

AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

TURTLE COVE RV CONDOMINIUM

Pursuant to the authority reserved by the Developer contained in Paragraph 22, the Declaration of Condominium of TURTLE COVE RV CONDOMINIUM, pursuant to Declaration thereof recorded in O. R. Book 100, Page 259, Public Records of Glades County, Florida, is amended as follows:

NOTE: Words underlined are additions; words in ~~struck~~ through type are deletions.

1. SUBMISSION TO CONDOMINIUM - The fee simple title to the lands located in Glades County, Florida owned by Developer VERNON W. VETOVITZ, JANICE VETOVITZ, GERARD MOLLOY and NORMA MOLLOY who join in and consent and shown in attached Exhibit "B" as Phase One are by this Declaration submitted to the condominium form of ownership. The Developer is AXIS GENERAL CONTRACTORS INC.

END OF AMENDMENT.

THIS AMENDMENT made this 27 day of October, 1986.

WITNESSES:

AXIS GENERAL CONTRACTORS, INC., a Florida corporation

Patricia Greenberg

By Gerard Molloy
President

STATE OF FLORIDA

COUNTY OF Glades

The foregoing instrument was acknowledged before me this 27th day of October, 1986, by GERARD MOLLOY, President of Axis General Contractors, Inc., a Florida corporation, on behalf of the corporation.

MY COMMISSION EXPIRES:

Notary Public, State of Florida at Large
My Commission Expires Jan. 4, 1988

86 NOV 25 PM 4 40

FILED FOR RECORD

082792

OR BOOK 0107 PAGE 0330

THIS INSTRUMENT PREPARED BY:
RICHARD D. DeBOEST
ATTORNEY AT LAW
P. O. BOX 1480
FORT MYERS, FLORIDA 33902

AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

TURTLE COVE RV CONDOMINIUM

Pursuant to the authority reserved by the Developer, contained in Paragraph 22, the Declaration of Condominium of TURTLE COVE RV CONDOMINIUM, pursuant to Declaration thereof recorded in O. R. Book 100, Page 259, Public Records of Glades County, Florida, is amended as follows:

NOTE: Words underlined are additions; words in ~~struck-through~~ type are deletions.

4.12 LIMITED COMMON ELEMENTS - Those portions of the common elements which are reserved for the use of a certain unit or units to the exclusion of other units including that portion of the seawall contiguous to the unit and the boat docks between each pair of units.

5.24. To maintain, repair and replace at his expense, all portions of the unit except the portions to be maintained, repaired and replaced by the Association. The unit owner's responsibility specifically includes wiring, piping, ramp and patio and the limited common element seawall and boat docks contiguous to the units.

END OF AMENDMENTS.

THIS AMENDMENT made this 18th day of April, 1986.

WITNESSES:

[Signature]
Myrtice Victory

AXIS GENERAL CONTRACTORS, INC., a
Florida corporation

By Gerard Molloy
President

STATE OF FLORIDA

COUNTY OF Glades

The foregoing instrument was acknowledged before me this 18th day of April, 1986, by GERARD MOLLOY, President of Axis General Contractors, Inc., a Florida corporation, on behalf of the corporation.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: Notary Public, State of Florida at Large
My Commission Expires Jan. 4, 1988

STATE OF FLORIDA
COUNTY OF GLADES
This Instrument Filed and Recorded this 2nd
day of June 1986 at 9:15 A.M.
O R Bk. No. 105 Page No. 119
JERRY WATSON, Clerk of said Court
Emily Watson P.C.
119

CONSENT AND JOINDER OF OWNER

The undersigned owner(s) of the designated condominium unit parcel in
TURTLE COVE RV CONDOMINIUM, per Declaration recorded in O. R. Book 100, Page
259, Public Records of Glades County, Florida, hereby join in and consent to
the Amendment to Declaration of Condominium to which this Joinder is appended.
The effect of this Joinder specifically excludes any changes in Phase II, and
is limited to the revised boundary of Unit # 6.

DONE THIS 27th day of July, 1987.

Condominium Unit # 6
TURTLE COVE RV CONDOMINIUM

Jeannette K. White
Witness #1

Norma R. Dause
Witness #2

Joe Moffitt
Joe Moffitt

Judith Moffitt
Judith Moffitt

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 27th day of
July, 1987, by Joe Moffitt and Judith Moffitt, husband and wife.

Virginia Sauer
NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES MAY 1, 1991
BORN MAY 12, 1924, WIFE

CONSENT AND JOINDER OF OWNER

The undersigned owner(s) of the designated condominium unit parcel in
TURTLE COVE RV CONDOMINIUM, per Declaration recorded in O. R. Book 100, Page
259, Public Records of Glades County, Florida, hereby join in and consent to
the Amendment to Declaration of Condominium to which this Joinder is appended.
The effect of this Joinder specifically excludes any changes in Phase II, and
is limited to the revised boundary of Unit # 5.

DONE THIS 31 day of July, 1987.

Condominium Unit # 5
TURTLE COVE RV CONDOMINIUM

[Signature]
Witness #1

[Signature]
Robert McKim

[Signature]
Witness #2

[Signature]
Betty McKim

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this 31st day of
July, 1987, by Robert McKim and Betty McKim, husband and wife

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. DEC. 1, 1991
BONDED THRU GENERAL TOL. USD.

