

3645446

AMENDMENT TO DECLARATION OF CONDOMINIUM FOR
THE GOLFPVIEW AT SUMMERWIND, A CONDOMINIUM
ADDING PHASE 1

KNOW ALL MEN BY THESE PRESENTS that Community Development-Westbury/Gateway Joint Venture, a Florida joint venture, the Developer described in that certain Declaration of Condominium of The Golfview at Summerwind, a condominium, and the owner and holder of all the property described in Exhibit "A" of said Declaration of Condominium of The Golfview at Summerwind, a condominium as "Phase 1" property on the date of the execution of said Declaration of Condominium, and as the present owner and holder of the property described on the Exhibit "A" attached to this Amendment and made a part hereof, which property is designated "Phase 1" property on said Exhibit hereto, in accordance with the provisions of Section 12.2 of said Declaration entitled "Amendment of Declaration," and with the requirements of the Condominium Act of the State of Florida, do declare and submit to condominium ownership, the property described as "Phase 1" on the Exhibit hereto, declaring and making said Phase 1 a part of the Condominium and Condominium Property of The Golfview at Summerwind, a condominium.

THE SHARE OF THE COMMON ELEMENTS, COMMON EXPENSE AND COMMON SURPLUS attributable to each Unit upon the addition of Phase 1 is established on Exhibit "B" attached hereto and made a part hereof, and which designation is in accordance with and as an amendment to Exhibit "E" to the Declaration of Condominium above described as originally set forth.

THE ESTIMATED OPERATING BUDGET upon the addition of Phase 1 is established on Exhibit "C" attached hereto and made a part hereof, and which designation is an amendment to Exhibit "H" to the Declaration of Condominium above described as originally set forth.

THE GRAPHICS OF THE BUILDINGS contained in Phase 1 is set forth in Exhibit "C" to the Declaration of Condominium above described as originally set forth, consisting of Building "1".

IN WITNESS WHEREOF, Community Development-Westbury/Gateway Joint Venture, has caused this AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THE GOLFPVIEW AT SUMMERWIND, A CONDOMINIUM, ADDING

BOND, SCHOENECK & KING
1167 THIRD STREET SOUTH
NAPLES, FLORIDA 33940

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: G. SHERWOOD, J.C.

10840

46.5DR

PHASE 1 to be executed by its duly authorized officers and its seal to be affixed this 22nd day of August, 1994.

IN THE PRESENCE OF:

Community Development-
Westbury/Gateway Joint Venture,
a Florida joint venture
by its managing partner,
COMMUNITY DEVELOPMENT
CORPORATION OF GATEWAY, INC.

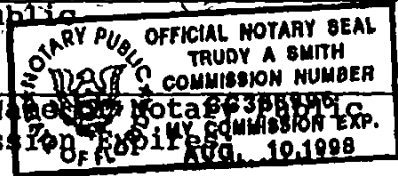
Judy A. Wright
JUDY A. WRIGHT
Trudy A. Smith
TRUDY A. SMITH

[Signature]
By: Stuart O. Kaye, President

STATE OF FLORIDA)
COUNTY OF COLLIER)

