

4397207

AMENDMENT TO CONDOMINIUM DECLARATION
OF MARSH LANDING TOWNHOUSE CONDOMINIUM

RECORDED BY
MARY JO ROBINSON, D.C.

DR2965 PG 1318

This Amendment to the Condominium Declaration of Marsh Landing Townhouse Condominium, as recorded in O.R. Book 2786, Page 1493 thru 1560, Public Records of Lee County, Florida; that certain Amendment to Condominium Declaration recorded in O.R. Book 2789, Pages 3005 thru 3011, Public Records of Lee County, Florida; that certain Amendment to Condominium Declaration recorded in O.R. Book 2804, Pages 3246 thru 3250, Public Records of Lee County, Florida; that certain Amendment to Condominium Declaration recorded in O.R. Book 2804, Pages 3255 thru 3263, Public Records of Lee County, Florida; that certain Amendment to Condominium Declaration recorded in O.R. Book 2804, Pages 3272 thru 3296, Public Records of Lee County, Florida; that certain Amendment to Condominium Declaration recorded in O.R. Book 2861, Pages 1940 thru 1948, Public Records of Lee County, Florida, and that certain Amendment to Condominium Declaration recorded in O.R. Book 2880, Pages 1329 thru 1339, is made by the undersigned Developer.

NOW, THEREFORE, the undersigned hereby amends the Condominium Declaration as follows:

1. Phase 15 of the Condominium now being completed on the properties described on attached Exhibit "A-15", is hereby submitted to the condominium form of ownership thereby making such Phase a part of Marsh Landing Townhouse Condominium.
2. The share of the common elements, common expenses and common surplus attributable to each unit upon the addition of Phase 15 is a fraction, the numerator of which is one and the denominator of which is 36.
3. The survey and plot plan and the surveyor's certification are attached hereto as composite Exhibit "B-15", which together describes the Phase being hereby submitted. The units are designed thereon by building number (phase) and unit number.
4. In all other respects, the Condominium Declaration, as previously amended, remains in full force and effect and unchanged.

IN WITNESS WHEREOF, the undersigned Developer has caused this Amendment to Condominium Declaration of Marsh Landing Townhouse Condominium to be executed by its duly authorized officer this 14th day of May, 1998.

WITNESS:

DEVELOPER: ROTTLUND HOMES OF
FLORIDA, INC., a Minnesota corporation

Carel S. Walker
Beth Kittles

By [Signature]
Its President

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 14th day of May, 1998, by

**LEGAL DESCRIPTION
MARSH LANDING TOWNHOUSE CONDOMINIUM
PHASE 15**

A portion of Tract C, "MARSH LANDING" as recorded in Plat Book 58 at Page 42 of the Public Records of Lee County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of said Tract C; thence $S05^{\circ}22'49''W$ a distance of 573.08 feet to the POINT OF BEGINNING; (said point lying on the arc of a non-tangent circular curve concave to the West; (a radial line through said point bears $N83^{\circ}03'16''W$); thence Southerly along the arc of said curve having for its elements a radius of 783.00 feet, a central angle of $00^{\circ}49'11''$, an arc distance of 11.20 feet, a chord distance of 11.20 feet and a chord bearing of $S07^{\circ}21'20''W$ to a point of tangency; thence $S07^{\circ}45'55''W$ a distance of 83.53 feet; thence $N82^{\circ}14'05''W$ a distance of 90.03 feet; thence $N07^{\circ}45'57''E$ a distance of 94.74 feet; thence $S82^{\circ}14'03''E$ a distance of 89.95 feet to the POINT OF BEGINNING.

Containing 8,528.382 square feet, more or less.

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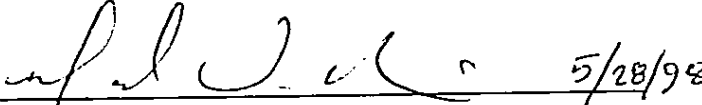
MARSH LANDING TOWNHOUSE CONDOMINIUM

SURVEY CERTIFICATION

PHASE 15

We hereby certify pursuant to Section 718.104(4)(e)F.S. as amended that the construction of the improvements shown on the attached exhibits is substantially complete; so that such material together with the provisions of the Declaration of Condominium of Marsh Landing Townhouse Condominium describing the condominium property is an accurate representation of the locations and dimensions of the improvements and that the identification, location and dimensions of the common elements and of each home can be determined from these materials.

