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AMENDMENT TO DECLARATION OF CONDOMINIUM FOR  
GOLFVIEW AT SUMMERWIND, A CONDOMINIUM  
ADDING PHASE 2

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 Golfview at Summerwind, a condominium, (which Declaration was recorded at O.R. Book 2530, Pages 0108 et seq. of the Public Records of Lee County, Florida) and the owner and holder of all the property described in Exhibit "A" of said Declaration of Condominium of 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 2" 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 2" on the Exhibit hereto, declaring and making said Phase 2 a part of the Condominium and Condominium Property of 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 2 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 2 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.

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

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

DR2548 PG0052

THE GRAPHICS OF THE BUILDINGS contained in Phase 2 are set forth in Exhibit "D" to the Declaration of Condominium above described as originally set forth, consisting of Building "2".

IN WITNESS WHEREOF, COMMUNITY DEVELOPMENT - WESTBURY GATEWAY JOINT VENTURE, a Florida joint venture, has caused this AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF GOLFVIEW AT SUMMERWIND, A CONDOMINIUM, ADDING PHASE 2 to be executed by its duly authorized officers and its seal to be affixed this 31<sup>st</sup> day of October, 1994.

Signed, Sealed and Delivered in the presence of:

COMMUNITY DEVELOPMENT-WESTBURY/GATEWAY JOINT VENTURE, a Florida joint venture by its General Partner, WESTBURY GATEWAY, INC. a Florida corporation

Monica L. Dickerson  
Printed Name: MONICA L. DICKERSON  
Trudy A. Smith  
Printed Name: TRUDY A. SMITH

[Corporate Seal]  
By: David N. Sexton  
David N. Sexton, Vice President

Signed, Sealed and Delivered in the presence of:

COMMUNITY DEVELOPMENT-WESTBURY/GATEWAY JOINT VENTURE, a Florida joint venture by its General Partner, COMMUNITY DEVELOPMENT CORPORATION OF GATEWAY, INC. a Florida corporation

Michelle Shaw  
Printed Name: MICHELLE SHAW  
Trudy A. Smith  
Printed Name: TRUDY A. SMITH

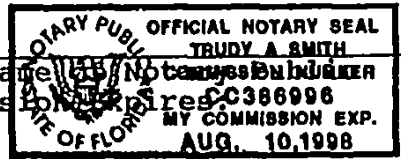
[Corporate Seal]  
By: Stuart O. Kaye  
Stuart O. Kaye, President

STATE OF FLORIDA )  
COUNTY OF COLLIER )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of October, 1994, by DAVID N. SEXTON, as Vice President of WESTBURY GATEWAY, INC., a Florida corporation and general partner of COMMUNITY DEVELOPMENT-WESTBURY/GATEWAY JOINT

VENTURE, on behalf of the corporation and joint venture. He is personally known to me.

Trudy A. Smith  
Notary Public

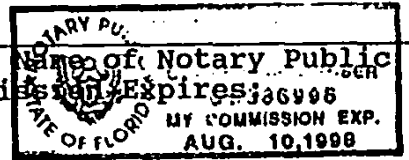


Printed Name of Notary Public  
My Commission Expires

STATE OF FLORIDA )  
COUNTY OF COLLIER )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of October, 1994, by STUART O. KAYE, as President of COMMUNITY DEVELOPMENT CORPORATION OF GATEWAY, INC., a Florida corporation and general partner of COMMUNITY DEVELOPMENT-WESTBURY/GATEWAY JOINT VENTURE, on behalf of the corporation and joint venture. He is personally known to me.

