

THIS INSTRUMENT PREPARED BY:
Sean M. Ellis, Esquire
Roetzel & Andress LPA
2320 First Street, Suite 1000
Fort Myers, FL 33901

AMENDMENT TO DECLARATION OF CONDOMINIUM FOR
SANTA LUZ, A CONDOMINIUM,
SUBMITTING PHASE 3

This Amendment to Declaration of Condominium is made this 11TH day of October, 2012, by SANTA LUZ OPERATING VENTURE LLC, a Florida limited liability company (the "Developer").

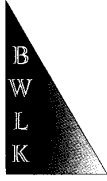
WHEREAS, Phase 1 of Santa Luz, a Condominium (the "Condominium") was submitted to the condominium form of ownership under the Declaration of Condominium for Santa Luz, a Condominium, as recorded at Instrument Number 2011000102077, in the Public Records of Lee County, Florida (together with all amendments thereto, the "Declaration"); and

WHEREAS, Phase 2 of Santa Luz, a Condominium (the "Condominium") was submitted to the condominium form of ownership under that certain Amendment to Declaration of Condominium for Santa Luz, a Condominium, as recorded at Instrument Number 2012000116450, in the Public Records of Lee County, Florida; and

WHEREAS, the Developer desires to submit Phase 3 of the Condominium to the condominium form of ownership as set forth herein.

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

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.
2. Submission. The Developer hereby submits the real property described as Phase 3 on Exhibit "A" attached hereto, together with all improvements from time to time erected or installed thereon, to the condominium form of ownership and use in the manner provided for in the Florida Condominium Act (Chapter 718, Florida Statutes), subject to the reservations, easements, restrictions and conditions contained in the Declaration and herein. The real property described as Phase 3 on Exhibit "A" attached hereto, together with all improvements from time to time installed thereon, is described and shall be known as Phase 3 of the Condominium.
3. Identification of Units. Phase 3 shall contain one (1) building containing four (4) Units, for a total of four (4) Units in Phase 3 thereby bringing the total number of Units in the Condominium to twenty (20). Each Unit in Phase 3 is designated by separate numerical



Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email – fmooffice@bwlk.net
(Ph) 239-481-1331 (Fax) 239-481-1073

Description of a Parcel of Land
Lying in
Section 18, Township 45 South, Range 26 East
Lee County, Florida
(Santa Luz - Proposed Phase III)

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 18, Township 45 South, Range 26 East, and being part of Tract "L" of Gateway Phase 9 as recorded in Plat Book 47 at Pages 10-20, Public Records of Lee County, Florida and further described as follows:

Commencing at the southwest corner of said Tract "L", said point lying on the east right-of-way line of Westlinks Drive (60 feet wide); thence N89°19'16"E along the south line of said Tract "L" for 459.54 feet to the Point of Beginning; thence N00°40'44"W for 120.62 feet; thence N14°41'33"E for 4.56 feet to an intersection with a curve concave to the northwest having a radius of 54.75 feet and to which point a radial line bears S11°06'43"E; thence continue northeasterly along said curve through a central angle of 83°32'58" for 79.84 feet; thence S79°36'59"E for 74.63 feet; thence S43°36'15"E for 34.14 feet to the southeasterly line of said Tract "L"; thence S03°28'13"W along said southeasterly line for 143.72 feet to the southeast corner of said Tract "L"; thence S89°19'16"W along aforesaid south line of Tract "L" for 132.00 feet to the Point of Beginning.

Parcel contains 0.51 acres (22,061 square feet), more or less.

Bearings are based on the recorded plat with the east right-of-way line of Westlinks Drive bearing N00°40'44"W.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

Scott C. Whitaker, P.S.M. 4324

41188_DESC_PHASE III 11/8/10

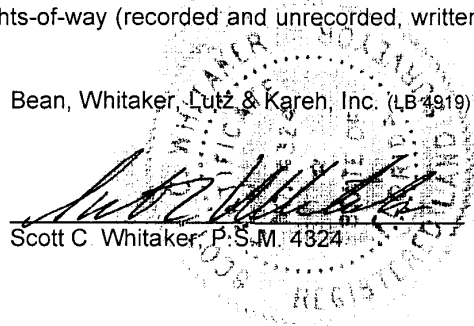


EXHIBIT "A"

PRINCIPALS:

SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES:

JAMES A. HESSLER, PSM
CHRISTEN N. ALPEN, PSM
MUNIR R. SULEH, PE, M.S.E.E



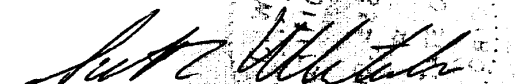
Bean, Whitaker, Lutz & Kareh, Inc.

