS EXHIBIT MAY HAVE BEEN REDUCED




TRACT GC-1
GOLF COURSE AND WATER MANAGEMENT




TRACT GC-1
GOLF COURSE AND WATER MANAGEMENT

TRACT GC-1
GOLF COURSE AND WATER MANAGEMENT

LINE TABLE

| Line | Bearing | Distance |
|---|---|---|
| L4 | S.01°34'59"E. | 136.22' |
| L5 | N.68°38'02"E. | 74.65' |
| L23 | N.01°34'59"W. | 136.22' |
| L84 | N.01°34'59"W. | 136.22' |
| L85 | N.68°57'53"E. | 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°36'02"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' |

## 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 09/26/02

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



W:\dwgs\2000\0076 grande oak tract 3\condo\condo 3\0076HOODCOM3.dwg 10/08/2002 10:57:46 AM EDT

**Prepared by and return to:**
C. Perry Peeples, Esq.
Garlick Stetler & Peeples, LLP.
5551 Ridgewood Drive, Suite 101
Naples, Florida 34108-2718

INSTR # 6027227
Official Records
BK 04106 Pgs 4663 - 4667; (5pgs)
RECORDED 10/29/2003 11:32:01 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY
RECORDING FEE 24.00
DEPUTY CLERK J Miller

# AMENDMENT TO DECLARATION OF RESTRICTIONS FOR SABAL PALM AT GRANDEZZA NEIGHBORHOOD

This Amendment to DECLARATION OF RESTRICTIONS FOR SABAL PALM AT GRANDEZZA NEIGHBORHOOD formerly known as Sabal Palm at Grande Oak Neighborhood (the "Amendment") is made this 15th day of October, 2003, by PARKER ESTERO ONE, INC., a Florida corporation (the "Declarant").

**WITNESSETH:**

WHEREAS, Declarant recorded that certain Declaration of Restrictions for Sabal Palm at Grande Oak Neighborhood on March 7, 2001 at O.R. Book 3373, page 2257, of the Public Records of Lee County Florida, as further amended (the "Declaration"); and

WHEREAS, Section 5.1of the Declaration provides that the Declarant shall have the right to add any lands to the Properties by recording an instrument subjecting such additional lands to this Declaration; and

WHEREAS, the Declarant wishes to add the real property described in Exhibit "A" attached hereto, to the Properties.

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

1. Addition of Real Property to the Declaration. Declarant hereby declares that the real property described in Exhibit "A" attached hereto and incorporated herein by reference together with any and all additions as may hereafter be made thereto, is and shall be owned, used and conveyed subject to the covenants, conditions, restrictions and all other provisions of the Declaration, as amended, which shall run with the Property and be binding on and/or to the benefit of all parties having any right, title or interest in the Property or any part thereof and their heirs, successors and assigns.

2. Ratification. All other terms and provisions of the Declaration are hereby ratified and confirmed and shall remain in full force and effect, except to the extent amended hereby. In the event of any inconsistency between the terms of this Amendment and the terms of the Declaration, the terms of this Amendment shall control.

IN WITNESS WHEREOF, Declarant hereby executes this Amendment in its name by the undersigned authorized officer as of the day and year first above written.

Witnesses:

Elaine C. Sparling
Print Name: ELAINE C. SPARLING

M Tasker
Print Name: MARIA TASKER

PARKER ESTERO ONE, INC., a Florida corporation

By: _____
Print Name: DAVID KNIZNER
Its: VICE PRESIDENT

Address: 9400 Gladiolus Dr., Suite 250
Ft. Myers, FL 33908

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 15TH day of OCTOBER, 2003, by DAVID KNIZNER, as VICE PRESIDENT of Parker Estero One, Inc., a Florida corporation, on behalf of the corporation. (He)/She (is personally known to me) or provided _____ as identification.