CONSENT AND JOINDER OF OWNER

The undersigned owner(s) of the designated condominium unit parcel in
TURTLE COVE RV CONDOMINIUM, per Declaration recorded in O. R. Book 100, Page
259, Public Records of Glades County, Florida, hereby join in and consent to
the Amendment to Declaration of Condominium to which this Joinder is appended.
The effect of this Joinder specifically excludes any changes in Phase II, and
is limited to the revised boundary of Unit # 3.

DONE THIS 8 day of Aug., 1987.

Condominium Unit # 3
TURTLE COVE RV CONDOMINIUM

James H. Miller
Witness #1

Sam H. Riley
Witness #2

Elmer Adams
Elmer Adams

Catherine Adams
Catherine Adams

STATE OF Ohio

COUNTY OF Stark

The foregoing instrument was acknowledged before me this 8 day of
Aug., 1987, by Elmer Adams and Catherine Adams, husband and wife.

Cynthia A. Riley
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-16-88

AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

TURTLE COVE RV CONDOMINIUM

This instrument prepared by:

RICHARD D. DEBOEST
ATTORNEY AT LAW
P. O. BOX 1480
FORT MYERS, FLORIDA 33902

Pursuant to the authority reserved by the Developer contained in Paragraph 22, the Declaration of Condominium of TURTLE COVE RV CONDOMINIUM, pursuant to Declaration thereof recorded in O. R. Book 100, Page 259, Public Records of Glades County, Florida, is amended as follows:

The Declaration is amended by the substitution of the Condominium Plot Plan - Exhibit "B" - to the Declaration of Condominium prepared by Broome, Van Ostran & Associates, Inc., revised as of December 9, 1985 revising the boundaries of Lot 2 through 6, inclusive, and further revised June 22, 1987 revising the cul-de-sac and right-of-way in proposed Phase II, for the unrevised Plot Plan dated March 6, 1984 and recorded in Condominium Plat Book 1, at Page 6 of the Glades County, Florida Public Records.

END OF AMENDMENT.

THIS AMENDMENT made this 10 day of August, 1987.

WITNESSES:

Witness #1

Witness #2

AXIS GENERAL CONTRACTORS, INC., a
Florida corporation

By Gerard Molloy
President

STATE OF FLORIDA

COUNTY OF GLADES

The foregoing instrument was acknowledged before me this 10 day of August, 1987, by GERARD MOLLOY, President of AXIS GENERAL CONTRACTORS, INC., a Florida corporation, on behalf of the corporation.

MY COMMISSION EXPIRES:

Notary Public, State of Florida at Large
My Commission Expires Jan. 4, 1988

ALLEN, KNUDSEN,
SWARTZ,
DEBOEST, RHOADS
& EDWARDS, P.A.
ATTORNEYS AT LAW
2118 FIRST STREET
P. O. BOX 1480
FORT MYERS, FLORIDA
33902

O.R. BOOK 0111 PAGE 0010

084903

FILED FOR RECORD

AUG 18 PM 12 16

NOTARY PUBLIC

JOHN L. BECK
O.R. BOOK 0111 PAGE 0010

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
TURTLE COVE RV CONDOMINIUM

Pursuant to the authority reserved by the Developer and the plan of phasing contained in Paragraphs 22 and 23, respectively, the Declaration of Condominium of TURTLE COVE RV CONDOMINIUM, pursuant to Declaration thereof recorded in Official Record Book 100, Page 259 and Amendment recorded in Official Record Book 0111, Page 0010, all of the Public Records of Glades County, Florida, the Declaration is amended as follows:

1. AXIS GENERAL CONTRACTORS, INC., a Florida corporation, herein called Developer, and VERNON W. VETOVITZ, JANICE VETOVITZ, GERARD MOLLOY and NORMA MOLLOY, owners of the herein described land, on behalf of themselves, their successors, grantees and assigns, to their grantees and assigns, and their heirs, successors and assigns, hereby submit the lands located in Glades County, Florida, and described as follows are hereby submitted to the condominium form of ownership:

PHASE II

Being a parcel of reclaimed lake bottom land in Section 25, Township 38 South, Range 34 East and Section 30, Township 38 South, Range 35 East, Glades County, Florida, and being more particularly bounded and described as follows:

COMMENCE at a 5" x 5" concrete monument marking the Meander Corner common to Section 25 and 36 of said Township 38 South, Range 34 East; thence North 17 degrees 46 minutes 11 seconds East along the State Meander Line, a distance of 1030.00 feet to a point; thence South 45 degrees 48 minutes 00 seconds East a distance of 56.05 feet to a point lying on the North-east right-of-way of S. R. 788; thence North 17 degrees 43 minutes 53 seconds East, along said Northeast right-of-way line of S. R. 788, a distance of 219.35 feet to a point of curve; thence along a curve to the right having a radius of 285.00 feet, a central angle of 015 degrees 23 minutes 30 seconds, an arc length of 76.56 feet, a chord which bears North 25 degrees 27 minutes 56 seconds East to a point on a line; thence South 45 degrees 48 minutes 00 seconds East a distance of 207.03 feet to the POINT OF BEGINNING. Thence South 45 degrees 48 minutes 00 seconds East a distance of 1117.68 feet to the intersection with the Northwest right-of-way line of Levee L-48; thence South 44 degrees 12 minutes 00 seconds West, along said Northwest right-of-way line, a distance of 98.73 feet to a corner; thence North 45 degrees 48 minutes 00 seconds West a distance of 1000.84 feet to a point for corner; thence North 01 degrees 28 minutes 42 seconds East a distance of 77.27 feet to a point for corner; thence north 33 degrees 27 minutes 38 seconds West a distance of 37.37 feet to a point for corner; thence North 46 degrees 28 minutes 25 seconds West a distance of 25.72 feet to a point for corner; thence North 17 degrees 08 minutes 43 seconds East a distance of 4.81 feet to a point for corner; thence North 44 degrees 12 minutes 00 seconds East a distance of 30.00 feet to the POINT OF BEGINNING, and containing 104840.341 square feet or 2.4068 acres of land, more or less. Subject to easements, restrictions and reservations of record.