POST, BUCKLEY SCHUH & JERNIGAN, INC.

 5/28/98

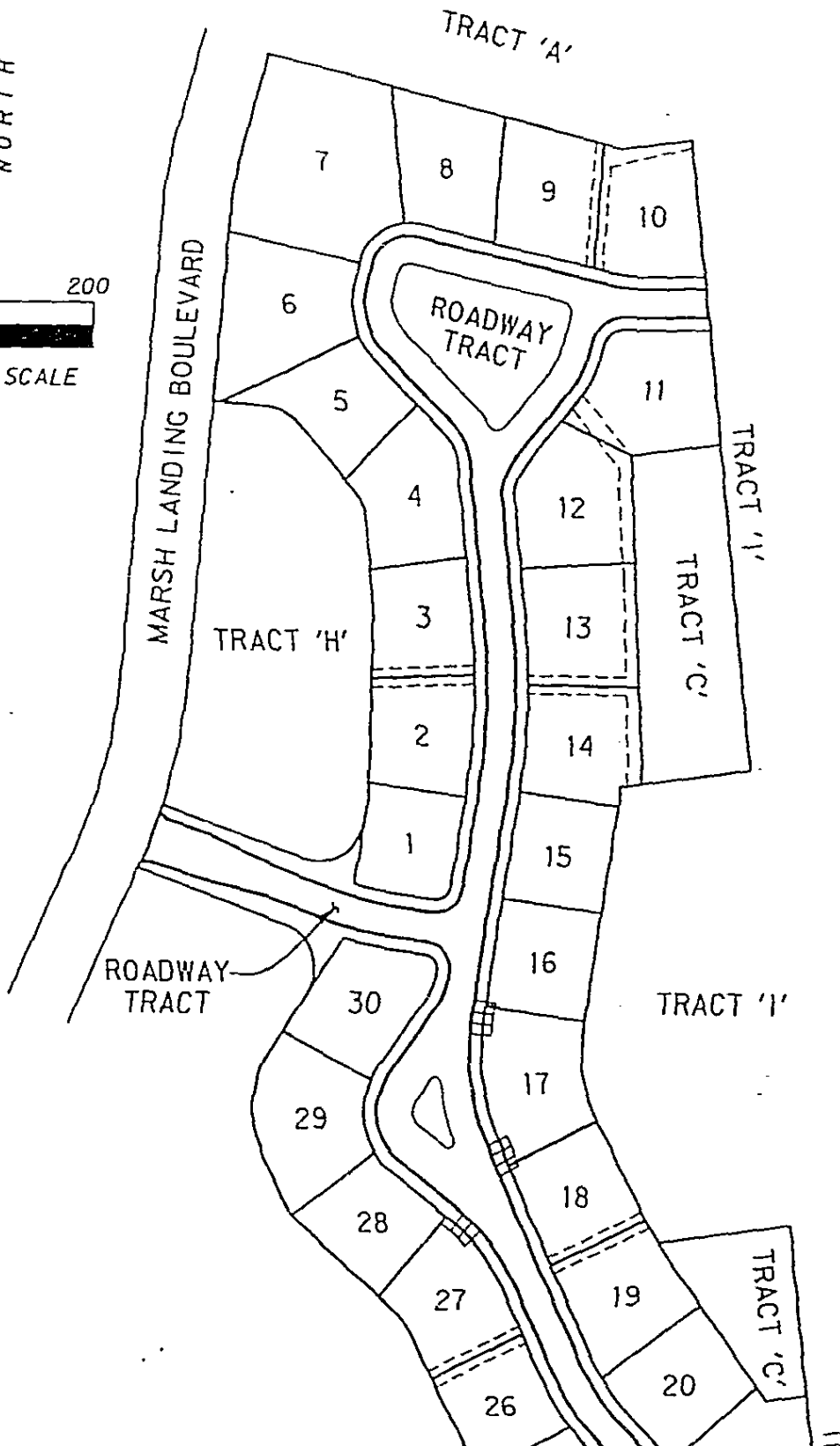
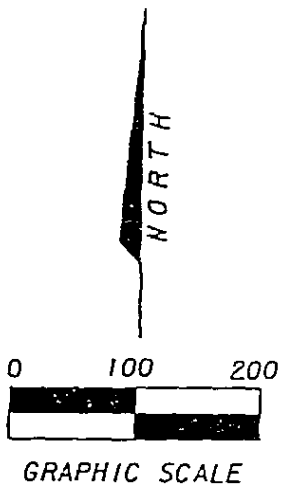
Mark D. Haines
Professional Surveyor and Mapper No.LS5312
State of Florida