Elaine C. Sparling
Notary Public
Print Name: ELAINE C. SPARLING
My Commission Expires: 9-10-05

(Seal)

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

N:\Clients\Parker_0194\Sabal Palm Neighborhood_008\Amendment adding land.doc

**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.

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: RJH 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. |
| 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' | 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

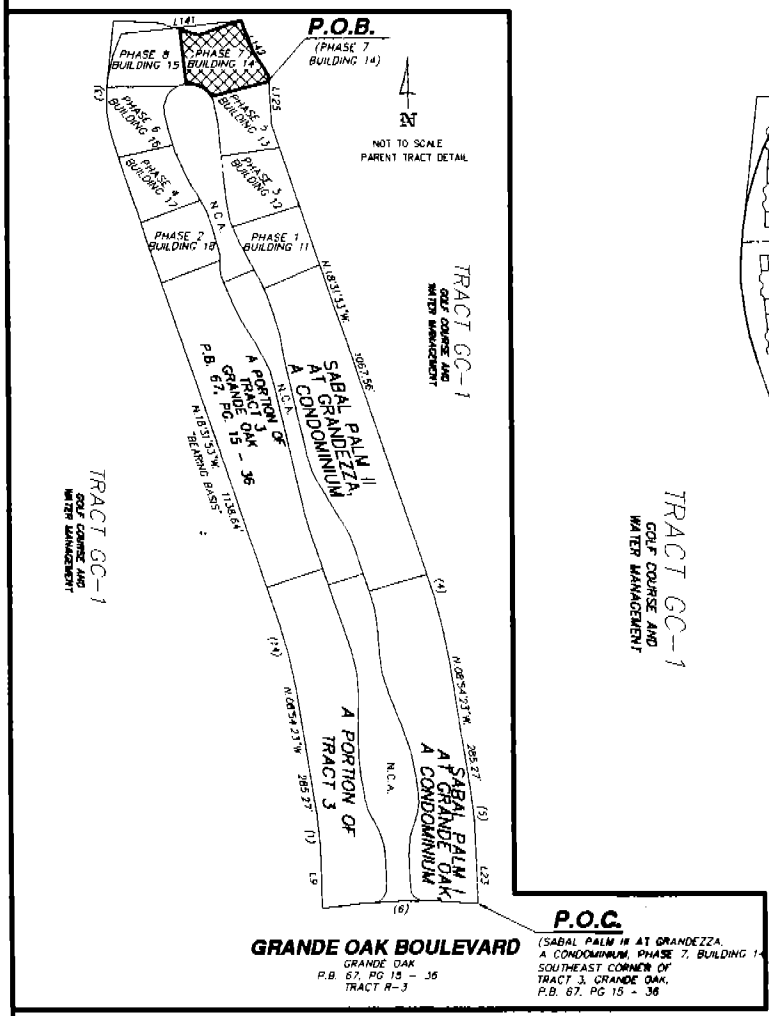
0' 25' 50' 75' 100' 125' 150' 175' 200'

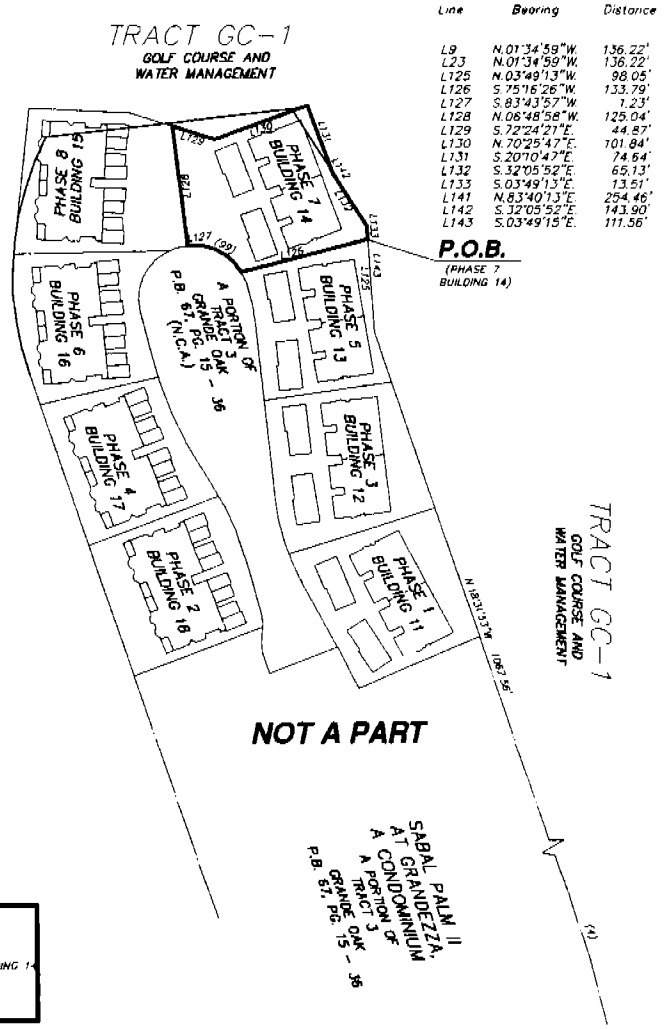
SCALE 1" = 200'