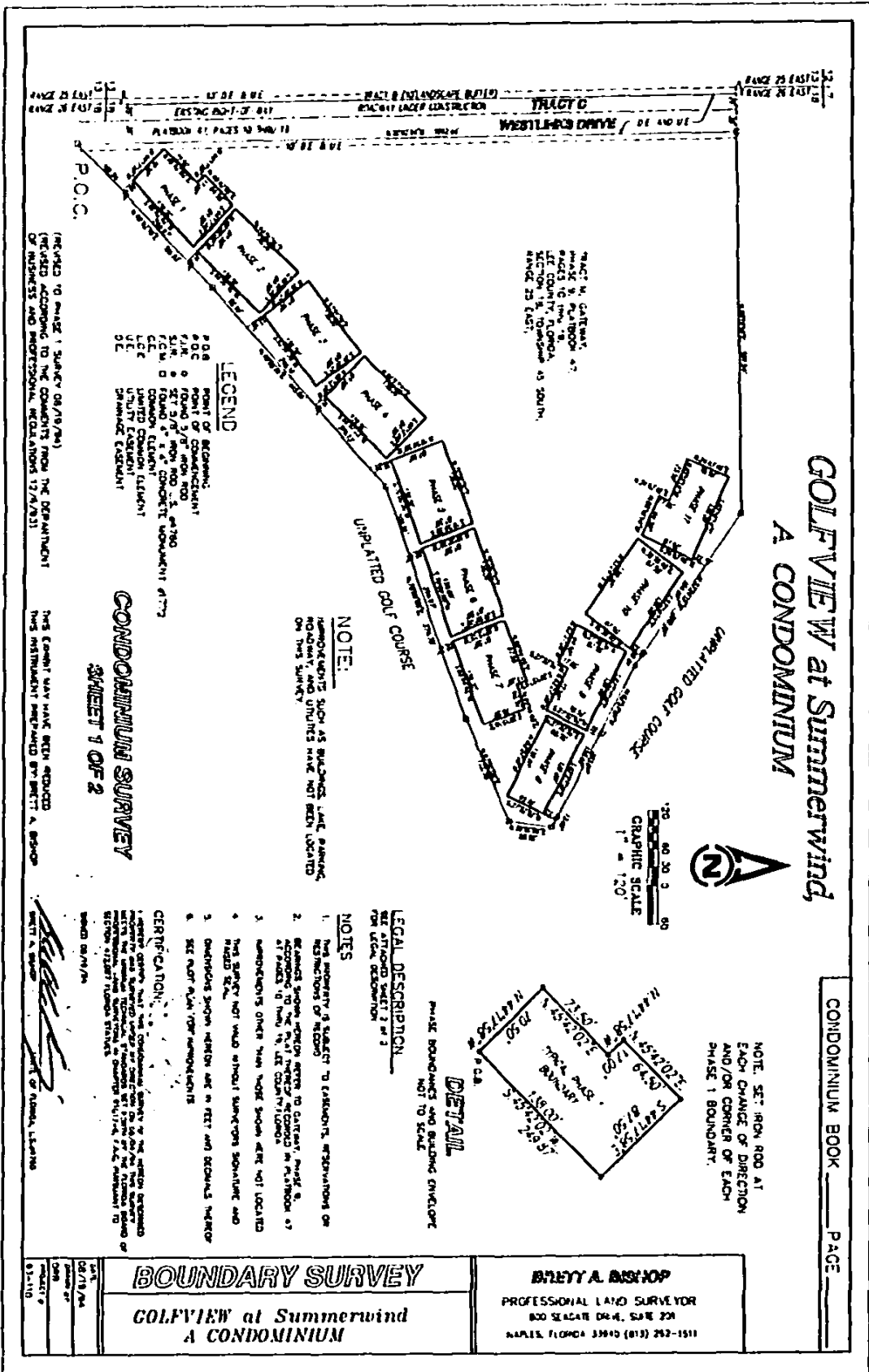
The foregoing instrument was acknowledged before me this 22nd day of August, 1994, by STUART O. KAYE, President of Community Development Corporation of Gateway, Inc., managing partner of Community Development-Westbury/Gateway Joint Venture, a Florida Joint Venture, on behalf of the joint venture. He is personally known to me.

Trudy A. Smith
Notary Public



Printed Name: Trudy A. Smith
My Commission Expires: Aug. 10, 1998

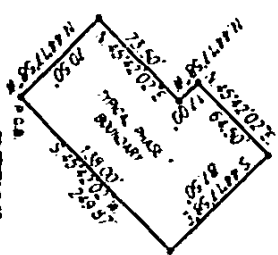
DR2530 PG0208



**GOLFVIEW at Summerwind
A CONDOMINIUM**

CONDOMINIUM BOOK _____ PAGE _____

NOTE: SET IRON ROD AT EACH CORNER OF EACH PHASE 1 BOUNDARY.



LEGAL DESCRIPTION
SEE ATTACHED SHEET 2 OF 2 FOR LEGAL DESCRIPTION

NOTES

1. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
2. REMAINS SHOWN HEREIN REFER TO CURRENT PHASE 1, AS SHOWN ON THE IRON ROD SURVEY OF THIS TRACT, AND TO THE CONVEYANCE OF THIS TRACT TO THE DEVELOPER.
3. REMAINS OTHER THAN THOSE SHOWN WERE NOT LOCATED.
4. THIS SURVEY NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND SEAL.
5. DIMENSIONS SHOWN HEREIN ARE IN FEET AND DECIMALS THEREOF.
6. SEE PLAN FOR REMARKS.

CERTIFICATION:

I, the undersigned, being a duly licensed and qualified Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the attached plan and as the same appears on the original survey as shown on the attached plan and as the same appears on the original survey as shown on the attached plan.

DATE: 06/19/04

BY: BRET A. BISHOP

[Signature]
BRET A. BISHOP
Surveyor

BOUNDARY SURVEY
GOLFVIEW at Summerwind
A CONDOMINIUM

BRET A. BISHOP
PROFESSIONAL LAND SURVEYOR
800 SEAGATE DR. #204, SUITE 204
DADE COUNTY, FLORIDA 33140 (813) 292-1511

RECORDED TO PHASE 1 SURVEY 08/18/04
(RECORDED ACCORDING TO THE COMMENTS FROM THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATIONS 12/1/03)

CONDOMINIUM SURVEY
SHEET 1 OF 2

NOTE:
REMARKS SUCH AS BALANCE, LATE, PAVING, ROADWAY, AND UTILITIES HAVE NOT BEEN LOCATED ON THIS SURVEY.

- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - SUR. 1 SET 3/07/04 BY BRET A. BISHOP
 - F.C.M. 1 FOUND 1" x 1" CONCRETE MONUMENT AT 773
 - C.E. COMMON ELEMENT
 - U.E. UNITARY COMMON ELEMENT
 - U.C. UNITARY COMMON ELEMENT
 - S.H. SHARED EASEMENT

OR2530 PG0210

BRETT A. BISHOP
Professional Land Surveyor
9220 Bonita Beach Road
Suite 104
Bonita Springs, FL 33923
Tel. 813-947-6880

GOLFVIEW AT SUMMERWIND,
A Condominium
Phase I
Building I


A portion of Tract M, Gateway Phase 9, according to the Plat thereof recorded in Plat Book 47 at Pages 10 through 19 of the Public Records of Lee County, Florida being more particularly described as follows:

Commence at the Southwest corner of Tract M, Gateway Phase 9, according to the Plat thereof recorded in Plat Book 47 at Pages 10-19 of the Public Records of Lee County, Florida;

- thence run N 45°-42'-19E for a distance of 101.04 feet;
- thence run N 44°-17'-58W for a distance of 22.02 feet to the **Point of Beginning** of the Parcel of land herein described;
- thence continue N 44°17-58 W for a distance of 70.50 feet;
- thence run N 45°-42'-02E for a distance of 73.50 feet;
- thence run N 44°-17'-58W for a distance of 17.00 feet;
- thence run N 45°-42'-02E for a distance of 64.50 feet;
- thence run S 44°-17'-58E for a distance of 87.50 feet;
- thence run S 45°-42'-02W for a distance of 138.00 feet to the **Point of Beginning** containing 0.249 acres, more or less

Bearings hereon refer to Gateway, Phase 9, according to the plat thereof recorded in Plat Book 47, Pages 10 through 19 inclusive of the Public Records of Lee County, Florida.

This property is subject to easements, reservations or restrictions of record.



 Brett A. Bishop
 Professional Land Surveyor
 State of Florida #4760

Date: 8-19-94

OR2530 P60211

EXHIBIT "B"
to
Amendment to Declaration of Condominium for
The Golfview at Summerwind, a condominium

Adding Phase 1

AMENDMENT TO EXHIBIT "E" TO THE DECLARATION

As a result of the addition of Phase 1 to this condominium, which has been accomplished by the Amendment to which this Exhibit "B" is attached, there are now Eight (8) units in and declared to be a part of this Condominium. In accordance with the formula set forth in Exhibit "E" to the Declaration of Condominium as originally recorded, the share of common elements, common expense and common surplus attributable to each unit of Phase 1 (which Phase is now part of this Condominium) is one/eighth (1/8).

This is an amendment and addition to Exhibit "E".

PERCENTAGE OF OWNERSHIP OF COMMON ELEMENTS AND
PERCENTAGE SHARE OF COMMON EXPENSES

<u>Unit No.</u>	<u>PERCENTAGE OWNERSHIP OF COMMON ELEMENTS</u>	<u>PERCENTAGE SHARE OF COMMON ELEMENTS</u>
ALL UNITS IN PHASE 1	1/8	1/8
ALL UNITS AFTER RECORDING OF PHASE 1	1/8	1/8

EXHIBIT "B" TO THE AMENDMENT

ESTIMATED OPERATING EXPENSES
GOLFVIEW AT SUMMERWIND
PHASE 1
(PHASE 1 FIRST 12 MONTHS)
PHASE 1 TOTAL UNITS 8
January 1, 1994, through December 31, 1994

0R2530 P60212

<u>Expense Item</u>	<u>Monthly</u>	<u>Quarterly</u>	<u>Annually</u>
Administration of Association	8.00	24.00	96.00
Management Fees	40.00	120.00	480.00
Landscape Maintenance	*		
Grounds & Pool Maintenance	*		
Rent for Commonly Used Facilities	N/A	N/A	N/A
Taxes on Association Property of Lease Area	N/A	N/A	N/A
Lake Maintenance	*		
Insurance	36.80	110.40	441.60
Electricity (Common Element)	56.00	168.00	672.00
Cablevision (Common Expense)	144.96	434.88	1,739.52
Gas	N/A	N/A	N/A
Water & Sewer	236.00	708.00	2,832.00
Irrigation Water	*		
Elevator Maintenance	N/A	N/A	N/A
Garbage Pickup	*		
Pest Control	*		
Security Provisions	N/A	N/A	N/A
Legal & Audit Expenses	11.33	34.00	136.00
Fees Payable to Secretary of State	18.75	56.25	225.00
Operating Capital	N/A	N/A	N/A
Miscellaneous	N/A	N/A	N/A
Annual Fees, Division of Land Sales Condominiums & Mobile Homes	2.67	8.00	32.00
Fee to Summerwind Master Assoc.	392.00	1,176.00	4,704.00
Gateway Green Community Assoc.	504.96	1,514.88	6,059.52
EQUIPMENT & SUPPLIES	N/A	N/A	N/A
* Master Association Budget			