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Surveyor's Certification
for
Santa Luz, a Condominium
Section 18, Township 45 South, Range 26 East
Lee County, Florida
(Building 5)

I, Scott C. Whitaker, Professional Surveyor and Mapper, hereby certify that the construction of the improvements of Building 5, Phase III, Santa Luz, a Condominium as shown on the attached Exhibit "B" dated 10/16/12 is substantially complete so that these materials, together with the provisions of the Declaration of Condominium describing the condominium property as relates to survey matters only, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements, limited common elements and of each unit can be determined from these materials and that all planned improvements, including but not limited to landscaping, utility services and access to the unit and common element facilities serving the building in which the units to be conveyed are located have been substantially completed.

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)


Scott C. Whitaker, P. S. M. 4324

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned officer, personally appears Scott C. Whitaker of Bean, Whitaker, Lutz & Kareh, Inc., personally known to me and who did not take an oath, and who is known to me to be the person described in and who executed the foregoing instrument, and acknowledged to me and before me that he executed said instrument in the capacity and for the purposes therein expressed this 16th day of October, 2012.

SEAL


Notary Public



41188_CERT_PH III_BUILDING 5

PRINCIPALS:

SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

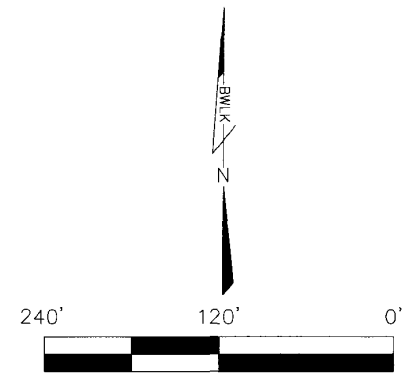
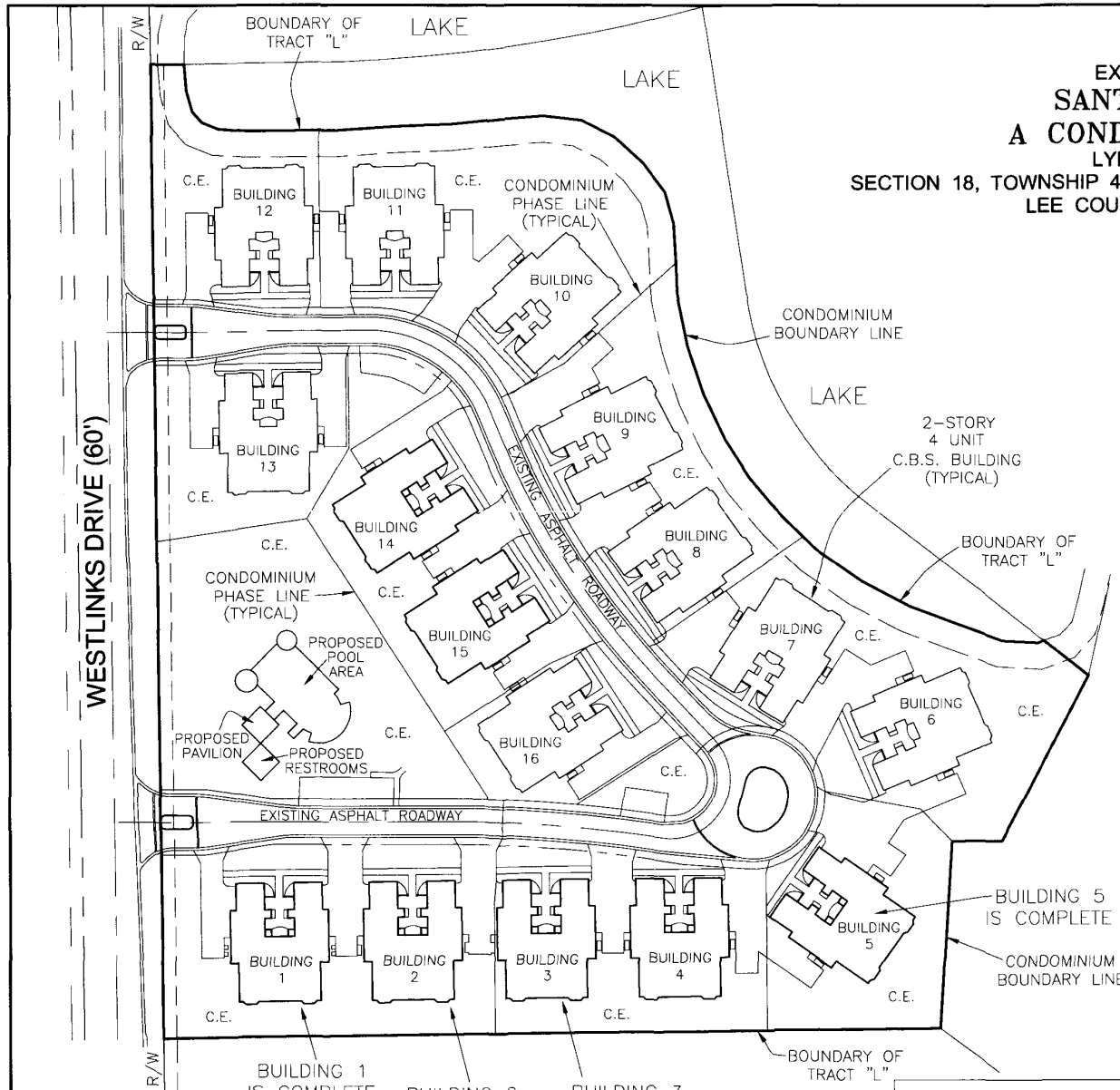