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°43'57"W. | 1.23' |
| L128 | N.08°48'58"W. | 125.04' |
| L129 | S.72°24'21"E. | 44.87' |
| L130 | N.70°25'47"E. | 101.64' |
| L131 | S.20°10'42"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

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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REVISION: BOUNDARY 09/26/02

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

3 OF 3

W:\dwgs\2000\0676 grande oak tract 3\condo\condo 3\phases\SP3PH7.dwg 10/08/2002 01:44:13 PM EDT

INSTR # 2006000200278, Doc Type CER, Pages 13, Recorded 05/17/2006 at 09:59 AM, Charlie Green, Lee County Clerk of Circuit Court, Rec. Fee $112.00 Deputy Clerk LAMBROSIO

PREPARED BY:
RICHARD D. DeBOEST II, ESQ.
ATTORNEY AT LAW
1415 HENDRY ST.
FORT MYERS, FL 33901
Tel: (239) 334-1381

# CERTIFICATE OF AMENDMENT

(13)

THE UNDERSIGNED being an authorized officer of SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC., a Florida non-profit corporation, does hereby certify that the attached Amendments to the Declaration of Restrictions for Sabal Palm at Grandezza and the Articles of Incorporation and By-laws of Sabal Palm at Grandezza Neighborhood Association, Inc., originally recorded in O.R. Book 3373, Page 2257 et seq. of the Public Records of Lee County, Florida, were duly approved, adopted and ratified by the proper percentage of the outstanding votes of the Membership at a meeting called for that purpose at which a quorum was present held on the 29 day of November 2005.

Dated this 29 day of November, 2005.

**WITNESSES:**

**(Sign)** Kirsten A. Terchuns

**(Print)** Kirsten A. Terchuns

**(Sign)** Lorraine DeRome

**(Print)** Lorraine DeRome

**SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC.**

**BY:** Joel Shapiro
President **of the Association**
**(Print)** JOEL SHAPIRO

**STATE OF FLORIDA**
**COUNTY OF LEE**

The foregoing instrument was acknowledged before me this 29th day of November, 2005 by Joel Shapiro, as President of SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC., a Florida non-profit corporation, on behalf of said corporation. Said person is personally known to me or has produced DL as identification and did (did not) take an oath.

LORRAINE DEROME
Notary Public - State of Florida
My Commission Expires Mar 25, 2006
Commission # DD 102919
Bonded By National Notary Assn.

**NOTARY PUBLIC:** Lorraine DeRome
STATE OF FLORIDA (SEAL)
My Commission Expires:

**AMENDMENTS**
**TO**
**DECLARATION OF RESTRICTIONS**
**OF**
**SABAL PALM AT GRANDEZZA NEIGHBORHOOD**

Words ~~stricken~~ are deletions;
Words underlined are additions.

Section 1.8 "Condominium Association" means ~~any condominium association, or other such entity, their successor or assigns for any particular Condominium, now or hereinafter existing~~ Sabal Palm at Grandezza Neighborhood Association, Inc.

Section 6.1 Function of the Neighborhood Association Generally. The Neighborhood Association shall be the entity responsible for the management, maintenance, operation and control of the Common Areas, Sabal Palm I at Grande Oak, A Condominium, Sabal Palm II at Grandezza, A Condominium and Sabal Palm III at Grandezza, A Condominium. The Neighborhood Association shall be the primary entity responsible for the enforcement of this Declaration, the Declarations of Condominium of Sabal Palm I at Grande Oak, A Condominium, Sabal Palm II at Grandezza, A Condominium and Sabal Palm III at Grandezza, A Condominium and such reasonable rules regulating use of the Properties as the Board may adopt. The Neighborhood Association shall also be responsible for administering and enforcing the architectural standards and controls set forth in this Declaration, and in all Declarations of Condominium and in the Architectural Standards. The Neighborhood Association shall perform its functions in accordance with this Declaration and the Declarations of Condominium, the Bylaws, the Articles of Incorporation and Florida law. The Neighborhood Association is a multi-condominium association as defined in Chapter 718, Florida Statutes.