2. The percentage of ownership in the common elements shall be as set forth on Exhibit "D" attached to the original Declaration of Condominium.

3. The above-described Phase II property and all improvements located thereon are subject to all of the terms and conditions set forth in the Declaration and its Exhibits to which this document is an Amendment.

THIS AMENDMENT made and entered this 7th day of December, 1987.

WITNESSES:

[Signature]
As to Axis

AXIS GENERAL CONTRACTORS, INC., a Florida Corporation

By [Signature]
President

[Signature]
As to Vetovitz and Molloy

[Signature]
Vernon W. Vetovitz
[Signature]
Janice Vetovitz
[Signature]
Gerard Molloy
[Signature]
Norma Molloy

STATE OF FLORIDA

COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me this 7th day of December, 1987, by GERARD MOLLOY, President of Axis General Contractors, Inc., a Florida corporation, on behalf of said corporation; and VERNON W. VETOVITZ, JANICE VETOVITZ, GERARD MOLLOY and NORMA MOLLOY.

[Signature]
NOTARY PUBLIC

Notary Public, State of Florida at Large

MY COMMISSION EXPIRES: My Commission Expires Nov. 17, 1990

STATE OF FLORIDA NO. 85943
COUNTY OF GLADES
This Instrument Filed and Recorded this 14th
day of December 1987 at 12:37 M in
O R Bk. No. 112 Page No. 684
JERRY L. BECK, Clerk Circuit Court
[Signature]

SURVEYOR'S CERTIFICATE

I, JAMES L. VAN OSTRAN, Professional Land Surveyor, hereby certify that construction of the improvements as shown on the revised Plot Plan (Exhibit "B") to the Declaration of Condominium of TURTLE COVE R.V. CONDOMINIUM, as pertains to Phase I and Phase II has been substantially completed.

The Plot Plan (Exhibit "B"), together with the provisions of the Declaration describing the condominium property is an accurate representation, and there can be determined from these materials the location and dimensions of the units and common elements.

STATE OF FLORIDA
COUNTY OF GLADES
This instrument filed and Recorded this 14th
day of December 1987 at 12:45 PM in
O R Bk. No. 112 Page No. 1686
JERRY L. BECK, Clerk Circuit Court
James L. Beck DC

DATED this 24th day of November 1987.

James L. Van Ostran
James L. Van Ostran
Professional Land Surveyor
Florida Registration No. 3372

STATE OF FLORIDA

COUNTY OF Glades

BEFORE ME, the undersigned authority personally appeared JAMES L. VAN OSTRAN to me known and who acknowledged that he executed the foregoing instrument for the purposes therein mentioned.

WITNESS my hand and official seal this 24 day of November, 1987.

Dwight K. Untch
NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES SEPT 3, 1991
BONDED THRU GENERAL INS. UND.

Prepared by
James L. Van Ostran
1925 SE Hwy 441
Opelika, AL

FILED FOR RECORD
98 APR -7 AM 11:30

115111

AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

TURTLE COVE RV CONDOMINIUM

Addition to Book 100, page 259, Public Records of Glades County, Florida, is amended as follows:



24. COMPLIANCE WITH THE FAIR HOUSING ACT OF 1988

The purpose of this section is to authorize the Condominium to provide housing primarily intended for occupancy by persons of age 55 or older per unit as required and provided in the Fair Housing Act of 1988 and subsequent amendments.

24.A. Except as provided for below, no unit shall be occupied or be permitted to be occupied unless there is at least one (1) person occupying the unit who has attained the age of 55 years. This occupancy requirement shall not be construed to permit occupancy by persons of an age otherwise prohibited by E below.

24.B. **Exceptions, Future Occupancies:** The following future occupancies shall be permitted, even though no occupant has attained the age of 55 years, provided the occupancy is not otherwise prohibited by E below.

24.B.1. Occupancy by a surviving spouse provided that the surviving spouse and the deceased occupant each occupied the unit at the time of death.

24.B.2. In the following instances only, all occupants of a unit may be under 55, if 80% of all units in the Condominium will continue to have an occupant 55 years of age or older.

(i) when a person becomes an owner by inheritance or devise from his or her parent or parents.

(ii) purchaser or purchasers of a unit, who at the time of purchase, are not less than 50 years of age.

73
6809

24.C. Each owner shall be responsible to ensure that his lessees, resident guests, and invitees of the unit comply with the occupancy requirements.

24.D. **Grandfather Provisions:** The occupancy provisions in A and B above shall not apply to the following persons who shall be "grandfathered" in and be permitted to occupy a unit even though they meet none of the age requirements of this Declaration:

24.D.1. An owner and all family members residing in and occupying the unit on the date this amendment becomes effective.