Trudy A. Smith  
Notary Public

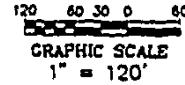
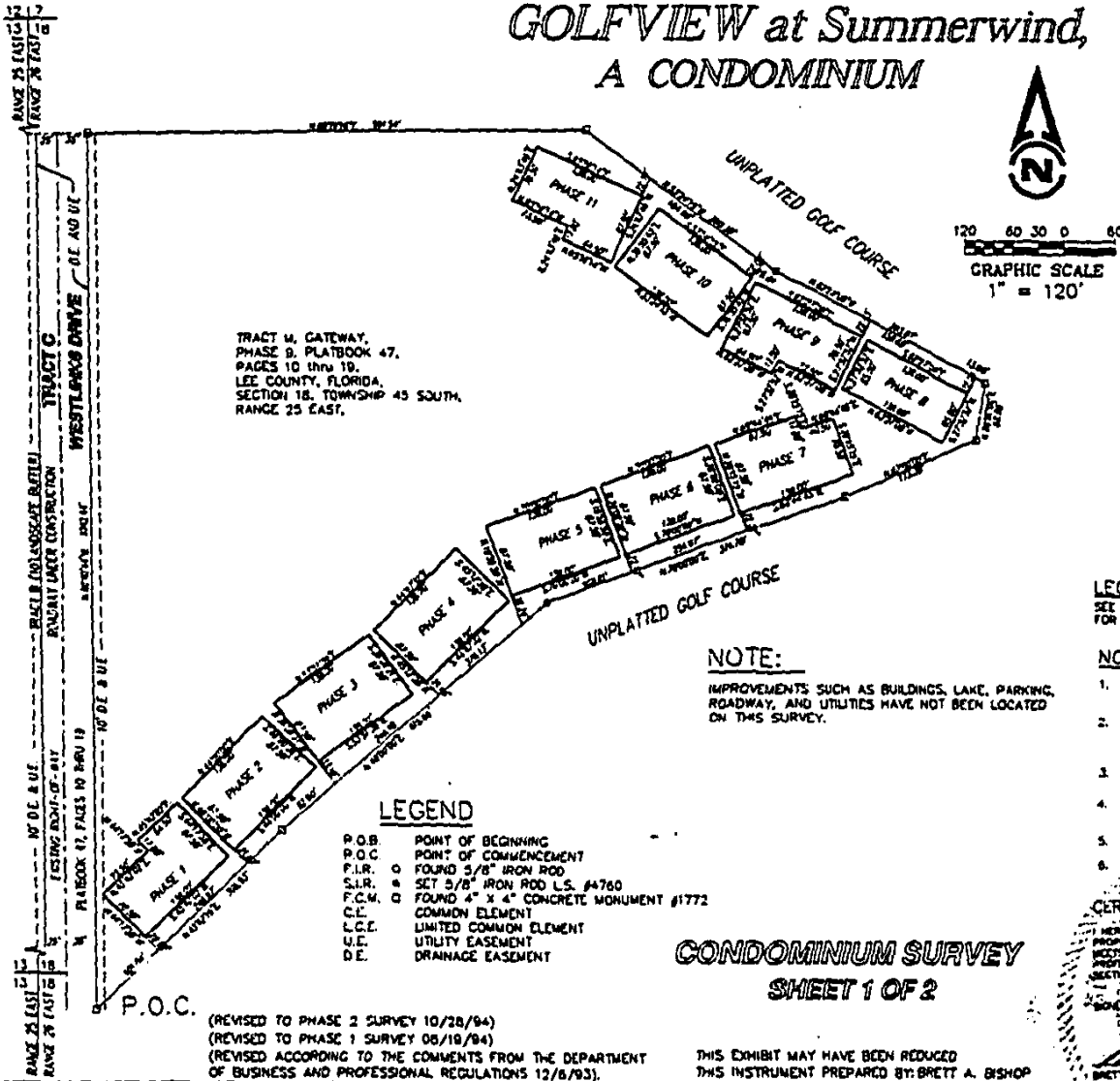


Printed Name of Notary Public  
My Commission Expires

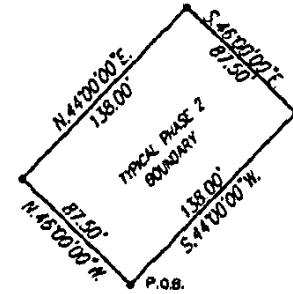
DR2548 PG0053

# GOLFVIEW at Summerwind, A CONDOMINIUM

CONDOMINIUM BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



NOTE: SET IRON ROD AT EACH CHANGE OF DIRECTION AND/OR CORNER OF THE PHASE 2 BOUNDARY.



**LEGAL DESCRIPTION**

SEE ATTACHED SHEET 2 OF 2 FOR LEGAL DESCRIPTION

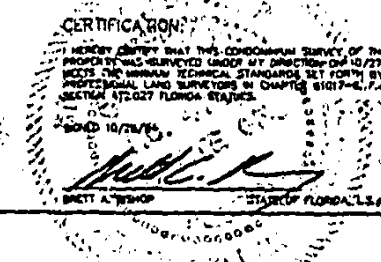
**NOTES**

1. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
2. BEARINGS SHOWN HEREON REFER TO GATEWAY, PHASE B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLATBOOK 47 AT PAGES 10 THRU 19, LEE COUNTY, FLORIDA.
3. IMPROVEMENTS OTHER THAN THOSE SHOWN WERE NOT LOCATED.
4. THIS SURVEY NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND RAISED SEAL.
5. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
6. SEE PLOT PLAN FOR IMPROVEMENTS.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS CONDOMINIUM SURVEY OF THE HEREIN DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 10/27/94 THIS SURVEY BEING THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61D1-FLAC, PURSUANT TO SECTION 61D.027 FLORIDA STATUTES.