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MARSH LANDING TOWNHOUSE CONDOMINIUM

NOVEMBER 1996

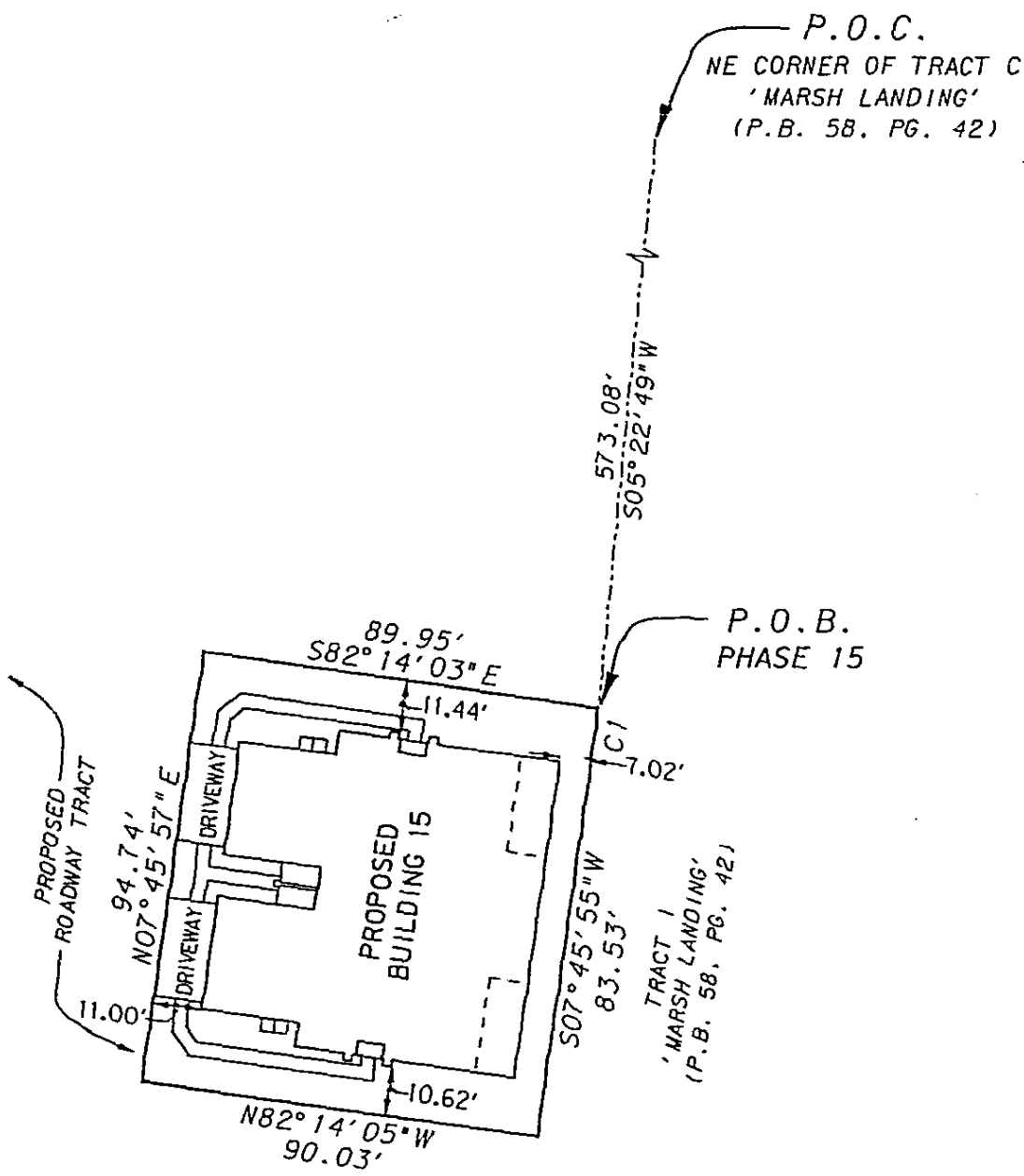