ASSOCIATES:

JAMES A. HESSLER, PSM
CHRISTEN N. ALPEN, PSM
MUNIR R. SULEH, PE, M.S.E.E.

EXHIBIT "B"
SANTA LUZ,
A CONDOMINIUM

LYING IN
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA



NOTE: ALL BUILDINGS ARE PROPOSED AT THIS TIME EXCEPT FOR BUILDINGS 1, 2, 3 AND 5, WHICH ARE COMPLETE. BUILDINGS 4, 14 & 15 ARE PARTIALLY CONSTRUCTED.

DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NO. 2011000102077

AMENDMENT FOR PHASE 2 RECORDED IN INSTRUMENT NO. 2012000116450

OVERALL PLOT PLAN

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)
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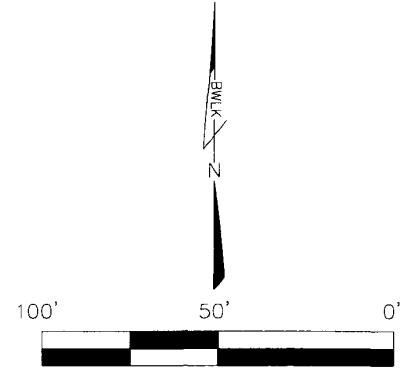
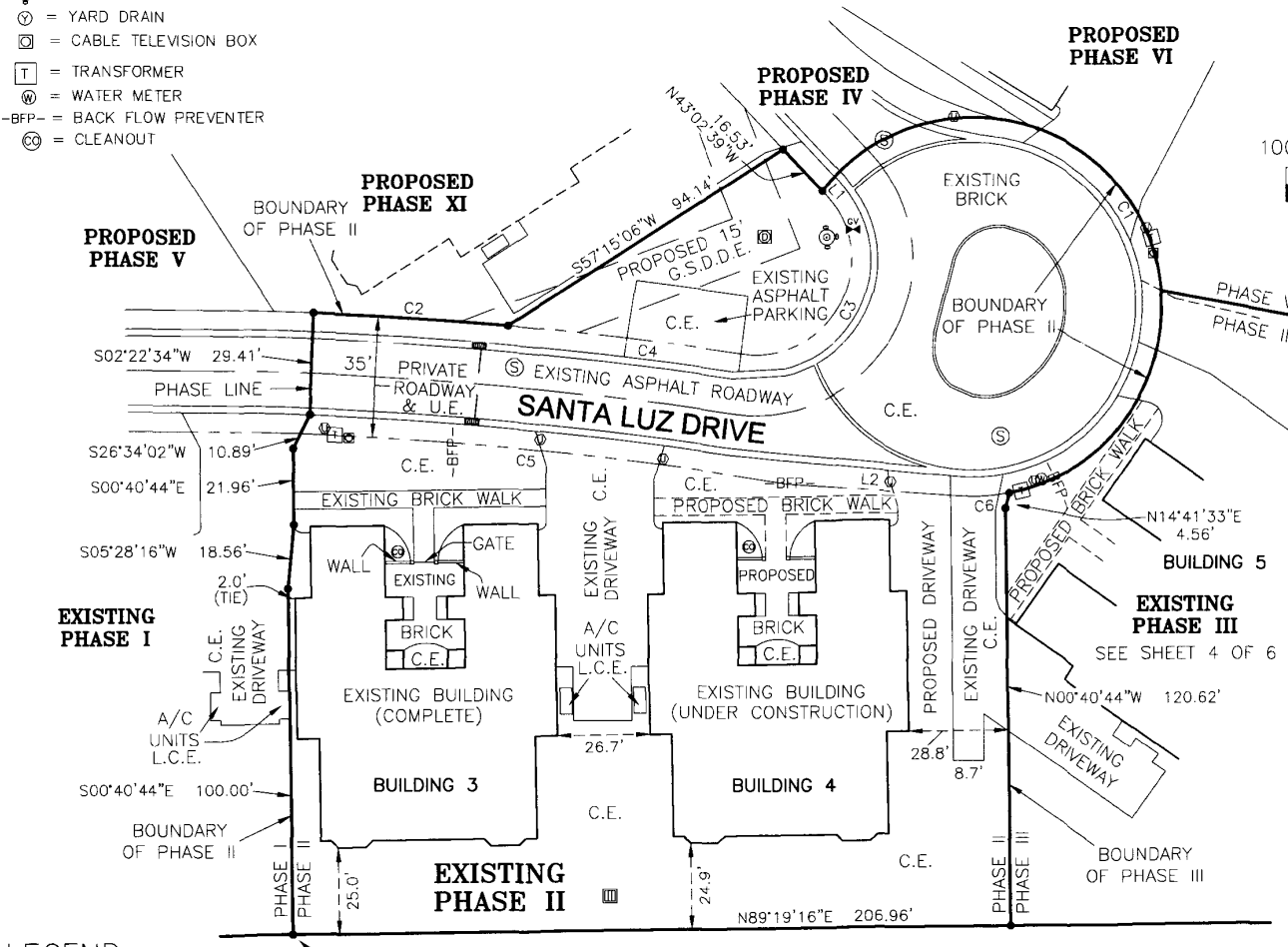
LEGEND

C.E. = COMMON ELEMENT
 C.B.S. = CONCRETE BLOCK STRUCTURE

CD41188_1.DWG					
DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
10-16-12	41188	CNA	1" = 120'	1 OF 6	18-45-26

EXHIBIT "B"
SANTA LUZ,
A CONDOMINIUM
 LYING IN
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

- LEGEND**
- ⊙ = STORM MANHOLE
 - ⊞ = ELECTRIC METER
 - ⊞ = ELECTRIC BOX
 - ⊞ = CATCH BASIN
 - ⊞ = IRRIGATION VALVE
 - ⊞ = WATER VALVE
 - ⊞ = SANITARY MANHOLE
 - ⊞ = TELEPHONE BOX
 - ⊞ = FIRE HYDRANT
 - ⊞ = YARD DRAIN
 - ⊞ = CABLE TELEVISION BOX
 - ⊞ = TRANSFORMER
 - ⊞ = WATER METER
 - BFP- = BACK FLOW PREVENTER
 - ⊞ = CLEANOUT



NOTE: FINAL LIFT OF ASPHALT NOT IN PLACE AT THIS TIME.