24.D.2. Any lessee under a valid written lease on the effective date of this amendment, including all family members residing in the unit at the time may continue to occupy the unit for the remainder of the current term of the lease.

24.E. **Age Restriction:** The minimum age for permanent occupancy of a unit shall be eighteen (18) years of age. This provision supercedes all other provisions in the Condominium Documents regarding age of occupant. This restriction does not prohibit persons under the age of (18) from visiting the Resort so long as the visitation is limited to a total of 45 days each calendar year commencing on January 1 of each year. Each day or part of a day an underage guest visits shall count as one day in the 45 day computation. This applies only to guests remaining overnight. Additional days can be allowed in a case of hardship, at the discretion of the Board by a simple majority vote.

24.E.1. If the owner of the lot or unit is not present, the owner's children and grandchildren may use the unit to the extent that any of the above mentioned 45 days remain. Before such use of the lot or unit, the family guests must register with the Board of Directors.

24.F. **Proof of Age:** All owners and occupants of units shall deliver to the Association office documentation demonstrating proof of age within (30) days following the effective date of this amendment on the form provided by the Association. All owners seeking record title to a unit, after the effective date of this amendment, and all persons seeking to occupy, as part of the transfer process, shall deliver to the Association proof of age as provided above.

173
0810

24.F.1. **Registration Form/Proof of Age:** The Association shall make available to all owners, a proof of age form. It shall be the responsibility of the owner, not the Association, to provide a prospective purchaser/lessee with the form for the purchaser/lessee to complete and return to the Association prior to sale or lease. The forms shall be made available to all owners by the Association at no charge. If the information provided reveals that the prospective purchaser/lessee does not qualify, they will be denied entrance into the Resort.

END OF AMENDMENT.

THIS AMENDMENT made this 26th day of March, 1998.

WITNESSES:

Beverly Kara
[Signature]

TURTLE COVE RV CONDOMINIUM
Board of Directors

By: Cora R Winfrey
President

STATE OF FLORIDA

COUNTY OF ~~Glades~~ Okechobee

The foregoing instrument was acknowledged before me this 26th day of March, 1998, by Cora Winfrey, President, of Turtle Cove RV Condominium, on behalf of the RV Condominium.

[Signature]
NOTARY PUBLIC
STEPHENE E. BURK
NOTARY
My Comm. Expires
Dec. 10, 2001
No. CC 701609
PUBLIC
STATE OF FLORIDA

MY COMMISSION EXPIRES:

173-00813



AMENDMENT TO DECLARATION OF CONDOMINIUM

FILED FOR RECORD

OF
118516

99 MAR 16 PM 3 08

TURTLE COVE CONDOMINIUM ASSOCIATION, INC.

JOHN H. JENKINS
CLERK, GLADES CO., FL.
BY Benny R. Hymes

In accordance with Turtle Cove Condominium Declaration, dated August 7, 1985, recorded on August 8, 1985 at Glades County Clerks Office, Book 100, Page 259, Section 13.2 Correctory Amendment to correct the omission of a mandatory Declaration Document.

Turtle Cove Condominium Board of Directors is allocating the property for Lots 1 thru 35, Phase One, and Lots 38 thru 68, Phase Two.

All unit lots adjacent to the Turtle Cove canal (except Lots 36, 37, 69, and 70) with unit lot property lines perpendicular to the Turtle Cove canal are extended to and contiguous to the seawall for each respective unit lot. All property within these unit lot property lines is in fact part of each respective unit lot and is reflected in the respective deed.

Lot 38 is an exception to the above. All property on unit Lot 38 extends to and contiguous to the Lot 38 respective seawall.

The unit boundaries of said lots are being extended to the landward edge of the concrete cap on the seawall.

This amendment is binding and will not be changed without a 100% vote of all unit owners.

END OF AMENDMENT.

THIS AMENDMENT made this 16 day of March 1999.

WITNESSES:

[Signature]
Sandra Blyner

**TURTLE COVE CONDOMINIUM
ASSOCIATION, INC.**

Board of Directors

[Signature]
Cora L. Winfrey, President

[Signature]
Ralph Baker, Vice President

[Signature]
Robert Cameron, Treasurer

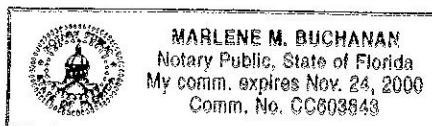
[Signature]
Vicki S. Anderson, Secretary

**STATE OF FLORIDA
COUNTY OF GLADES**

The foregoing instrument was acknowledged before me this 16 day of March 1999 by CORA L. WINFREY, RALPH BAKER, ROBERT CAMERON, AND VICKI S. ANDERSON, Board Members, of Turtle Cove Condominium Association, Inc., a Florida Corporation, on behalf of a said corporation.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:



OF
BOOK 181 PAGE 1001

EXHIBIT "A"

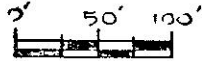
10' EASEMENTS
FOR
FLORIDA POWER & LIGHT CO.