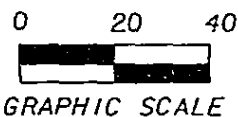
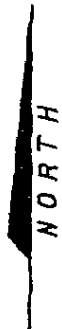
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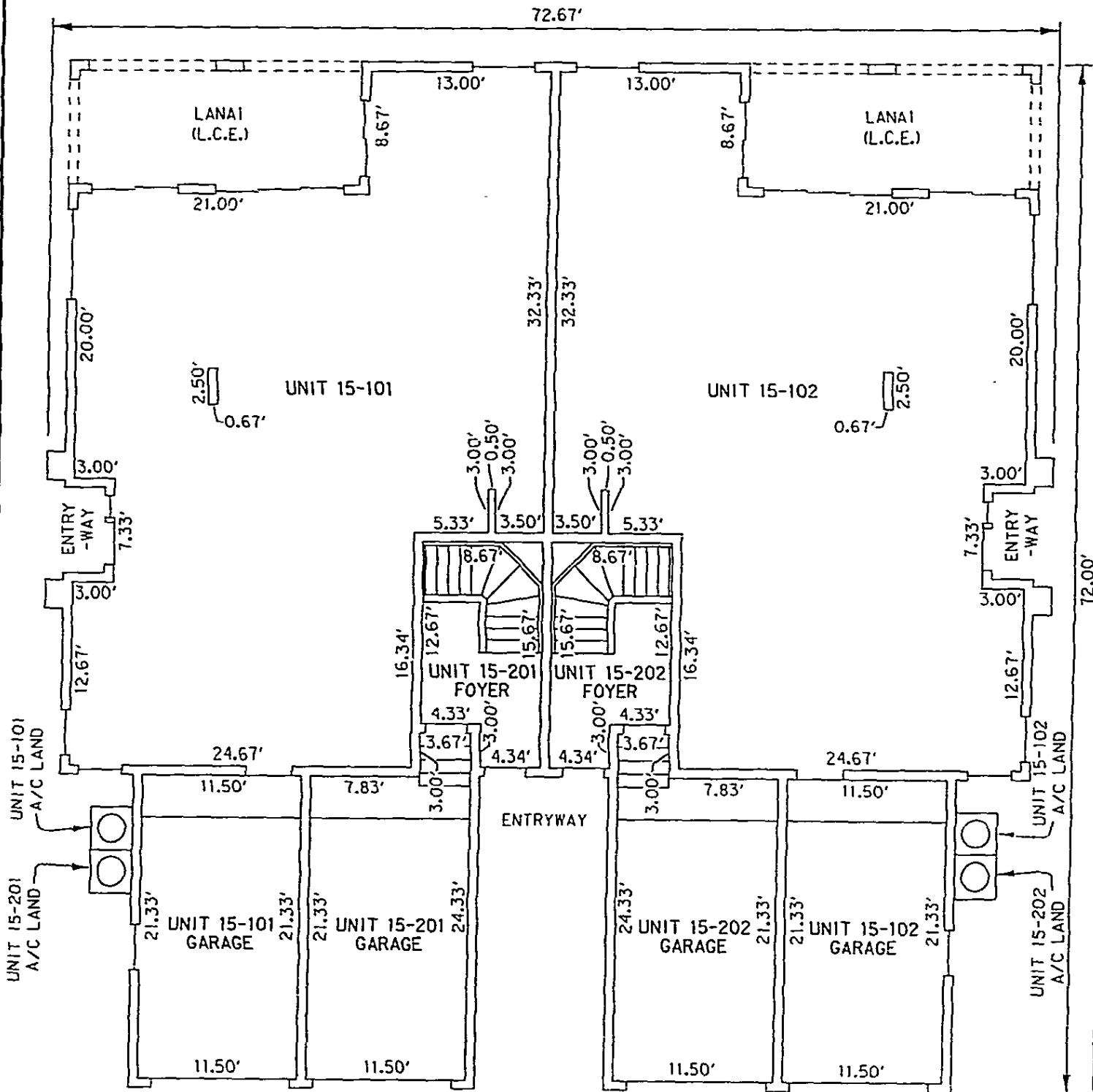