CURVE 1 R=54.75' Δ=221°11'12" A=211.36' CH=102.50' CB=S31°42'19"E	CURVE 2 R=1117.50' Δ=2°52'26" A=56.06' CH=56.05' CB=S86°11'13"E
CURVE 3 R=27.50' Δ=141°46'08" A=68.04' CH=51.97' CB=S27°50'25"W	CURVE 4 R=1117.50' Δ=03°28'28" A=67.77' CH=67.76' CB=N83°00'45"W
CURVE 5 R=1082.50' Δ=07°28'41" A=141.28' CH=141.18' CB=S84°01'04"E	CURVE 6 R=54.75' Δ=15°02'26" A=14.37' CH=14.33' CB=N86°24'30"E

LINE	BEARING	DISTANCE
L1	S43°02'39"E	1.56'
L2	S86°04'17"E	49.62'

- LEGEND**
- A/C = AIR CONDITIONER
 - P.O.B. = POINT OF BEGINNING
 - (TYP) = TYPICAL
 - C.E. = COMMON ELEMENT
 - L.C.E. = LIMITED COMMON ELEMENT
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - G.S.D.D.E. = GATEWAY SERVICES DISTRICT DRAINAGE EASEMENTS

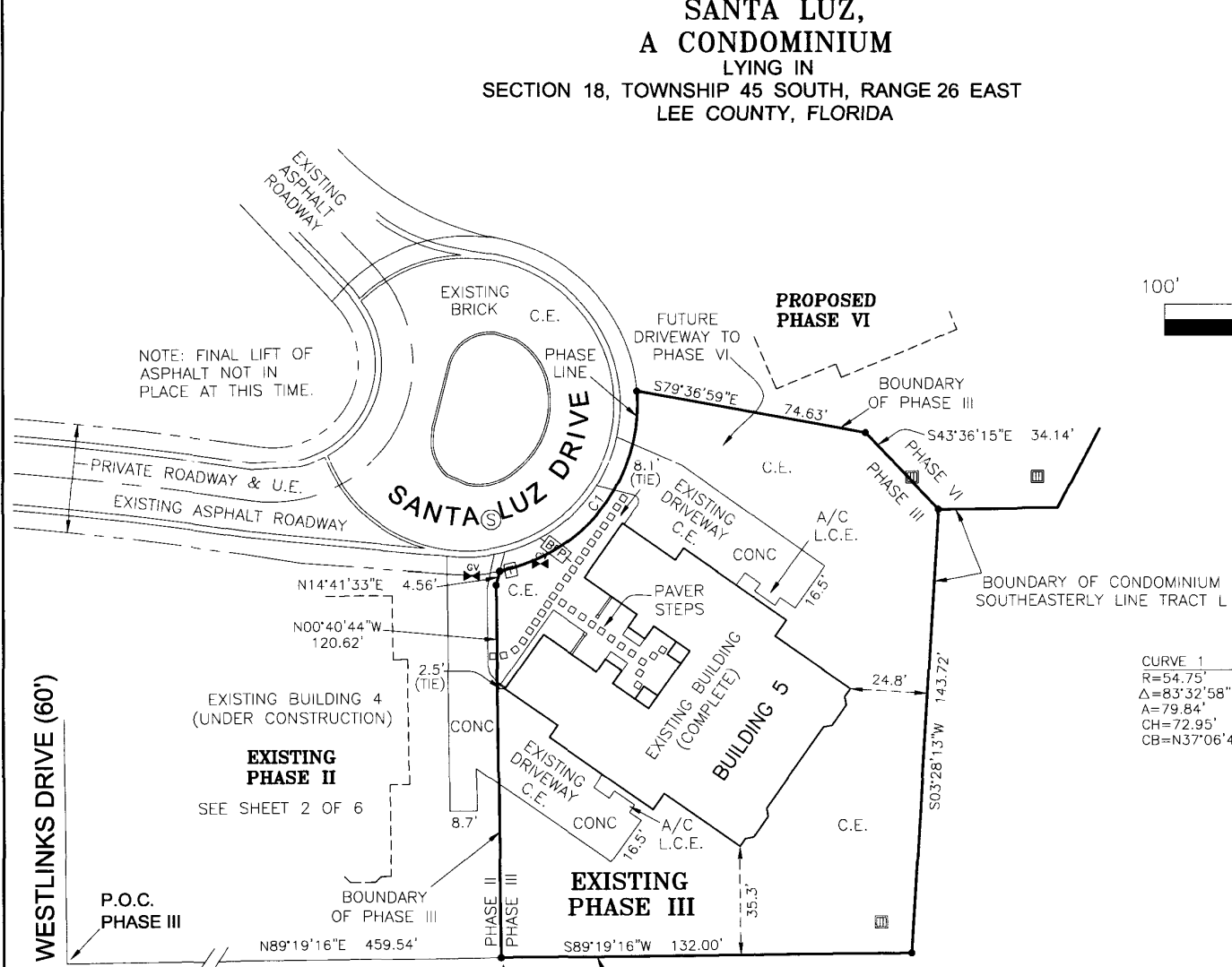
*THIS SHEET INCLUDED TO SHOW THE RELATIONSHIP OF IMPROVEMENTS FROM PHASE II

DETAIL PHASE II

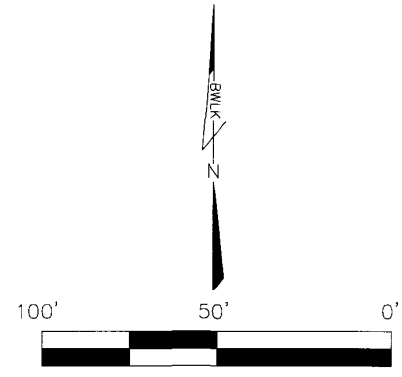
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CD41188_3.DWG	DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
	10-16-12	41188	CNA	1" = 50'	2 OF 6	18-45-26

EXHIBIT "B"
SANTA LUZ,
A CONDOMINIUM
 LYING IN
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA



NOTE: FINAL LIFT OF ASPHALT NOT IN PLACE AT THIS TIME.



CURVE 1
 R=54.75'
 Δ=83°32'58"
 A=79.84°
 CH=72.95'
 CB=N37°06'48"E