EXHIBIT "C" TO THE AMENDMENT

082530 P60213

Reserves:

Roof Replacement**

Estimated life - 20 years

Current estimated replacement

cost - \$21,504.00

89.60

268.80

1,075.20

Current Balance -0-

Estimated Remaining Life

- 20 years

Building Repainting**

Estimated life - 3 years

Current Estimated

cost - \$4,101.12

113.92

341.76

1,367.04

Current Balance -0-

Estimated Remaining Life

- 3 years

Pavement Resurfacing*

Estimated life - 15 years

Current estimated

cost - \$00

*

Current Balance -0-

Estimated Remaining Life

- 15 years

Pool and Spa Refurbishment*

Estimated life - 10 years

Current estimated

cost - \$00

*

Current Balance -0-

Estimated Remaining Life

- 10 years

TOTALS (with Reserves)

1,654.99

4,964.97

19,859.88

NOTE: *Master Association Budget

****These budget items are reserves mandated by statutes unless
waived by the unit owners.**

TOTALS (without Reserves)

1,451.47

4,354.41

17,417.64

ESTIMATED MONTHLY, QUARTERLY AND ANNUAL
MAINTENANCE EXPENSES OF UNIT OWNERS

<u>Unit No.</u>	<u>Percentage Share of Common Expenses</u>	<u>Monthly Maintenance Expenses</u>	<u>Quarterly Maintenance Expenses</u>	<u>Annual Maintenance Expenses</u>
Eight	1/8			
Without Reserves		181.43	544.30	2,177.21
With Reserves		206.87	620.62	2,482.49

THE AMOUNTS SET FORTH ABOVE ARE EXPECTED TO BE THE INITIAL ASSESSMENTS, BUT THEY ARE NOT GUARANTEED

ESTIMATED OPERATING EXPENSES
GOLFVIEW AT SUMMERWIND
PHASE 1 - UNITS WITH GARAGES
(PHASE 1 FIRST 12 MONTHS)
January 1, 1994, through December 31, 1994

OR2530 PG0215

<u>Expense Item</u>	<u>Monthly</u>	<u>Quarterly</u>	<u>Annually</u>
Administration of Association	0.00	0.00	0.00
Management Fees	0.00	0.00	0.00
Maintenance	0.00	0.00	0.00
Rent for Recreational and other Commonly Used Facilities	0.00	0.00	0.00
Taxes upon Association Property	*	*	*
Taxes upon Leased Area	0.00	0.00	0.00
Insurance	0.00	0.00	0.00
Security Provisions	N/A	N/A	N/A
Other Expenses	0.00	0.00	0.00
Operating Capital	N/A	N/A	N/A
Annual Fees, Division of Land Sales Condominiums & Mobile Homes	0.00	0.00	0.00
Fee to Summerwind Master Assoc.	0.00	0.00	0.00
Gateway Green Community Assoc.	0.00	0.00	0.00
Roof Replacement Garage** Estimated Life - 20 years Current estimated replacement cost - \$3,960.00	16.50	49.50	198.00
Current Balance -0- Estimated Remaining Life - 20 years			
Garage Repainting** Estimated life - 3 years Current estimated cost - \$516.36	14.34	43.03	172.12
Current Balance -0- Estimated Remaining Life - 3 years			
TOTALS (Reserves for Garages)	30.84	92.53	370.12
* Master Association Budget			

THE AMOUNTS SET FORTH ABOVE ARE EXPECTED TO BE THE INITIAL ASSESSMENTS, BUT THEY ARE NOT GUARANTEED

Schedule 1 to Exhibit "H"

CHARLE GREEN LEE CITY, FL

9 1/4 AUG 24 PM 4:25

ESTIMATED MONTHLY, QUARTERLY AND ANNUAL
MAINTENANCE EXPENSES OF UNIT OWNERS

OR2530 P60216

<u>Number of</u> <u>Units with</u> <u>Garages</u>	<u>Percentage</u> <u>Share of</u> <u>Expenses</u>	<u>Monthly</u> <u>Maintenance</u> <u>Expenses</u>	<u>Quarterly</u> <u>Maintenance</u> <u>Expenses</u>	<u>Annual</u> <u>Maintenance</u> <u>Expenses</u>
Four	1/4			
Reserves for Garages		7.71	23.13	92.53

THE AMOUNTS SET FORTH ABOVE ARE EXPECTED TO BE THE INITIAL ASSESSMENTS, BUT THEY ARE NOT GUARANTEED