MARSH LANDING TOWNHOUSE CONDOMINIUM

NOVEMBER 1996

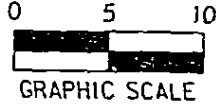


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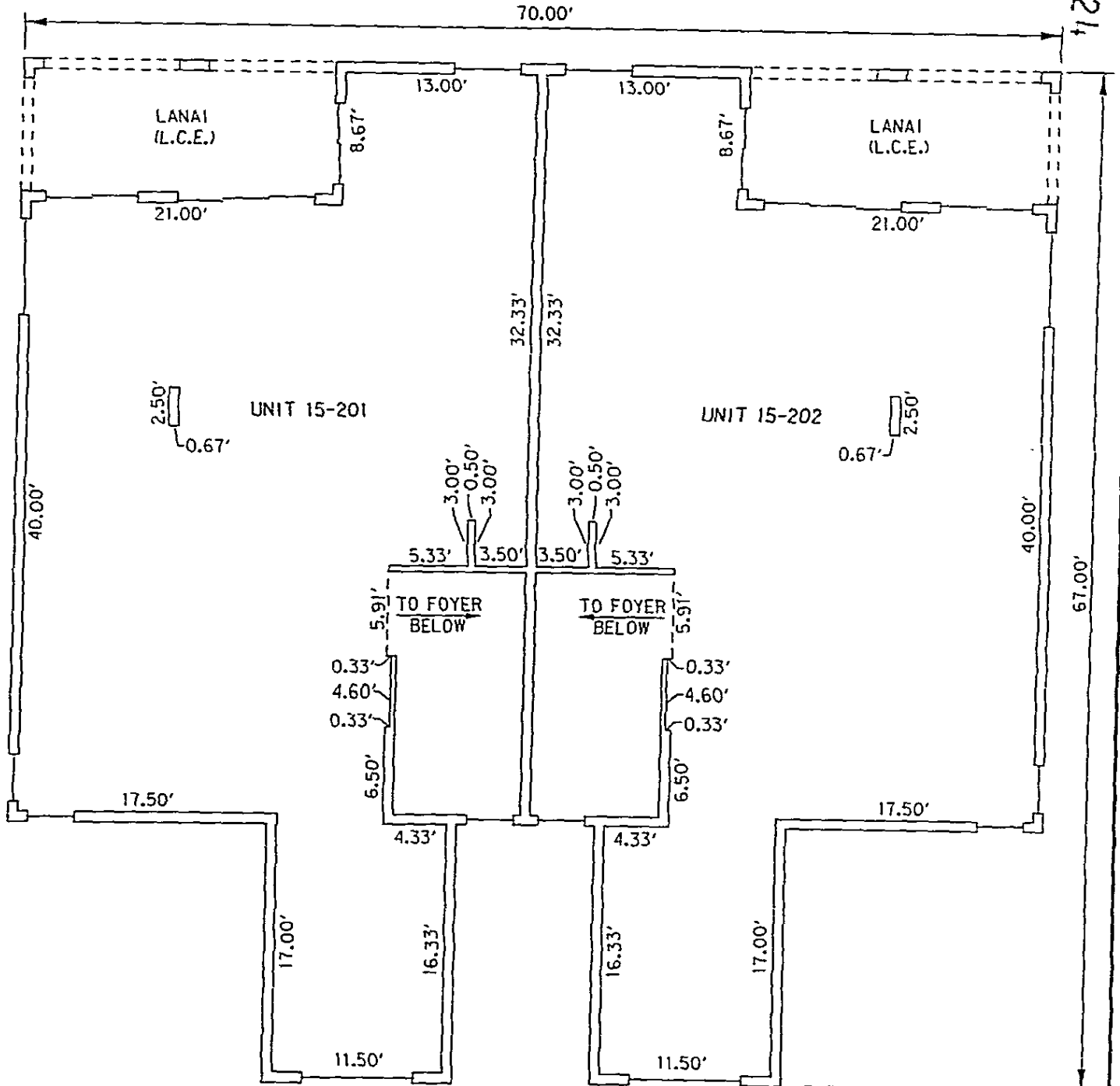


MARSH LANDING TOWNHOUSE CONDOMINIUM

NOVEMBER 1996



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MARSH LANDING TOWNHOUSE

SURVEY NOTES

1. DESCRIPTION OF UNITS

Each Unit shall consist of that part of the building containing such Unit which lies within the boundaries of the Unit, which boundaries are as follows:

A. Upper Boundaries

1. The upper boundary of first-floor Units shall be horizontal plane of the lowest surface of the unfinished ceiling slab of the Unit and the horizontal plane of the unfinished horizontal plane of the lowest surface of the unfinished lanai ceiling slab extended to an intersection with the perimetrical boundaries.
2. The upper boundary of the second story Units shall be the sloped and horizontal planes of the unfinished ceiling extended to an intersection with each other and with the perimetrical boundaries.
3. The upper boundary of the portion of the Units comprising the lanai shall be the plane of the lowest surface of the unfinished lanai ceiling.