LEGEND

- A/C = AIR CONDITIONER
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING (TYP) = TYPICAL
- C.E. = COMMON ELEMENT
- L.C.E. = LIMITED COMMON ELEMENT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- CONC. = CONCRETE
- G.S.D.E. = GATEWAY SERVICES DISTRICT DRAINAGE EASEMENT
- ☉ = TELEPHONE BOX
- BFP- = BACKFLOW PREVENTER DEVICE/FIRE LINE
- ⊕ = WATER VALVE
- ⊙ = WATER METER
- ⊗ = SANITARY SEWER MANHOLE
- ⊞ = TRANSFORMER
- ⊠ = CABLE TELEVISION RISER

**BUILDING 5 AS-BUILT
 DETAIL PHASE III**

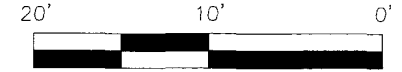
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CD41188_3.DWG					
DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
10-16-12	41188	CNA	1" = 50'	3 OF 6	18-45-26

EXHIBIT "B"
SANTA LUZ,
A CONDOMINIUM
 LYING IN

SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA



*ELEVATIONS ARE N.A.V.D. 1988 (FIELD MEASURED)

BUILDING #	1ST F.F.E.	2ND F.F.E.	ROOF HEIGHT
1	28.6'	40.3'	62.9'
2	28.6'	40.3'	62.9'
3	28.6'	40.3'	62.8'
4	28.5'	40.2'	62.4'
5	28.5'	40.2'	62.4'
14	28.6'	40.2'	62.4'
15	28.5'	40.2'	62.3'

*SEE UNIT BOUNDARY SHEETS FOR CEILING HEIGHTS

**BUILDING 5 AS-BUILT
 VERTICAL BOUNDARIES**

LEGEND

N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 FIN. = FINISHED
 ELEV. = ELEVATION
 F.F.E. = FINISH FLOOR ELEVATION