Section 6.2 (j) The Common Elements of Sabal Palm I at Grande Oak, A Condominium, Sabal Palm II at Grandezza, A Condominium and Sabal Palm III at Grandezza, A Condominium.

Section 6.3 (l) The Neighborhood Association's authority to manage the Condominiums and the Common Elements of the Condominiums shall include all of the foregoing powers enumerated as (a) through (k) above.

Section 6.4 Maintenance of Condominiums.

~~Each Condominium~~ The Association shall be responsible for maintaining or repairing ~~said Condominium Association's~~ all Condominiums in good condition and repair as provided in the Declarations of Condominium. ~~In the event that the Condominium Association fails to maintain and repair said Condominium in good condition and repair, then the Neighborhood Association shall have the right, but not the obligation to maintain and repair the Condominium, and impose on~~

~~each Unit Owner with the Condominium a Specific Assessment (as described in Article VII) for all costs and expenses incurred in maintaining or repairing said Condominium.~~

Section 6.5 Insurance.

(a) The Neighborhood Association shall use reasonable efforts to maintain insurance on the Neighborhood Association property, the Common Areas, and the Exclusive Common Areas, and ~~may~~ shall maintain insurance on the Condominium(s) of such types, in such amounts and with such companies as required by law and as the Board deems appropriate. So long as the Declarant owns any portion of The Properties, all liability and hazard insurance policies shall name the Declarant as an additional insured.

(b) Any insurance award received for the damage or destruction to a specific Condominium, shall be ~~distributed directly to the Condominium Association of the Condominium which was so damaged or destroyed and shall be~~ disbursed in accordance with the procedures set forth in said Condominium's Declaration of Condominium. The named insured under any insurance policy shall be the Neighborhood Association, as agent for the Condominium ~~Association(s), its~~ Unit Owners and their mortgagees to the extent of their respective interests.

Section 12.15 Corporate Merger. The Sabal Palm I at Grande Oak Condominium Association, Inc., Sabal Palm II at Grandezza Condominium Association, Inc., Sabal Palm III at Grandezza Condominium Association, Inc., upon the approval of this amendment shall merge with and into Sabal Palm at Grandezza Neighborhood Association, Inc., which shall be deemed the Surviving Corporation. In the event that the corporate merger is not approved, or the owners in one or more of the Condominiums in the effected Condominiums do not approve the requisite amendments to their Condominium Documents, then the amendments to this Declaration shall be void only as to those Condominiums which have not given the requisite approvals. In the event the merger and all requisite amendments are approved, then notwithstanding anything to the contrary contained in the governing documents of any of the Condominiums, all references to the "Association" shall mean the surviving corporation and all references to the Articles of Incorporation and Bylaws shall mean the Articles of Incorporation and Bylaws of the surviving corporation. The Board of Directors shall have the authority to adopt amendments to this Document to effectuate the corporate merger in the event that any necessary amendments are inadvertently omitted from those amendments voted on by the membership.

# State of Florida

## Department of State

I certify the attached is a true and correct copy of the Articles of Merger, filed on March 17, 2006, for SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC., the surviving Florida entity, as shown by the records of this office.

The document number of this entity is N01000001330.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Twenty-fourth day of March, 2006

Sue M. Cobb
Sue M. Cobb
Secretary of State

CR2EO22 (01-06)

**AMENDMENTS**
**TO**
**BYLAWS**
**OF**
**SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC.**

Words ~~stricken~~ are deletions;
Words underlined are additions.

Article II – Meetings.

Section 12. Notwithstanding anything to the contrary, when the Board determines in its sole discretion that a vote of only the owners in a particular Condominium is required the quorum requirement for the meeting at which the vote is conducted shall be a majority of the voting interests in the Condominium. At such meetings a majority vote of the number of voting interests of Unit Owners in the Condominium, present and voting and entitled to vote on any matter shall be controlling, provided a quorum is present, in person or by proxy, except for such decisions as may by F.S. 718 or the governing documents require a larger percentage in which case the percentage required in F.S. 718 or the governing documents shall govern.

Article V – Manner of Collecting from Unit Owners Their Shares of the Common Expenses.

(Note: All references to the "Declaration" in this Article shall be deemed to include and to mean the Declaration of Restrictions and all of the Declarations of Condominium.)