TURTLE COVE RV CONDOMINIUM

LIVING IN:

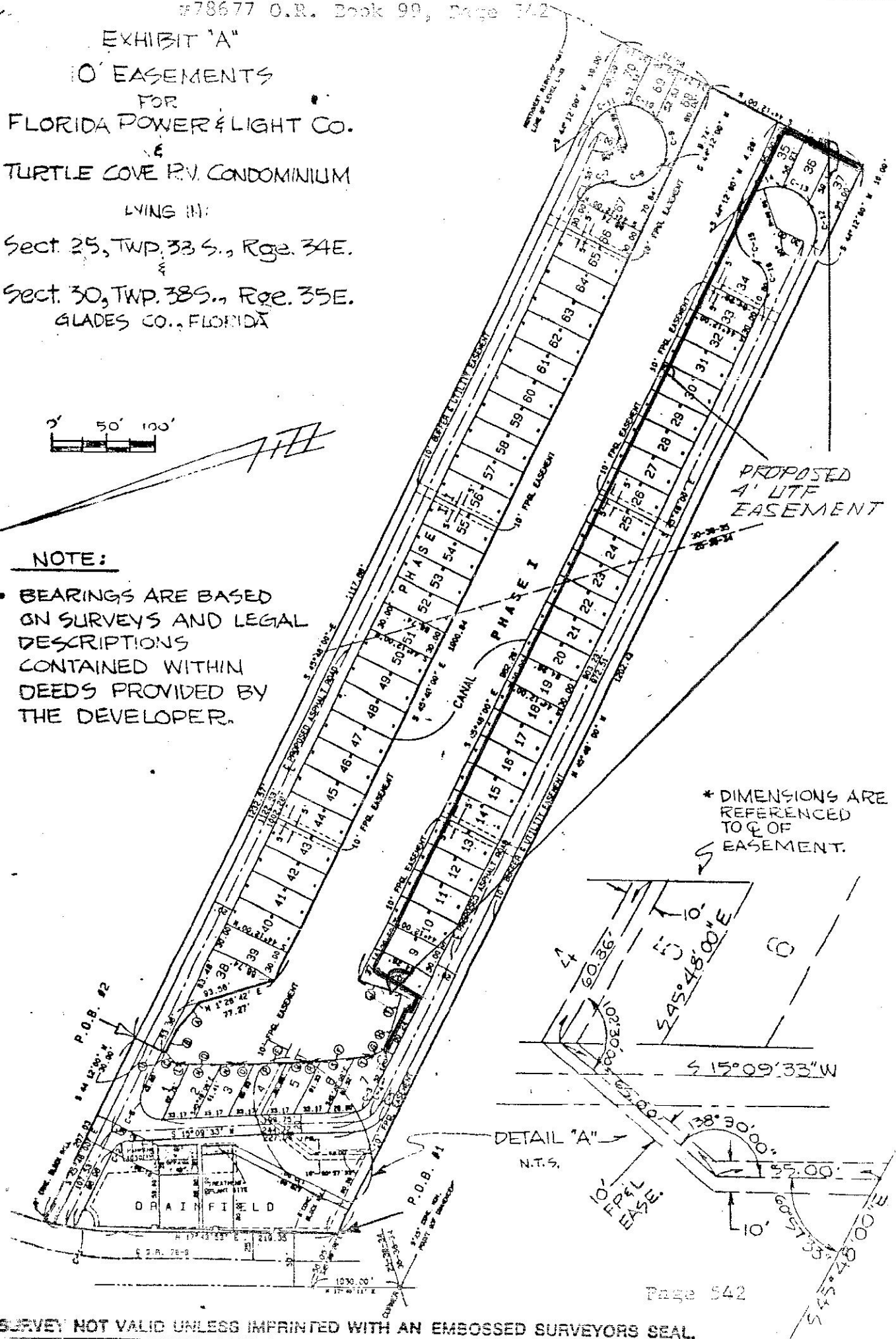
Sect. 25, TWP. 33 S., Rge. 34 E.

Sect. 30, TWP. 38 S., Rge. 35 E.
GLADES CO., FLORIDA

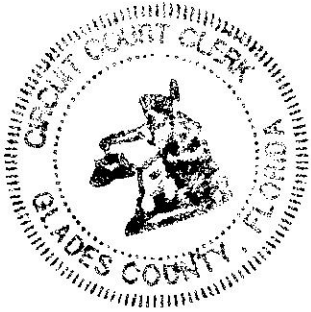


NOTE:

- BEARINGS ARE BASED ON SURVEYS AND LEGAL DESCRIPTIONS CONTAINED WITHIN DEEDS PROVIDED BY THE DEVELOPER.



* DIMENSIONS ARE REFERENCED TO Q OF EASEMENT.



FILED FOR RECORD
2001 FEB -7 PM 1:01
JAMES FLINT
CLERK, CT.
GLADES COUNTY, FL.
OK *Bonny Hynes* D.C.

124969

AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

TURTLE COVE CONDOMINIUM ASSOCIATION, INC.