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

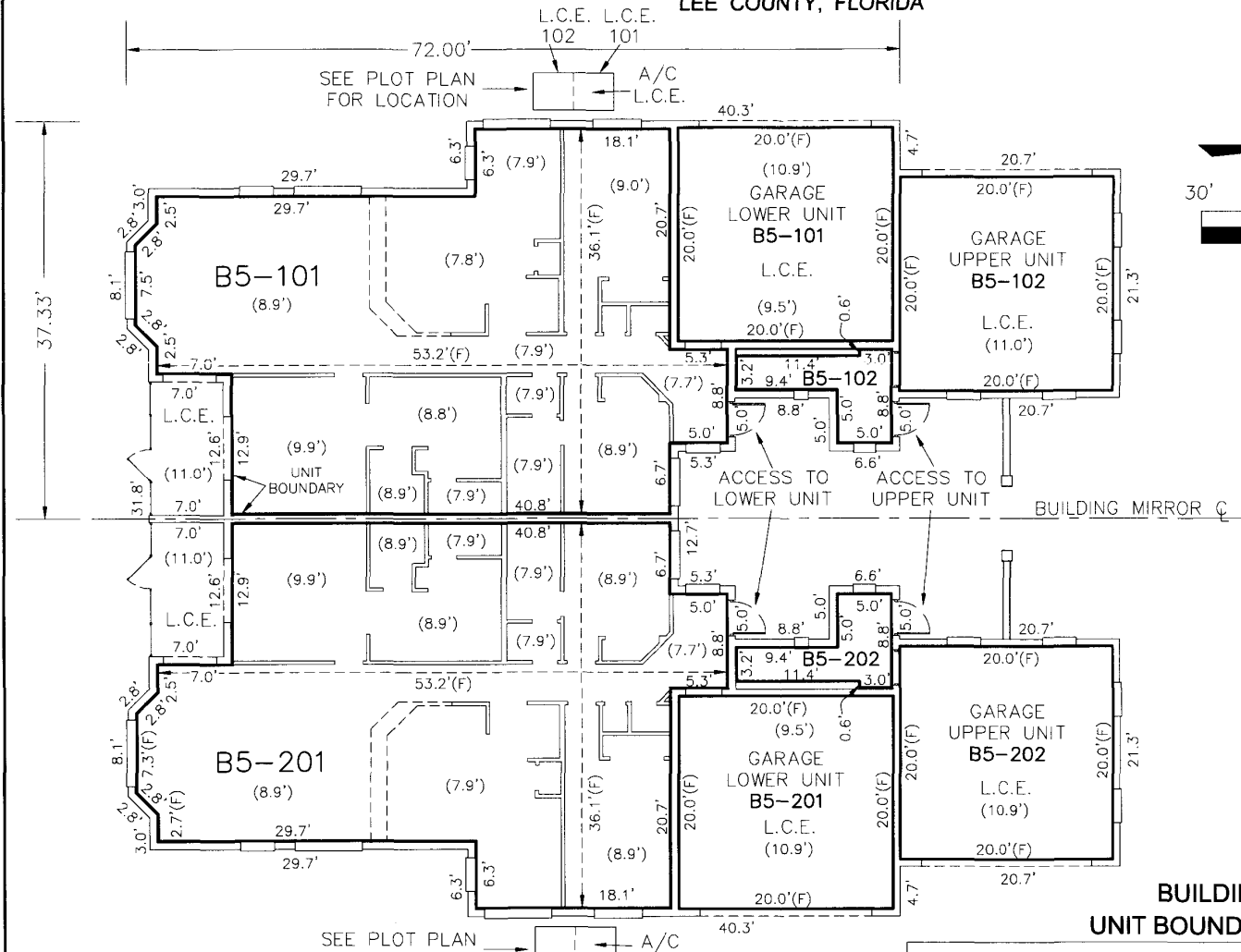
CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

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CD41188_4.DWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
10-16-12	41188	CNA	1" = 10'	4 OF 5	18-45-26