BRETT A. BISHOP  
10/27/94



**BRETT A. BISHOP**  
PROFESSIONAL LAND SURVEYOR  
800 SEAGATE DRIVE, SUITE 209  
MAPLE, FLORIDA 33840 (813) 262-1511

**BOUNDARY SURVEY**  
GOLFVIEW at Summerwind  
A CONDOMINIUM

DATE:	10/28/94
DRAWN BY:	JRM
PROJECT #	93-110

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

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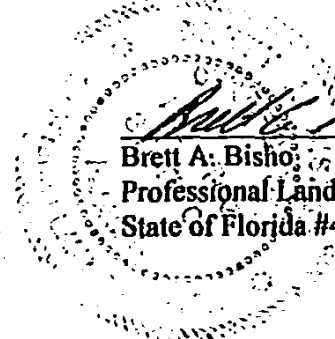

**GOLFVIEW AT SUMMERWIND,  
A Condominium  
Phase 2  
Building 2**

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 through 19 of the Public Records of Lee County, Florida;  
thence run N 45°-42'-19E for a distance of 249.87 feet;  
thence run N 46°-00'-00W for a distance of 21.82 feet to the Point of Beginning of the Parcel of land herein described;  
thence continue N 46°-00'-00 W for a distance of 87.50 feet;  
thence run N 44°-00'-00E for a distance of 138.00 feet;  
thence run S 46°-00'-00E for a distance of 87.50 feet;  
thence run S 44°-00'-00W for a distance of 138.00 feet to the Point of Beginning, containing 0.277 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: 10/28/94

Exhibit  
Sheet 2 of 2

DR2548 PG0056

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

Adding Phase 2  
-----

AMENDMENT TO EXHIBIT "E" TO THE DECLARATION

As a result of the addition of Phase 2 to this condominium, which has been accomplished by the Amendment to which this Exhibit "B" is attached, there are now Sixteen (16) 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 2 (which Phase is now part of this Condominium) is one/sixteenth (1/16).

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 PHASES 1 AND 2	1/16	1/16

EXHIBIT "B" TO THE AMENDMENT

**ESTIMATED OPERATING EXPENSES**  
**GOLFVIEW AT SUMMERWIND**  
**(PHASE 2 FIRST 12 MONTHS)**  
**PHASE 2 TOTAL UNITS 16**  
**January 1, 1994, through December 31, 1994**

<u>Expense Item</u>	<u>Monthly</u>	<u>Quarterly</u>	<u>Annually</u>
Administration of Association	16.00	48.00	192.00
Management Fees	80.00	240.00	960.00
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	73.60	220.80	883.20
Electricity (Common Element)	112.00	336.00	1,344.00
Cablevision (Common Expense)	289.92	869.76	3,479.04
Gas	N/A	N/A	N/A
Water & Sewer	472.00	1,416.00	5,664.00
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	22.67	68.00	272.00
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	5.33	16.00	64.00
Fee to Summerwind Master Assoc.	784.00	2,352.00	9,408.00
Gateway Green Community Assoc.	1,009.92	3,029.76	12,119.04
EQUIPMENT & SUPPLIES	N/A	N/A	N/A

\* Master Association Budget

Exhibit "C" to the Amendment

DR2548 P60057

**Reserves:**

Roof Replacement\*\*  
 Estimated life - 20 years  
 Current estimated replacement  
 cost - \$43,004.00                      179.20                      537.60                      2,150.40  
 Current Balance -0-  
 Estimated Remaining Life  
 - 20 years

Building Repainting\*\*  
 Estimated life - 3 years  
 Current Estimated  
 cost - \$8,200.00                      227.84                      683.52                      2,734.08  
 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)                      3,291.23                      9,873.69                      39,494.76**

NOTE: \*Master Association Budget  
 \*\*These budget items are reserves mandated by statutes unless  
 waived by the unit owners.

**TOTALS (without Reserves)                      2,884.19                      8,652.57                      34,610.28**



ESTIMATED MONTHLY, QUARTERLY AND ANNUAL  
MAINTENANCE EXPENSES OF UNIT OWNERS

DR2548 PG0059

<u>Unit No.</u>	<u>Percentage</u> <u>Share of</u> <u>Common 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>
Sixteen	1/16			
Without Reserves		180.26	540.79	2,163.14
With Reserves		205.70	617.11	2,468.42

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

**ESTIMATED OPERATING EXPENSES**  
**GOLFVIEW AT SUMMERWIND**  
**(PHASE 2 - FIRST 12 MONTHS)**  
**PHASE 2 TOTAL UNITS WITH GARAGES 12**  
**January 1, 1994, through December 31, 1994**

OR2548 P60060

<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 - \$15,840.00	49.50	148.50	594.00
Current Balance -0- Estimated Remaining Life - 20 years			
Garage Repainting** Estimated life - 3 years Current estimated cost - \$1,549.09	43.03	129.09	516.36
Current Balance -0- Estimated Remaining Life - 3 years			
<b>TOTALS (Reserves for Garages)</b>	<b>92.53</b>	<b>277.59</b>	<b>1,110.36</b>
* Master Association Budget			

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

Schedule 1 to Exhibit "C"

ESTIMATED MONTHLY, QUARTERLY AND ANNUAL  
MAINTENANCE EXPENSES OF UNIT OWNERS

<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>
Twelve	1/12			
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

DR2548 PG0061

CHARLE GREEN LEE CIV. PL.

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