Article VI – Authority of Directors.

(Note: All references to the "Declaration" in this Article shall be deemed to include and to mean the Declaration of Restrictions and all of the Declarations of Condominium.)

Article XII. In addition to all of the foregoing powers the Neighborhood Association shall be the entity responsible for the management, maintenance, operation and control of Sabal Palm I at Grande Oak, A Condominium, Sabal Palm II at Grandezza, A Condominium and Sabal Palm III at Grandezza, A Condominium. The Neighborhood Association shall be the entity responsible for the enforcement of the Declaration of Restrictions, the Declaration of Condominium of Sabal Palm I at Grande Oak, A Condominium, Sabal Palm II at Grandezza, A Condominium and Sabal Palm III at Grandezza, A Condominium and such reasonable rules regulating use of the Properties as the Board may adopt. The Neighborhood Association shall also be responsible for administering and enforcing the architectural standards and controls set forth in the Declaration of Restrictions, and in all Declarations of Condominium and in the Architectural Standards. The Neighborhood Association shall perform its functions in accordance with this Declaration and the Declarations of Condominium, the Bylaws, the Articles of Incorporation and Florida law. The Neighborhood Association is a multi-condominium association as defined in Chapter 718, Florida Statutes. The Neighborhood Association's authority to manage the Condominiums and the Common Elements

of the Condominiums shall include all of the foregoing powers enumerated herein, in the Articles, the Declarations, and Chapters 617 and 718, Florida Statutes.

Article XIII - Corporate Merger. The Sabal Palm I at Grande Oak Condominium Association, Inc., Sabal Palm II at Grandezza Condominium Association, Inc., Sabal Palm III at Grandezza Condominium Association, Inc., upon the approval of this amendment shall merge with and into Sabal Palm at Grandezza Neighborhood Association, Inc., which shall be deemed the Surviving Corporation. In the event that the corporate merger is not approved, or the owners in one or more of the Condominiums in the effected Condominiums do not approve the requisite amendments to their Condominium Documents, then the amendments to these Bylaws shall be void only as to those Condominiums which have not given the requisite approvals. In the event the merger and all requisite amendments are approved, then notwithstanding anything to the contrary contained in the governing documents of any of the Condominiums, all references to the "Association" shall mean the surviving corporation and all references to the Articles of Incorporation and Bylaws shall mean the Articles of Incorporation and Bylaws of the surviving corporation. The Board of Directors shall have the authority to adopt amendments to this Document to effectuate the corporate merger in the event that any necessary amendments are inadvertently omitted from those amendments voted on by the membership.

FILED
06 MAR 17 PM 12:33
SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLES OF MERGER

of

SABAL PALM I AT GRANDE OAK CONDOMINIUM ASSOCIATION, INC.,
SABAL PALM II AT GRANDEZZA CONDOMINIUM ASSOCIATION, INC.,
SABAL PALM III AT GRANDEZZA CONDOMINIUM ASSOCIATION, INC.,
Florida Not-For-Profit Corporations,

into/with

SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC.,
a Florida not-For-Profit Corporation,

ARTICLES OF MERGER between SABAL PALM I AT GRANDE OAK CONDOMINIUM ASSOCIATION, INC., SABAL PALM II AT GRANDEZZA CONDOMINIUM ASSOCIATION, INC., SABAL PALM III AT GRANDEZZA CONDOMINIUM ASSOCIATION, INC., ("Merging Corporations") and SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC., ("Surviving Corporation").

Pursuant to s. 617.1105 of the Florida Not-for-Profit Corporation Act (the "Act"), SABAL PALM I AT GRANDE OAK CONDOMINIUM ASSOCIATION, INC., SABAL PALM II AT GRANDEZZA CONDOMINIUM ASSOCIATION, INC., SABAL PALM III AT GRANDEZZA CONDOMINIUM ASSOCIATION, INC., and SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC., adopt the following Articles of Merger.