EXHIBIT "B"
SANTA LUZ,
A CONDOMINIUM
 LYING IN
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA



LEGEND
 C.E. = COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT
 A/C = AIR CONDITIONER
 (9.0') = CEILING HEIGHT

**BUILDING 5 AS-BUILT
 UNIT BOUNDARIES - GROUND FLOOR**

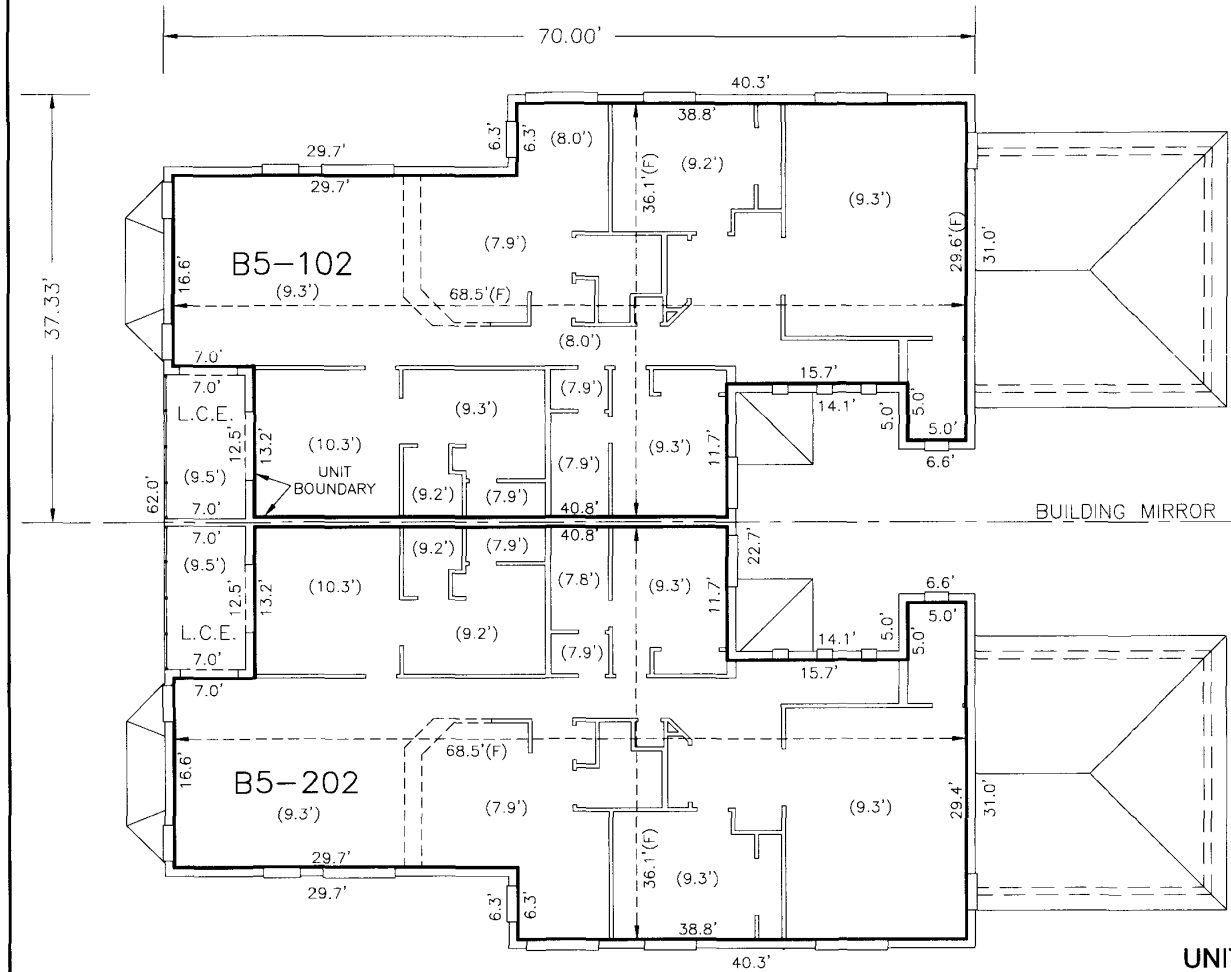
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CD41188_5.DWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
10-16-12	41188	CNA	1" = 15'	5 OF 6	18-45-26

EXHIBIT "B"
SANTA LUZ,
A CONDOMINIUM

LYING IN
 SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA



**BUILDING 5 AS-BUILT
 UNIT BOUNDARIES - SECOND FLOOR**

LEGEND
 C.E. = COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT
 A/C = AIR CONDITIONER
 (9.0') = CEILING HEIGHT

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CD41188_6.DWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
10-16-12	41188	CNA	1" = 15'	6 OF 6	18-45-26