Pursuant to the authority contained in Paragraph 13.3 - Regular Amendments, under Declaration of Condominium of TURTLE COVE CONDOMINIUM ASSOCIATION, INC., pursuant to Declaration thereof recorded in O.R. Book 100, Page 259, Public Records of Glades County, Florida, is amended as follows:

1. TURTLE COVE CONDOMINIUM ASSOCIATION, INC., a nonprofit Florida Corporation, owners of the herein described land, on behalf of themselves, their successors, grantees and assigns, to their grantees and assigns, and their heirs, successors and assigns, hereby submit the lands located in Glades County, Florida, and described as follows are hereby submitted to the Condominium form of ownership:

LEGAL DESCRIPTION

A parcel of reclaimed lake bottom land in unsurveyed Section 25, Township 38 South, Range 34 East, Glades County, Florida, being more particularly described as follows:

From the unsurveyed southeast (SE) corner of said Section 25, bear N 00° 10' 26" E along the east line of said Section, a distance of 759.11 feet to the point of beginning;

Thence continue N 00° 10' 26" E a distance of 124.54 feet;

Thence to the easterly right-of-way of highway 78-B N 45° 48' 00" W a distance of 567.65 feet;

Thence along the easterly right-of-way of highway 78-B S 45° 04' 53" W a distance of 30.42 feet to the point of curvature of a curve being concave to the southeast;

Thence along the easterly right-of-way of highway 78-B along the arc of said curve a distance of 59.47 feet, said curve having a central angle of 11° 57' 21", a radius of 285.00 feet and a chord bearing of S 39° 36' 12" W with a chord distance of 59.36 feet;

Thence S 45° 48' 00" E a distance of 649.40 feet to the point-of-beginning.

Containing 1.255 acres more or less.

Bearings are based on N 00° 10' 26" E for the east boundary of Section 25, Township 38 South, Range 34 East.

196 PAGE 0220

(X)

Also

A parcel of reclaimed lake bottom land in unsurveyed Section 30, Township 38 South, Range 35 East, Glades County, Florida, being more particularly described as follows:

From the unsurveyed northwest (NW) corner of said Section 30, Bear South 0° 10' 26" West, along the west line of said section, a distance of 525.16 feet to the point of beginning;

Thence South 0° 10' 26" West, a distance of 124.54 feet;

Thence South 45° 48' 00" East, a distance of 675.36 feet to an intersection thereof with the northwest right of way line of levee (L-48);

Thence North 44° 12' 00" East, along said right of way line a distance of 89.55 feet;

Thence North 45° 48' 00" West, a distance of 761.91 feet to the point of beginning.

Containing 1.480 acres more or less.

The above land being a part of that land described in official Record Book 32, Page 633, Public Records of Glades County, Florida.

2. The percent of ownership of the common element shall be as set forth on Exhibit D attached to the original Declaration of Condominium.

3. The above-described property located thereon are subject to all the terms and conditions as set forth in the Declaration and its Exhibits to which this document is an Amendment.

END OF AMENDMENT.

THIS AMENDMENT made this 7 day of February, 2001.

WITNESSES:

Sandra W. Byer
Lambert A. Byer

TURTLE COVE CONDOMINIUM
ASSOCIATION, INC.
Board of Directors

By: Robert McKim
Robert McKim, Vice President

By: Ralph Baker
Ralph Baker, Director

By: James Emerson
James Emerson, Treasurer

By: Vicki S. Anderson
Vicki S. Anderson, Secretary

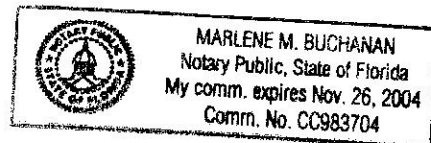
140 PAGE 0220

STATE OF FLORIDA
COUNTY OF GLADES

The foregoing instrument was acknowledged before me this 7 day
of February 2001 by all Board Members of Turtle Cove RV Condominium, on behalf
of the RV Condominium.

Marlene M. Buchanan
NOTARY PUBLIC

MY COMMISSION EXPIRES:



2001 FEB 26 PAGE 0001

AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

TURTLE COVE RV CONDOMINIUM

RECEIVED
86 JUL -2 1986
CLERK OF COURT
GLADES COUNTY

Pursuant to the authority reserved by the Developer contained in Paragraph 22, the Declaration of Condominium of TURTLE COVE RV CONDOMINIUM, pursuant to Declaration thereof recorded in O. R. Book 100, Page 259, Public Records of Glades County, Florida, is amended as follows:

NOTE: Words underlined are additions; words in ~~struck-through~~ type are deletions.

4.12 LIMITED COMMON ELEMENTS - Those portions of the common elements which are reserved for the use of a certain unit or units to the exclusion of other units including that portion of the seawall contiguous to the unit and the boat docks between each pair of units.

5.24. To maintain, repair and replace at his expense, all portions of the unit except the portions to be maintained, repaired and replaced by the Association. The unit owner's responsibility specifically includes wiring, piping, ramp and patio and the limited common element seawall and boat docks contiguous to the units.

END OF AMENDMENTS.

THIS AMENDMENT made this 18th day of April, 1986.

WITNESSES:

[Signature]
Myrtice Victory

AXIS GENERAL CONTRACTORS, INC., a
Florida corporation

By Gerard Molloy
President

STATE OF FLORIDA

COUNTY OF Glades

The foregoing instrument was acknowledged before me this 18th day of April, 1986, by GERARD MOLLOY, President of Axis General Contractors, Inc., a Florida corporation, on behalf of the corporation.