1. The Plan of Merger dated October 15, 2005 ("Plan of Merger") which Plan of Merger was approved and adopted by sufficient votes of the respective membership of the Merging Corporations and the Surviving Corporation, as follows:

Sabal Palm at Grandezza Neighborhood Association, Inc. (Surviving Corporation)

Date of Meeting at Which Plan of
Merger was Approved: 11/29 2005

Number of Votes In Favor of Plan of Merger: 115

Number of Votes In Opposition to Plan of Merger: 2

Sabal Palm I at Grande Oak Condominium Association, Inc. (Merging Corporation)

Date of Meeting at Which Plan of
Merger was Approved: 11/29 2005

Number of Votes In Favor of Plan of Merger: 41

Number of Votes In Opposition to Plan of Merger: Ø

Sabal Palm II at Grandezza Condominium Association, Inc. (Merging Corporation)

Date of Meeting at Which Plan of Merger was Approved: 11/29 2005

Number of Votes In Favor of Plan of Merger: 41

Number of Votes In Opposition to Plan of Merger: 1

Sabal Palm III at Grandezza Condominium Association, Inc. (Merging Corporation)

Date of Meeting at Which Plan of Merger was Approved: 11/29 2005

Number of Votes In Favor of Plan of Merger: 33

Number of Votes In Opposition to Plan of Merger: 1

2. The Plan of Merger is attached as Exhibit A and incorporated by reference as if fully set forth herein, including the amendments to the Articles of Incorporation of the Surviving Corporation.

3. Pursuant to s. 617.1105(4) of the Act, the date and time of the effectiveness of the Merger shall be on the filing of these Articles of Merger with the Secretary of State of Florida.

IN WITNESS WHEREOF, the parties have set their hands this 29TH day of Nov., 2005.

SABAL PALM AT GRANDEZZA
NEIGHBORHOOD ASSOCIATION, INC. (SEAL)

By: Joel Shapiro
, President

SABAL PALM I AT GRANDE OAK
CONDOMINIUM ASSOCIATION, INC. (SEAL)

By: _____
, President

SABAL PALM II AT AGRANDEZZA
CONDOMINIUM ASSOCIATION, INC. (SEAL)

By: _____
, President

SABAL PALM III AT AGRANDEZZA
CONDOMINIUM ASSOCIATION, INC. (SEAL)

By: _____
, President

**PLAN OF MERGER**

**FOR**

**SABAL PALM I AT GRANDE OAK CONDOMINIUM ASSOCIATION, INC.,**
**SABAL PALM II AT GRANDEZZA CONDOMINIUM ASSOCIATION, INC.,**
**SABAL PALM III AT GRANDEZZA CONDOMINIUM ASSOCIATION, INC.,**
**and**
**SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC.,**

October 15, 2005

Merger between Sabal Palm I at Grande Oak Condominium Association, Inc., Sabal Palm II at Grandezza Condominium Association, Inc., Sabal Palm III at Grandezza Condominium Association, Inc., all of which shall each be known as the "Merging Corp." and Sabal Palm at Grandezza Neighborhood Association, Inc., which shall be known as the "Surviving Corp." (collectively the "Constituent Corporations"). This Merger is being effected pursuant to this Plan of Merger ("Plan") in accordance with Section 617.1101 et seq. of the Florida Not-for-Profit Corporation Act (the "Act").

1. Articles of Incorporation. The Articles of Incorporation of Surviving Corp., as in effect immediately before the Effective Date, with the following changes, shall be the Articles of Incorporation of the Surviving Corp. until further amended as provided by law. The changes to Surviving Corp.'s Articles of Incorporation, which shall take effect on the Effective Date are as follows:

SEE EXHIBIT "A" ATTACHED

2. Effect of Merger. On the Effective Date, the separate existence of Merging Corp. shall cease, and shall be fully vested in Surviving Corp.'s rights, privileges, immunities, powers, and franchises, subject to its restrictions, liabilities, disabilities, and duties, all as more particularly set forth in Section 617.1106 of the Act.

3. Supplemental Action. If at any time after the Effective Date Surviving Corp. shall determine that any further conveyances, agreements, documents, instruments, and assurances or any further action is necessary or desirable to carry out the provisions of this Plan, the appropriate officers of Surviving Corp. or Merging Corp., as the case may be, whether past or remaining in office, shall execute and deliver, on the request of Surviving Corp., any and all proper conveyances, agreements, documents, instruments, and assurances and perform all necessary or proper acts, to vest, perfect, confirm, or record such title thereto in Surviving Corp., or to otherwise carry out the provisions of this Plan.

4. Filing with the Florida Secretary of State and Effective Date. Upon receiving the requisite approvals from the membership and Boards of Directors of Surviving Corp. and Merging Corp. for this Plan of Merger, Merging Corp. and Surviving Corp. shall cause their respective President (or Vice President) to execute Articles of Merger and this Plan of Merger shall become

an exhibit to such Articles of Merger. Thereafter, such Articles of Merger shall be delivered for filing by Surviving Corp. to the Florida Secretary of State. In accordance with Section 617.1105 of the Act, the Articles of Merger shall specify the "Effective Date," which shall be the filing date of the Articles of Merger.

5. Termination. At any time before the Effective Date (whether before or after filing of Articles of Merger), this Plan may be terminated and the Merger abandoned by mutual consent of the Boards of Directors of all Constituent Corporations, notwithstanding favorable action by the members of the respective Constituent Corporations.

**AMENDMENTS**
**TO**
**ARTICLES OF INCORPORATION**
**OF**
**SABAL PALM AT GRANDEZZA NEIGHBORHOOD ASSOCIATION, INC.**

Words ~~stricken~~ are deletions;
Words underlined are additions.

Article II – Purpose and Powers.

Section 5 In addition to all of the foregoing powers the Neighborhood Association shall be the entity responsible for the management, maintenance, operation and control of Sabal Palm I at Grande Oak, A Condominium, Sabal Palm II at Grandezza, A Condominium and Sabal Palm III at Grandezza, A Condominium. The Neighborhood Association shall be the entity responsible for the enforcement of the Declaration of Restrictions, the Declaration of Condominium of Sabal Palm I at Grande Oak, A Condominium, Sabal Palm II at Grandezza, A Condominium and Sabal Palm III at Grandezza, A Condominium and such reasonable rules regulating use of the Properties as the Board may adopt. The Neighborhood Association shall also be responsible for administering and enforcing the architectural standards and controls set forth in the Declaration of Restrictions, and in all Declarations of Condominium and in the Architectural Standards. The Neighborhood Association shall perform its functions in accordance with this Declaration and the Declarations of Condominium, the Bylaws, the Articles of Incorporation and Florida law. The Neighborhood Association is a multi-condominium association as defined in Chapter 718, Florida Statutes. The Neighborhood Association's authority to manage the Condominiums and the Common Elements of the Condominiums shall include all of the foregoing powers enumerated in this Article II.

Article VII – Board of Directors.

Section 4. Nominations for directors and additional directorships ~~created at the meeting shall be made from the floor~~ shall be as provided in Chapter 718, Florida Statutes. The election shall be by secret written ballot ~~or voting machine (unless dispensed with by majority consent of the Units represented at the meeting)~~ and by a plurality of the votes cast, each person voting being entitled to cast his votes for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.

Article XI – Voting.

Section 3. Notwithstanding anything to the contrary, when the Board determines in its sole discretion that a vote of only the owners in a particular Condominium is required the quorum requirement for the meeting at which the vote is conducted shall be a majority of the voting interests in the Condominium. At such meetings a majority vote of the number of voting

interests of Unit Owners in the Condominium, present and voting and entitled to vote on any matter shall be controlling, provided a quorum is present, in person or by proxy, except for such decisions as may by F.S. 718 or the governing documents require a larger percentage in which case the percentage required in F.S. 718 or the governing documents shall govern.

Article XVI - Corporate Merger.

The Sabal Palm I at Grande Oak Condominium Association, Inc., Sabal Palm II at Grandezza Condominium Association, Inc., Sabal Palm III at Grandezza Condominium Association, Inc., upon the approval of this amendment shall merge with and into Sabal Palm at Grandezza Neighborhood Association, Inc., which shall be deemed the Surviving Corporation. In the event that the corporate merger is not approved, or the owners in one or more of the Condominiums in the effected Condominiums do not approve the requisite amendments to their Condominium Documents, then the amendments to this Declaration shall be void only as to those Condominiums which have not given the requisite approvals. In the event the merger and all requisite amendments are approved, then notwithstanding anything to the contrary contained in the governing documents of any of the Condominiums, all references to the "Association" shall mean the surviving corporation and all references to the Articles of Incorporation and Bylaws shall mean the Articles of Incorporation and Bylaws of the surviving corporation. The Board of Directors shall have the authority to adopt amendments to this Document to effectuate the corporate merger in the event that any necessary amendments are inadvertently omitted from those amendments voted on by the membership.