B. Lower Boundaries

The lower boundary of all Units shall be horizontal plane of the unfinished floor slab of that Unit and the horizontal plane of the unfinished lanai slab extended to an intersection with the perimetrical boundaries.

C. Perimetrical Boundaries

The perimetrical boundaries of a Unit shall be the following boundaries extended to an intersection with upper and lower boundaries:

1. EXTERIOR BUILDING WALLS:

The intersecting vertical plane(s) of the innermost unfinished surfaces of the exterior wall of the building bounding such Unit and as to the lanai which is part of a Unit, such boundaries shall be the intersecting vertical planes which include all of such structures.

2. INTERIOR BUILDING WALLS:

The vertical planes of the innermost unfinished surface of the party walls dividing such Units extended to intersections with other perimetrical boundaries.

D. Apertures

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shall be included in the boundaries of the Unit.

E. Air Conditioning Units

The boundaries of each Unit shall also be deemed to include all integral parts of the air conditioning unit located within the Unit.

F. Excluded from Units

The Unit shall not be deemed to include utility services which may be contained within the boundaries of the Unit, but which are utilized to serve Common Elements and/or a Unit or Units other than or in addition to the Unit within which contained. Such utility services are not Common Elements, but may be the maintenance responsibility of the Association. The Unit shall not be deemed to include columns or partitions contributing to the support of the building. Such columns or partitions are part of the Common Elements.

2. DESCRIPTION OF COMMON ELEMENTS

- A. All land and all portions of the Condominium Property not within a Unit or Units are parts of the Common Elements.
- B. All bearing walls to the unfinished surface of said walls located within a Unit and all columns or partitions contributing to support of the Building constitute parts of the Common Elements.

3. GENERAL

- A. Improvement shown hereon are proposed unless noted otherwise hereon.
- B. Dimensions shown illustrating unit boundaries are subject to normal construction tolerances.
- C. Bearings shown hereon are based upon fixing the easterly line of Section ____, Township ____, Range __ as _____.
- D. Improvements within the condominium property which are not units or limited common elements are common elements.
- E. P.O.C. denotes Point of Commencement.
- F. P.O.B. denoted Point of Beginning.

CONSENT AND JOINDER TO FILING
OF AMENDMENT TO CONDOMINIUM DECLARATION

WHEREAS, Kraus-Anderson, Incorporated, a Minnesota corporation, is the owner and holder of those certain mortgage liens created by three Mortgages each dated the 21st day of June, 1996, and recorded among the Public Records of Lee County, Florida in Official Record Book 2719, Page 4136; Official Record Book 2719, Page 4065, and Official Record Book 2719, Page 3959, in which Rottlund Homes of Florida, Inc. is Mortgagor; and

WHEREAS, a portion of the real property subject to the aforementioned Mortgages is to be submitted to the condominium form of ownership as the Marsh Landing Townhouse Condominium Phase 15; and

WHEREAS, Kraus-Anderson Incorporated desires to evidence its consent to the filing of the Amendment to Condominium Declaration attached hereto adding such phase;

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration to it in hand paid, Kraus-Anderson, Incorporated, by and through its authorized officer does consent to the attached Amendment to Condominium Declaration for Marsh Landing Townhouse Condominium, and does likewise consent to the establishment of the condominium form of ownership for the condominium property described therein in accordance with the provisions of the aforementioned Amendment to Condominium Declaration in accordance with the laws of the State of Florida. It being the intention of Kraus-Anderson, Incorporated to fully consent thereto in all respects required by Sec. 718.104(3), Florida Statutes, in force on the date of the execution of these presents.

IN WITNESS WHEREOF, Kraus-Anderson, Incorporated has caused these presents to be duly executed by its duly authorized officer this 20th day of May, 1998.

WITNESS

KRAUS-ANDERSON, INCORPORATED

Charlotte Roe
Mary J. Walter

By Daniel Engelsson
Its Executive Vice President

STATE OF MINNESOTA
COUNTY OF HENNEPIN

98 MAY 28 PM 4: 06
CHARLIE GREEN, CLERK
LEE COUNTY, FL

The foregoing instrument was acknowledged before me this 20th day of May, 1998, by Daniel W. Engelsson, as Executive Vice President of Kraus-Anderson, Incorporated, who is personally known to me or who has produced _____ as identification and who did not take an oath.

Kathryn J. Tarnish
Notary Public
Print Name Kathryn J. Tarnish
My Commission