Janice Victory
NOTARY PUBLIC

MY COMMISSION EXPIRES: Notary Public, State of Florida at Large
My Commission Expires Jan. 4, 1988

STATE OF FLORIDA
COUNTY OF GLADES
This Instrument Filed and Recorded this 2nd
day of June 1986 at 9:15 A.M.
O R Bk. No. 105 Page No. 119
JERRY L. CLARK, Clerk of Court
Cindy Watson 119

Record 99
Over 45

RIGHT OF WAY EASEMENT
#78677 O.R. Book 99, Page 541

In consideration of the sum of \$1.00 Dollars to VERNON VETOVITZ
paid, the receipt of which is hereby acknowledge, I
do hereby grant unto UNITED TELEPHONE COMPANY OF FLORIDA, its' successors and assigns, the right,
privilege, authority, and easement to construct, operate, and maintain its lines of telephone,
including the necessary cables, conduits, fixtures, and all other necessary appurtenances upon,
under, over, and across the following described land which I own, or in which
I have any interest in the County of GLADES, State of FLA.
to wit: A parcel of reclaimed Lake bottom land in Section 25, Township 38 South, Range 34 East
and Section 30 Township 38 South, Range 35 East, Glades County, Florida.

Said lines to be located so far as practicable on approximately the following course:
Commence at a 5" X 5" concrete monument marking the Meander corner common to Sections 25 and 36
of said Township 38 South, Range 34 East. Thence North 17 degrees 46 minutes 11 seconds East
along the State Meander line a distance of 1030 feet to a point. Thence South 45 degrees 48
minutes 00 seconds East a distance of 56.05 feet. Thence South 45 degrees 48 minutes 00 seconds
East a distance of 1202.43 feet to a point of beginning thence North 44 degrees 12' East for a
distance of 84.28 feet. Thence North 45 degrees 48' 00" West a distance of 951.14 feet. Thence
South 44 degrees 12' West a distance of 52 feet, thence North 45 degrees 48' 00" West at a dis-
tance of 17 feet thence North 44 degrees 12' 00" East a distance of 18 feet, thence North 45 degrees
48' West a distance of 59 feet thence South 44 degrees 12' 00" West a distance of 4' thence South
45 degrees 48' East a distance of 55' thence South 44 degrees 12' 00" West for a distance of 18'
thence South 45 degrees 48' 00" East a distance of 25' thence North 44 degrees 12' 00" East a dis-
tance of 54' thence South 45 degrees 48' 00" West a distance of 947.14', thence South 44 degrees
12' 00" West a distance of 80.28 feet to a point on the Northwest right of way line.

This easement includes the right of ingress to and egress from said land at any time for the
purpose of exercising any of the rights herein granted.

James H. Jamayo
Witness
Approved _____
DISTRICT DISTRIBUTION MANAGER
State of _____
County of _____

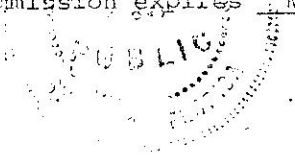
Vernon Vetovitz (Seal)
STATE OF FLORIDA NO. 78677 (Seal)
COUNTY OF GLADES
This Instrument filed and Recorded this 7th
day of June 19 85 at 11:07 AM in
O.R. Bk. No. 99 Page No. 541-542
JERRY L. BECK, Clerk Circuit Court
SS. Margaret E. Snyder, D.C.

RECEIVED
JUN 7 1985
GLADES COUNTY, FLA.

On this 5th day of June 19 85, before me a Notary Public within and
for Okeechobee County, State of Florida personally appeared Vernon Vetovitz
and _____, to me personally known to be the person
described in and who executed the foregoing instru-
ment and acknowledged the execution of the same to be free
act and deed for the purpose therein stated.

In Witness Whereof I have hereunto set my hand and affixed my Notarial Seal the day
and year first above written.

My Commission expires _____
Notary Public, State Of Florida At Large
My Commission Expires Jan-17, 1988



Wanda Leggett
Notary Public

GLADES
418710
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
JUN-7-85
PB. 11132
00.45

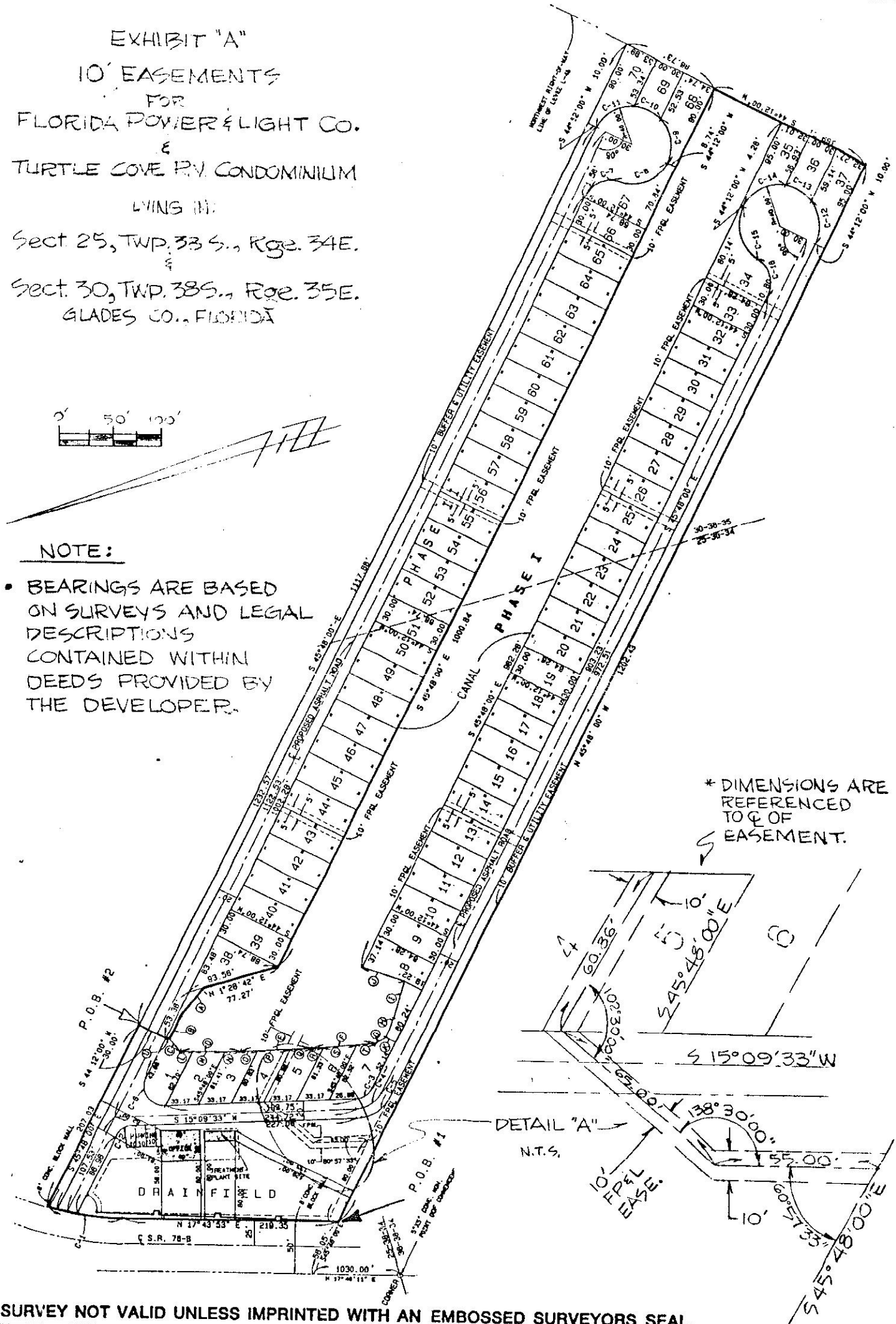
EXHIBIT "A"

10' EASEMENTS
FOR
FLORIDA POWER & LIGHT CO.
&
TURTLE COVE RV CONDOMINIUM
LIVING IN:
Sect 25, TWP. 33 S., Rge. 34 E.
&
Sect 30, TWP. 38 S., Rge. 35 E.
GLADES CO., FLORIDA



NOTE:

- BEARINGS ARE BASED ON SURVEYS AND LEGAL DESCRIPTIONS CONTAINED WITHIN DEEDS PROVIDED BY THE DEVELOPER.



* DIMENSIONS ARE REFERENCED TO E OF EASEMENT.

THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYORS SEAL.

This Survey Prepared For FP&L / TURTLE COVE

SURVEYORS CERTIFICATE

I hereby certify that the survey represented hereon meets the requirements of Chapter 21 HH-6, Florida Administrative Code, effective 1 September 1981.

James L. Van Ostran
JAMES L. VAN OSTRAN P.L.S. 3372

RECERTIFIED

Foundation Survey	Final Survey
Ord. No.	Ord. No.
Date:	Date:
REVISED	DRAWN: K.D.
	CHECKED:
	F.B.

BROOME, VAN OSTRAN & ASSOCIATES INC.
ENGINEERING & LAND SURVEYING

350 ROYAL PALM DR. (813) 763-1707
OKEECHOBEE, FLORIDA 33472

DATE: 4-3-85 ORDER NO. 85120A

EASEMENT

Form 3722 (Stocked) Rev. 6/80

ER No. 3355-1-430

Pole No. _____

Date April 9, 19 85Sec. 25&30 Twp. 38S Rge. 35E

The undersigned, owner (s) of the premises described below, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them, on the property described as follows:

See Broome, Van Ostran and Associates Inc. drawing, labeled Exhibit "A", dated April 3, 1985, attached to and made a part here of, for a graphic delineation of a ten (10') foot wide Florida Power and Light Company easement.

together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for communications purposes with the right of ingress and egress to said premises at all times, to clear the land and keep it cleared of all trees, undergrowth or other obstructions within the easement area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution, and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

IN WITNESS WHEREOF, the undersigned ha _____ signed and sealed this agreement on May 29, 1985.

Signed, sealed and delivered
in the presence of:

James J. Asuncion
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 16, 1989
BONDED THRU GENERAL INS. UND.

Gerard Molloy (SEAL)
Gerard Molloy

Nora Molloy (SEAL)
Nora Molloy (His Wife)

Vernon Vetovitz (SEAL)
Vernon Vetovitz

Janice Vetovitz (SEAL)
Janice Vetovitz (His Wife)

STATE OF FLORIDA AND COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19____,

by _____ and _____,

respectively the _____ President and _____ Secretary of _____

_____ a _____ corporation, on behalf of the corporation.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

STATE OF FLORIDA AND COUNTY OF Glades

The foregoing instrument was acknowledged before me this 29th day of May, 1985

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 16, 1989
BONDED THRU GENERAL INS. UND.

by _____ and _____

James J. Asuncion
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: