

Prepared By and Return To:
Edward Vogler II, Esquire
Vogler Ashton, PLLC
2411-A Manatee Avenue West
Bradenton, Florida 34205
(941) 388-9400

**FOURTH AMENDMENT TO DECLARATION OF
CONDOMINIUM OF RICHMOND PARK I, A CONDOMINIUM**

THIS FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF RICHMOND PARK I, A CONDOMINIUM ("Second Amendment") is made as of the 12 day of November, 2018, by Neal Communities on the Braden River, LLC, a Florida limited liability company, whose address is 5800 Lakewood Ranch Blvd., Sarasota, FL 34240, for itself, its successors, grantees, and assigns ("NCBR").

WHEREAS, NCBR is the Developer ("Developer") described in that certain Declaration of Condominium for Richmond Park I, a Condominium, recorded in Official Records Book 5497, Page 3758, of the Public Records of Collier County, Florida (the "Declaration"), as amended by (i) First Amendment To Declaration of Condominium of Richmond Park I, a Condominium, as recorded in Official Records Book 5498, Page 12 (the "First Amendment") of said records; Second Amendment to the Declaration of Condominium of Richmond Park I, A Condominium, as recorded in Official Records Book 5508, Page 3073 (the "Second Amendment") of said records; and Third Amendment to the Declaration of Condominium of Richmond Park I, A Condominium, as recorded in Official Records Book 5523, Page 3626 (the "Third Amendment") of said records and;

WHEREAS, Developer was the owner and holder of all of the Condominium Property delineated on and submitted to the condominium form of ownership pursuant to Section 1.2 of said Declaration on the date of the execution and recording of the Declaration, and is the present owner and holder of the Condominium Property described in this Third Amendment, and;

WHEREAS, Developer desires to amend the Declaration as provided herein pursuant to authority retained by the Developer in the Declaration and as authorized by the Condominium Act,

NOW THEREFORE, in consideration of the foregoing, Developer makes the following amendment to the Declaration:

1. **Recitals.** The above recitals are true and correct and are hereby incorporated herein.
2. **Amendment.**

a. Developer does hereby declare and submit the lands and all improvements erected or to be erected thereon, all rights and appurtenants belonging thereto, and all other property, real, personal or mixed, now or hereafter situated on or within the said lands it owns as identified and described in the legal description, survey, plot plan, and graphic descriptions for Phase III of the Condominium, as more fully set forth and described in Exhibit "A" attached hereto, which lands and improvements comprise Phase III of the Condominium, to condominium ownership pursuant to the provisions of Chapter 718, Florida Statute, and to the terms and conditions of the Declaration.

b. The unit numbers and the Percentage Ownership Schedule of Common Elements, Common Surplus, and Obligations for Common Expenses, attributable to each Unit is set forth on Exhibit "B" to this Fourth Amendment.

c. The Certificate of Surveyor for Building 2 of Phase III is attached hereto and incorporated herein and confirms that Building 2 of Phase III is substantially complete in accordance with Chapter 718 of the Florida Statutes.

3. **Capitalized Terms.** All capitalized terms shall have the same meanings as defined in the Declaration, unless previously amended or as otherwise defined herein.

4. **No Further Amendment.** Except as specifically provided herein the Declaration remains unchanged and in full force and effect.

IN WITNESS WHEREOF, Neal Communities on the Braden River, LLC, a Florida limited liability company, as Developer, has caused this Fourth Amendment to be executed in its name as of the day and year first written above.

WITNESSES:

Neal Communities on the Braden River, LLC,
a Florida limited liability company

By: NCDG Management, LLC, a Florida
limited liability company, Its Manager

By:

James R. Schier
James R. Schier
Its Manager

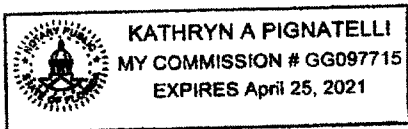
Kathryn A. Pignatelli
Signature
Kathryn A. Pignatelli

Priscilla G. Heim
Print Name
Signature
Priscilla G. Heim

Print Name

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared James R. Schier, as Manager of NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Communities on the Braden River, LLC, a Florida limited liability company, on behalf of the Companies, personally known to me () or who produced _____ as identification, and he acknowledged the execution thereof to be his free act and deed, on behalf of the company and for the uses and purposes therein mentioned.

WITNESS my hand and official seal in the county and state last aforesaid, this 12th day of November, 2018.

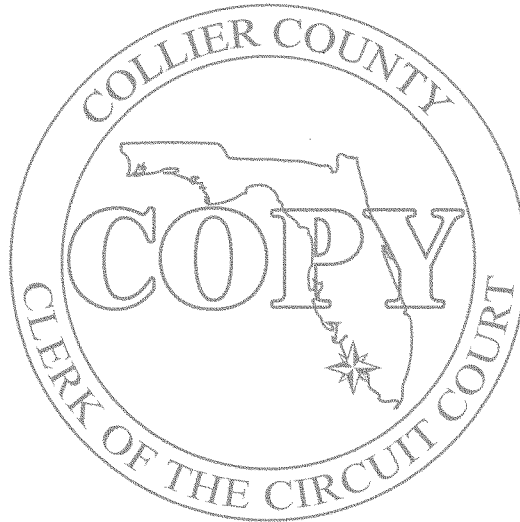


Kathryn A. Pignatelli
NOTARY PUBLIC, State of Florida

My Commission Expires: 04-25-2021

EXHIBIT A

[Legal description, survey, plot plan, and graphic descriptions for Phase III]



Rhodes & Rhodes Land Surveying, Inc.

28100 BONITA GRANDE DR. STE 107
PHONE (339) 405-8166

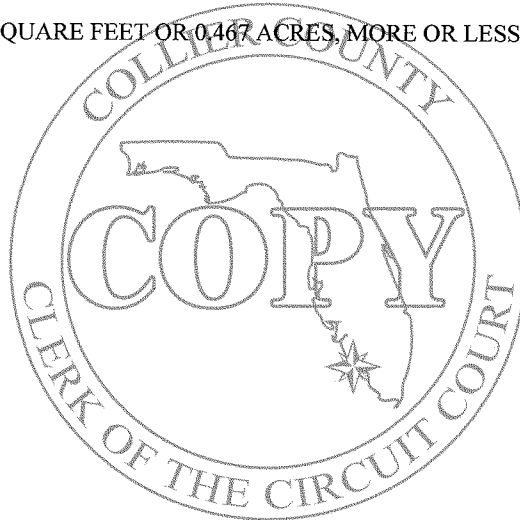
BONITA SPRINGS, FL 34135
FAX (339) 405-8163

LEGAL DESCRIPTION
PHASE 3, BUILDING 2

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

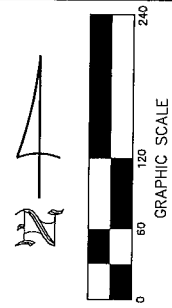
BEGINNING AT REFERENCE POINT "C", BUILDING 1, 2, 3 SITE; THENCE NORTH 87°40'42" EAST, A DISTANCE OF 23.67 FEET; THENCE NORTH 89°26'19" EAST, A DISTANCE OF 21.64 FEET; THENCE NORTH 87°40'20" EAST, A DISTANCE OF 101.03 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 62.83 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'38" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 42°40'31" WEST, 56.57 FEET; THENCE SOUTH 02°19'18" EAST, A DISTANCE OF 147.69 FEET; THENCE SOUTH 87°40'42" WEST, A DISTANCE OF 106.33 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 188.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,323 SQUARE FEET OR 0.467 ACRES, MORE OR LESS.

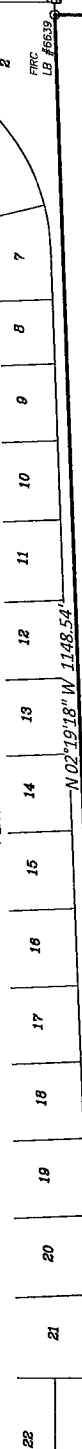


SHEET 2 OF 15

RICHMOND PARK I, A CONDOMINIUM
 A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA



BENT CREEK PRESERVE
 PLAT BOOK 55, PAGE 61

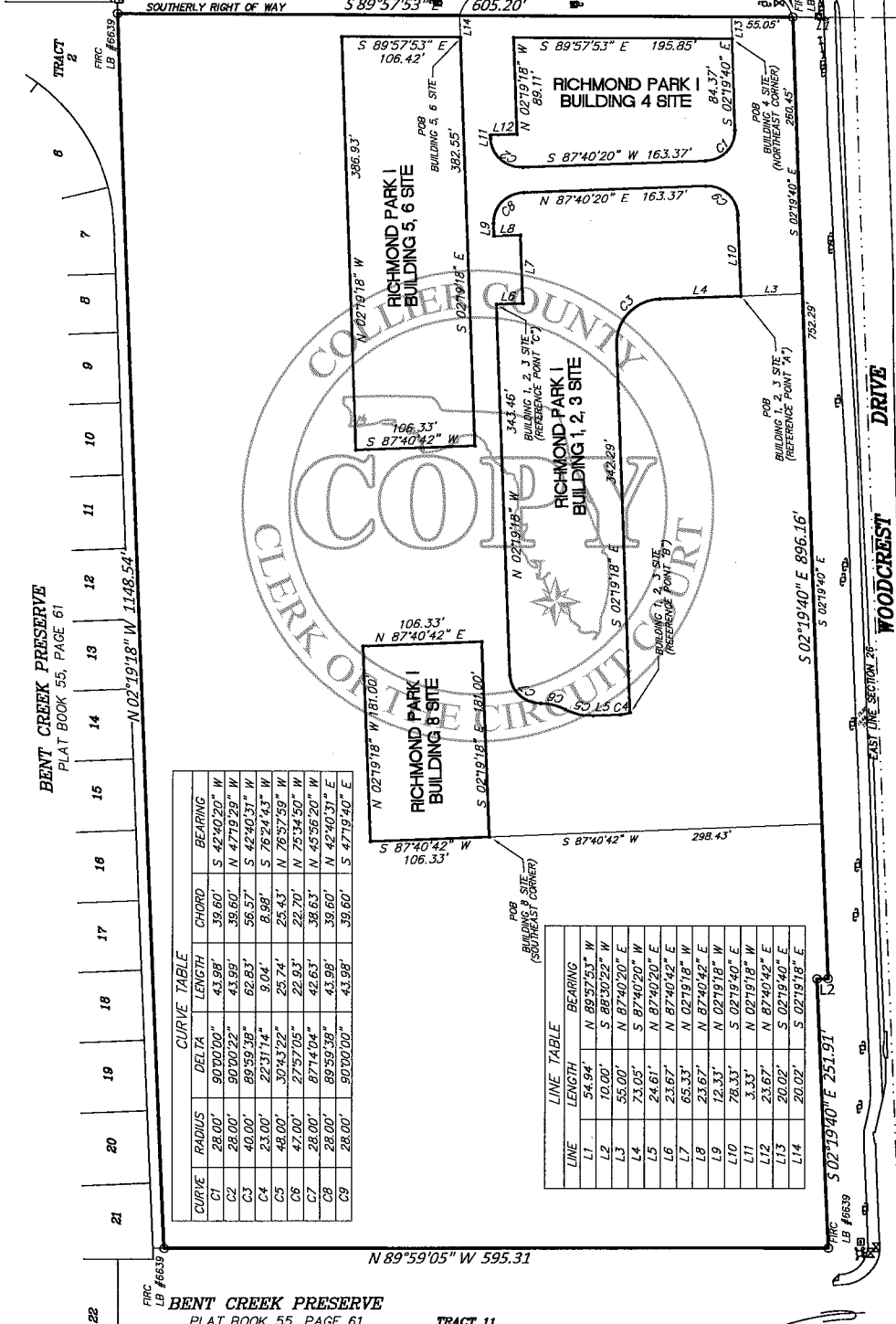


CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	28.00'	90.00000"	43.98'	39.60'	S 42°40'20" W
C2	28.00'	90.00000"	43.98'	39.60'	N 47°19'59" W
C3	40.00'	89°59'38"	62.63'	56.57'	S 42°40'31" W
C4	23.00'	22°31'14"	9.04'	8.98'	S 76°24'43" W
C5	48.00'	30°43'22"	25.74'	25.43'	N 76°57'59" W
C6	47.00'	27°57'05"	22.93'	22.70'	N 75°34'50" W
C7	28.00'	87°14'04"	42.63'	38.63'	N 45°55'20" W
C8	28.00'	89°59'38"	43.98'	39.60'	N 42°40'31" E
C9	28.00'	90°00'00"	43.98'	39.60'	S 47°19'40" E

LINE TABLE

LINE	LENGTH	BEARING
L1	54.94'	N 89°57'53" W
L2	10.00'	S 86°30'22" W
L3	55.00'	N 87°40'20" E
L4	21.05'	S 87°40'20" W
L5	24.61'	N 87°40'20" E
L6	23.67'	N 87°40'42" E
L7	65.33'	N 02°19'18" W
L8	23.67'	N 87°40'42" E
L9	12.33'	N 02°19'18" W
L10	78.33'	S 02°19'40" E
L11	3.33'	N 02°19'18" W
L12	23.67'	N 87°40'42" E
L13	20.02'	S 02°19'40" E
L14	20.02'	S 02°19'18" E



THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES PSM #5739
RHODES & RHODES
 LAND SURVEYING, INC.

28100 BONITA GRANDE DRIVE, UNIT #107
 BONITA SPRINGS, FLORIDA 34115
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

EXHIBIT "B1"
 RICHMOND PARK I, A CONDOMINIUM
 BOUNDARY SURVEY AND BUILDING SITES

- NOTES
1. DESCRIPTIONS ATTACHED HERETO.
 2. ALL DIMENSIONS ARE PROPOSED UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. EVERYTHING EXTERIOR TO THE UNITS AND LIMITED COMMON ELEMENTS IS A COMMON ELEMENT.

SHEET 7 OF 15

RICHMOND PARK I, A CONDOMINIUM
 A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH,
 RANGE 26 EAST, COLLIER COUNTY, FLORIDA

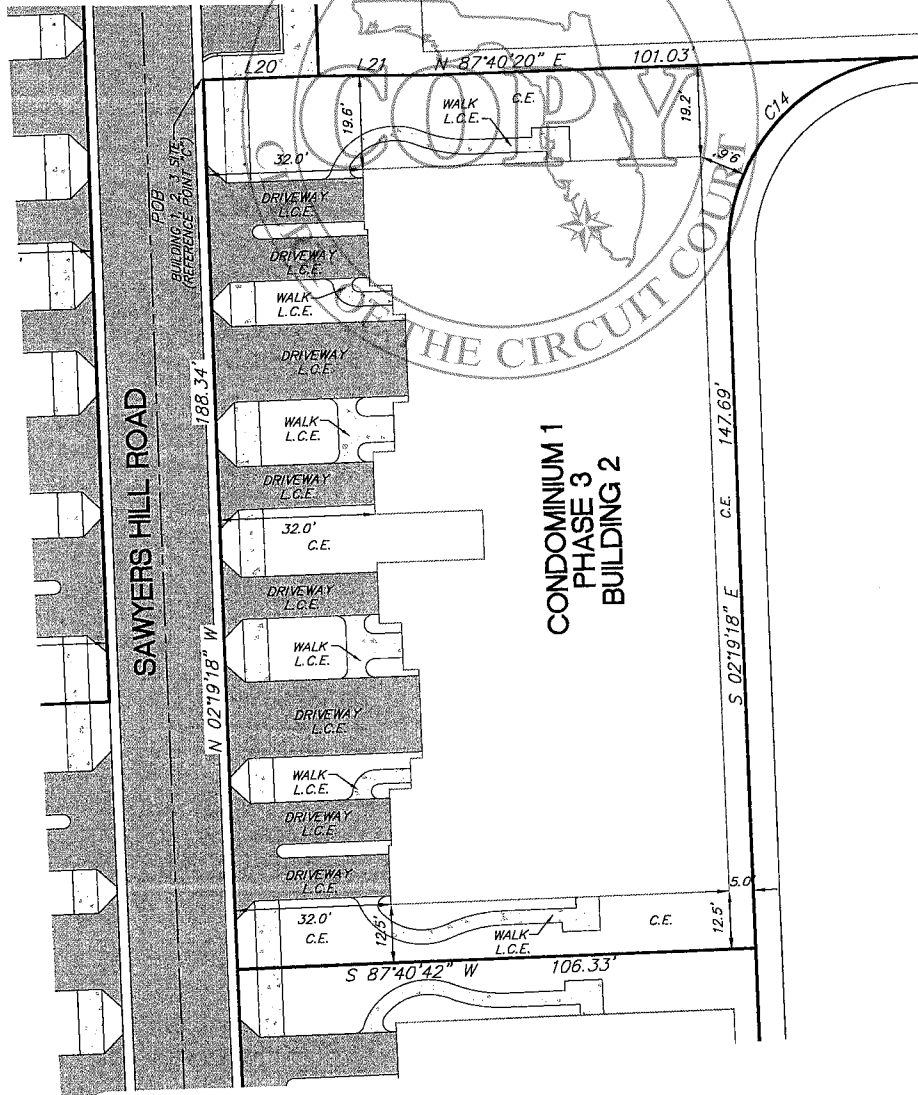


LINE	LENGTH	BEARING
L20	23.67'	S 87°40'42" W
L21	21.84'	N 28°25'19" E

CURVE TABLE (PHASE 2, BUILDING 2)			
CURVE	RADIUS	DELTA	CHORD
C14	40.00'	89°52'38"	62.83'
			56.57'
			S 42°40'31" W

- NOTES**
1. DESCRIPTIONS ATTACHED HERETO.
 2. ALL IMPROVEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
 3. ORIGINAL SIZE OF DRAWING IS 8 1/2" X 14". DRAWING IN ANY OTHER SIZE IS NOT TO SCALE.
 4. CERTAINING CURVATURE FOR THE UNITS AND LIMITED COMMON ELEMENTS IS A COMMON ELEMENT.

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES PSM #5739
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 LAND SURVEYING, INC.
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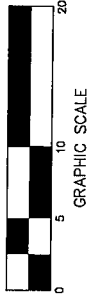
**CONDOMINIUM 1
 PHASE 3
 BUILDING 2**

EXHIBIT "B1"
 RICHMOND PARK I, A CONDOMINIUM
 PHASE 3, BUILDING 2

SHEET 11 OF 15

**RICHMOND PARK I,
A CONDOMINIUM**

A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH,
RANGE 26 EAST, COLLIER COUNTY, FLORIDA

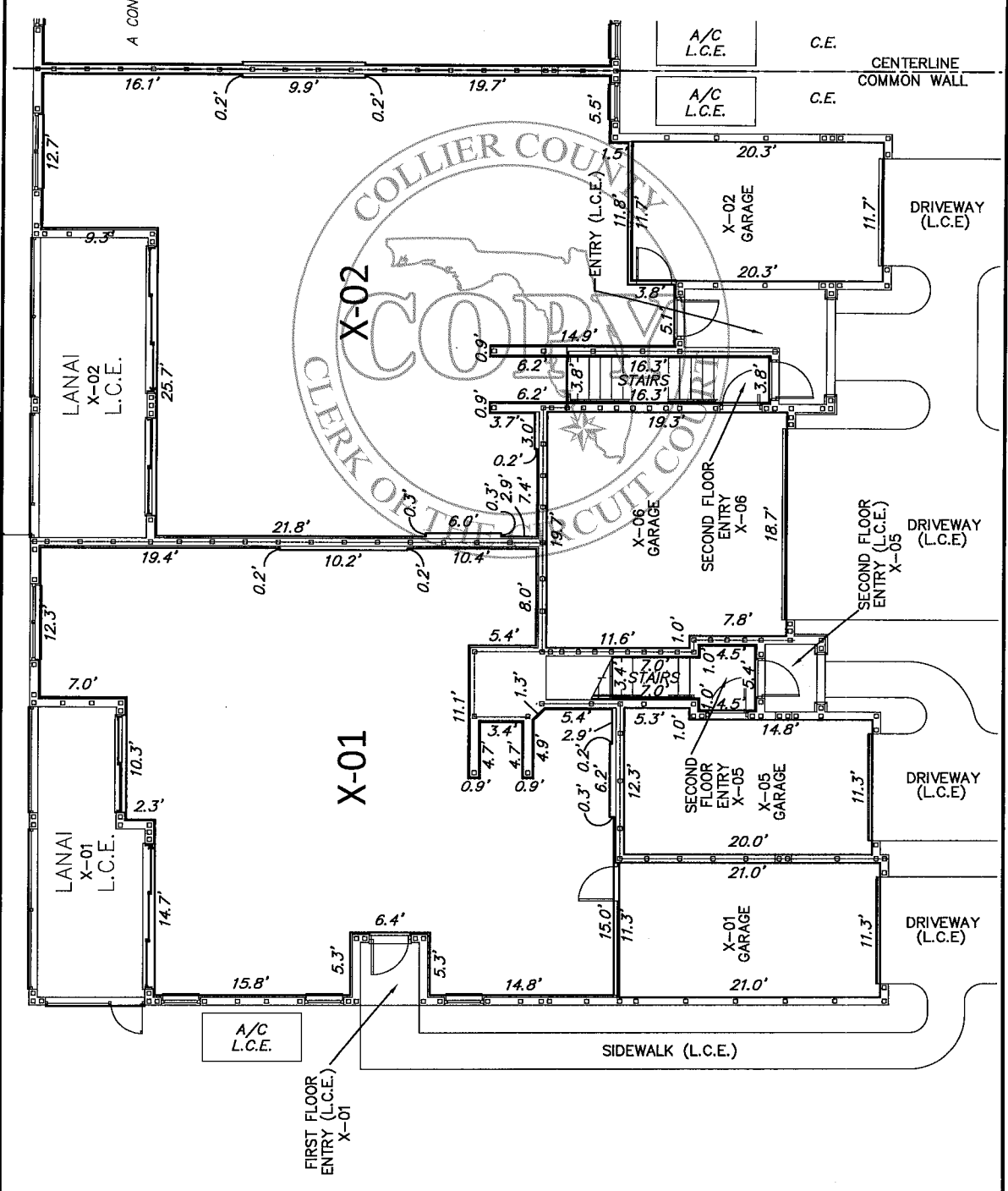


NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
2. EVERYTHING EXTERIOR TO THE UNITS AND LIMITED COMMON ELEMENT IS A COMMON ELEMENT.
3. ALL IMPROVEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
4. ORIGINAL SIZE OF DRAWING IS 8 1/2"x14". DRAWING IN ANY OTHER SIZE IS NOT TO SCALE.
5. SPECIFIC REFERENCE SHOULD BE MADE TO THE DECLARATION OF CONDOMINIUM FOR A COMPLETE DESCRIPTION OF THE UNIT BOUNDARIES, LIMITED COMMON ELEMENTS (L.C.E.), AND COMMON ELEMENTS (C.E.).

EXHIBIT "B1"
RICHMOND PARK I, A CONDOMINIUM
8 PLEX FLOOR PLANS - FIRST FLOOR
(UNITS X-01 AND X-02)

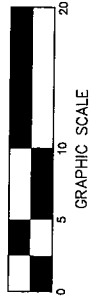
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(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897



SHEET 12 OF 15

RICHMOND PARK I, A CONDOMINIUM

A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH,
RANGE 26 EAST, COLLIER COUNTY, FLORIDA

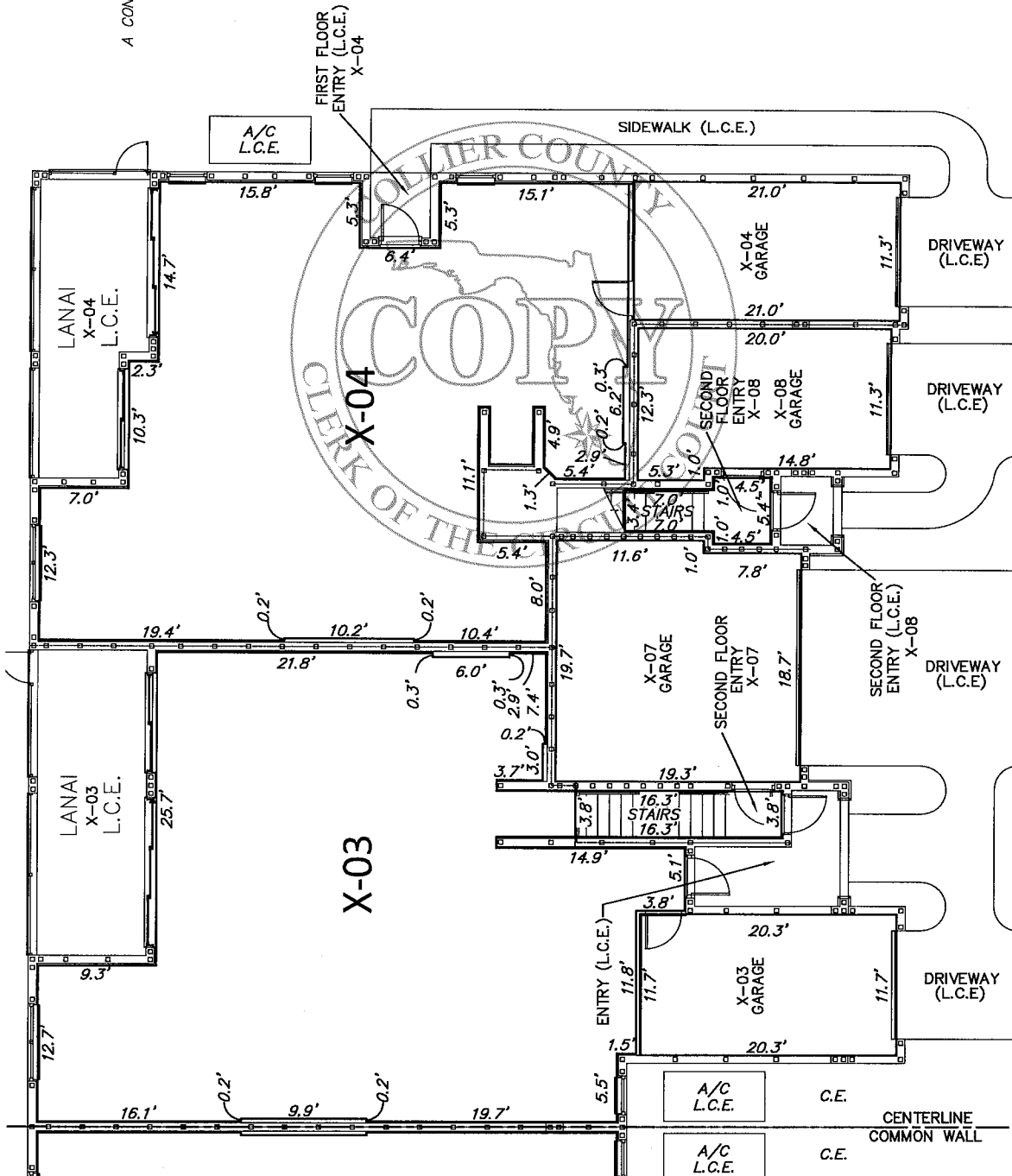


NOTES

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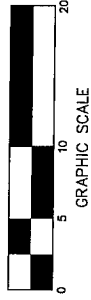
EXHIBIT "B1"
RICHMOND PARK I, A CONDOMINIUM
8 PLEX FLOOR PLANS - FIRST FLOOR
(UNITS X-03 AND X-04)

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES PSM #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, UNIT #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897



RICHMOND PARK I, A CONDOMINIUM

A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH,
RANGE 26 EAST, COLLIER COUNTY, FLORIDA



NOTES

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 2. EVERYTHING EXTERIOR TO THE UNITS AND LIMITED COMMON ELEMENTS IS PROPOSED UNLESS OTHERWISE NOTED.
 3. ALL IMPROVEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
 4. ORIGINAL SIZE OF DRAWING IS 8 1/2" X 14". DRAWING IN ANY OTHER SIZE IS NOT TO SCALE.
- THESE PLANS SHOULD BE MADE TO THE DECLARATION OF THE CONDOMINIUM FOR COMPARISON OF THE UNIT BOUNDARIES, LIMITED COMMON ELEMENTS (L.C.E.), AND COMMON ELEMENTS (C.E.).

EXHIBIT "B1"

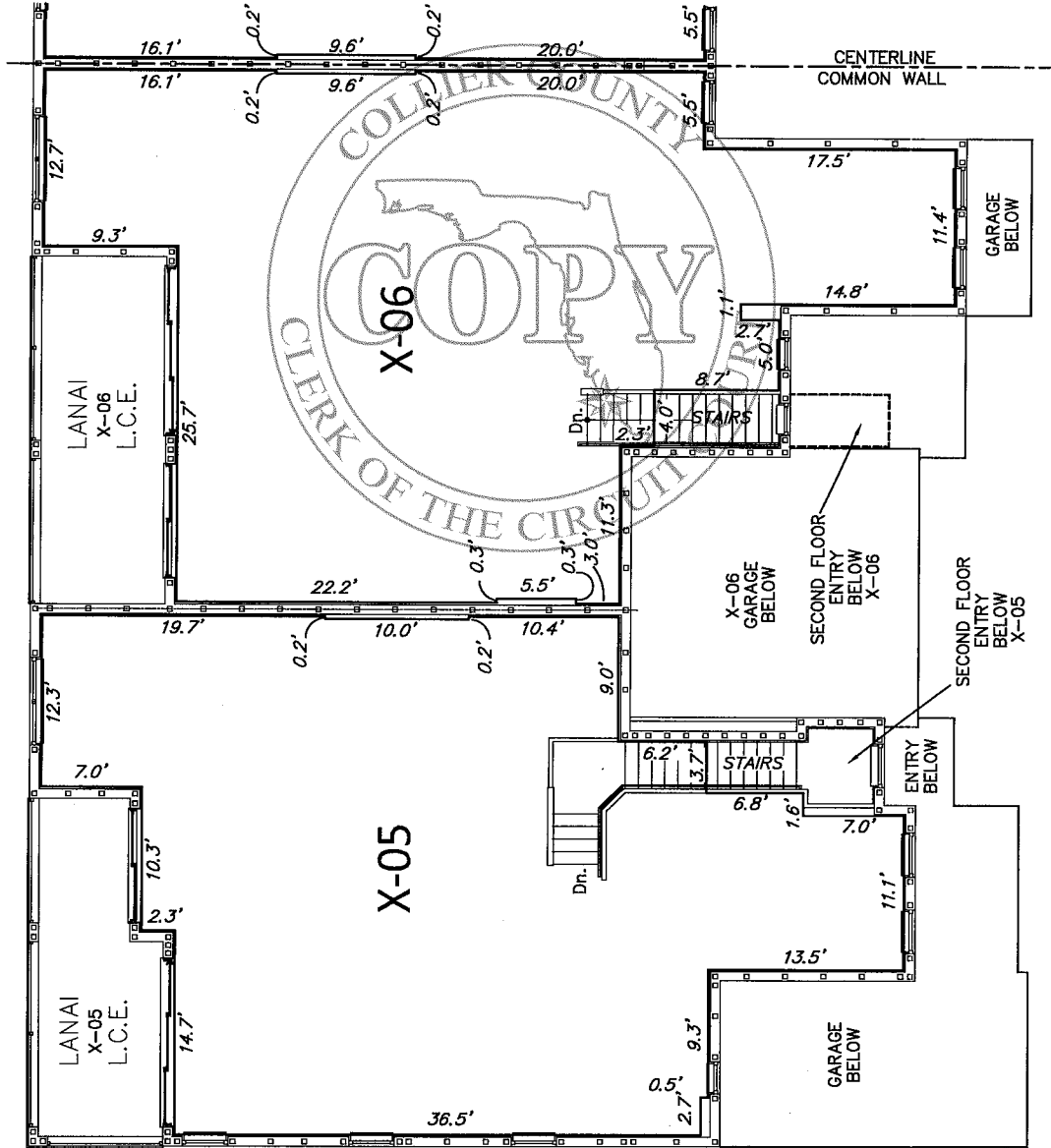
RICHMOND PARK I, A CONDOMINIUM

8 PLEX FLOOR PLANS - SECOND FLOOR

(UNITS X-05 AND X-06)



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 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897



**RICHMOND PARK I,
A CONDOMINIUM**
A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH,
RANGE 26 EAST, COLLIER COUNTY, FLORIDA

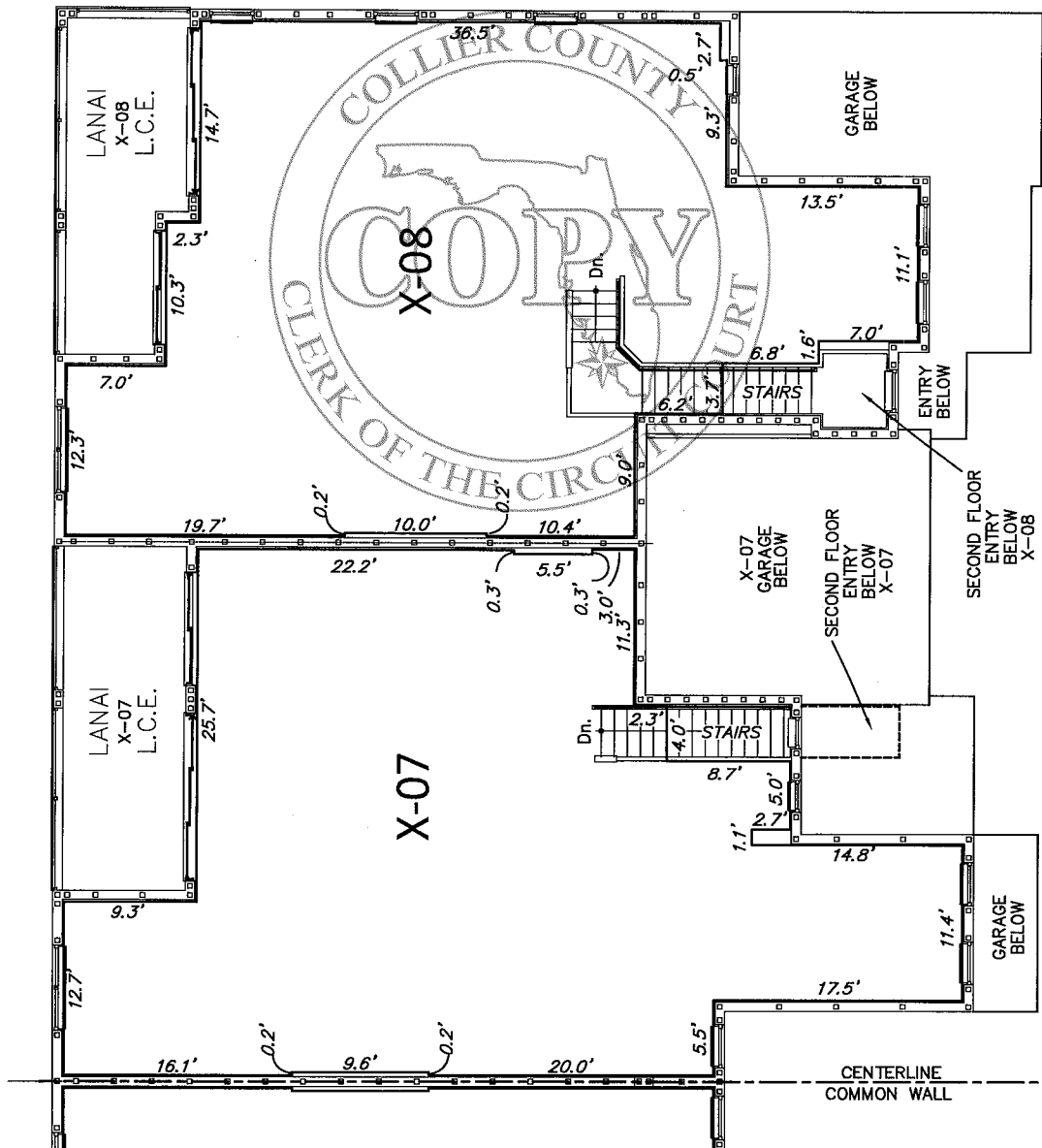


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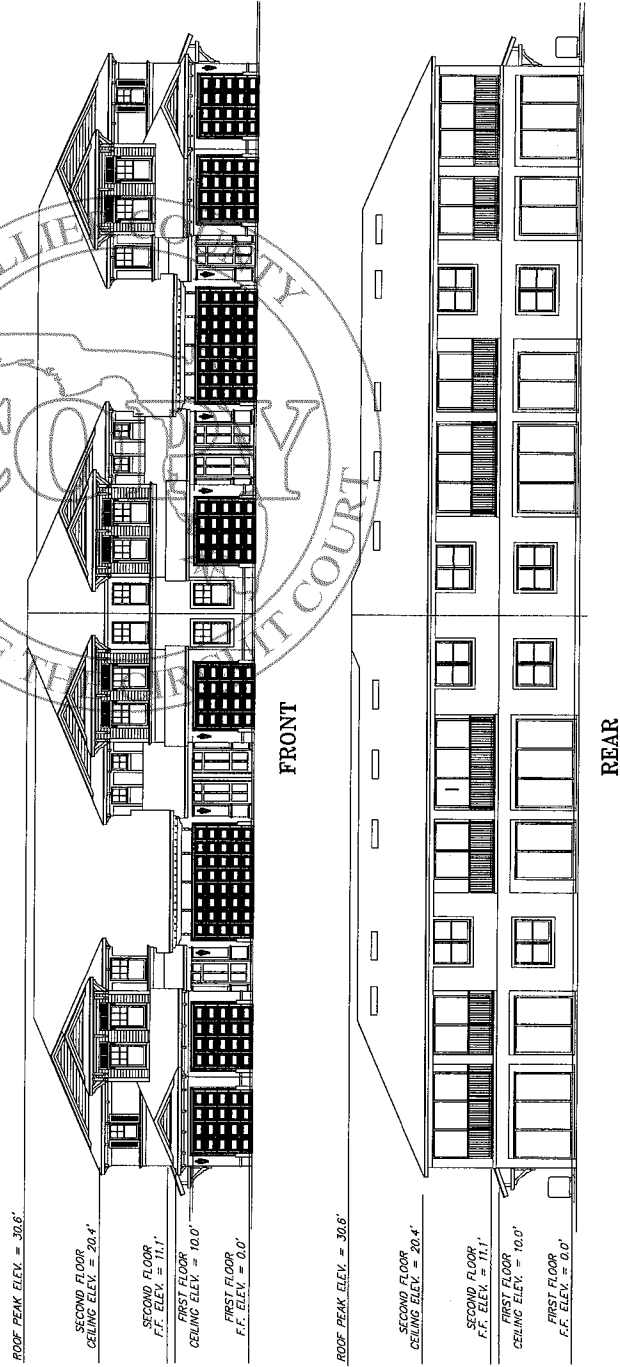
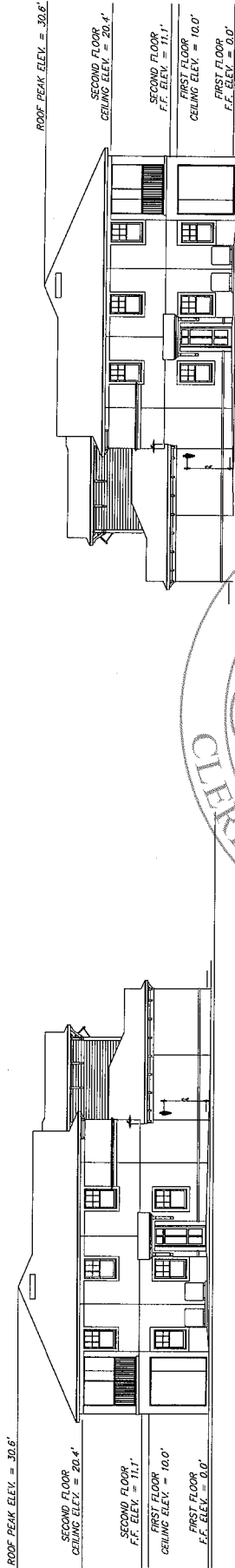
EXHIBIT "B1"
RICHMOND PARK I, A CONDOMINIUM
8 PLEX FLOOR PLANS - SECOND FLOOR
(UNITS X-07 AND X-08)

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES PSM #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, UNIT #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897



RICHMOND PARK I, A CONDOMINIUM
A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

SHEET 15 OF 15



NOTES

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BONITA SPRINGS, FLORIDA 34135
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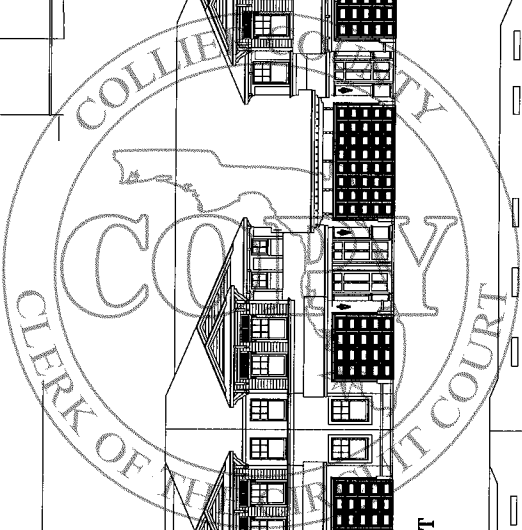
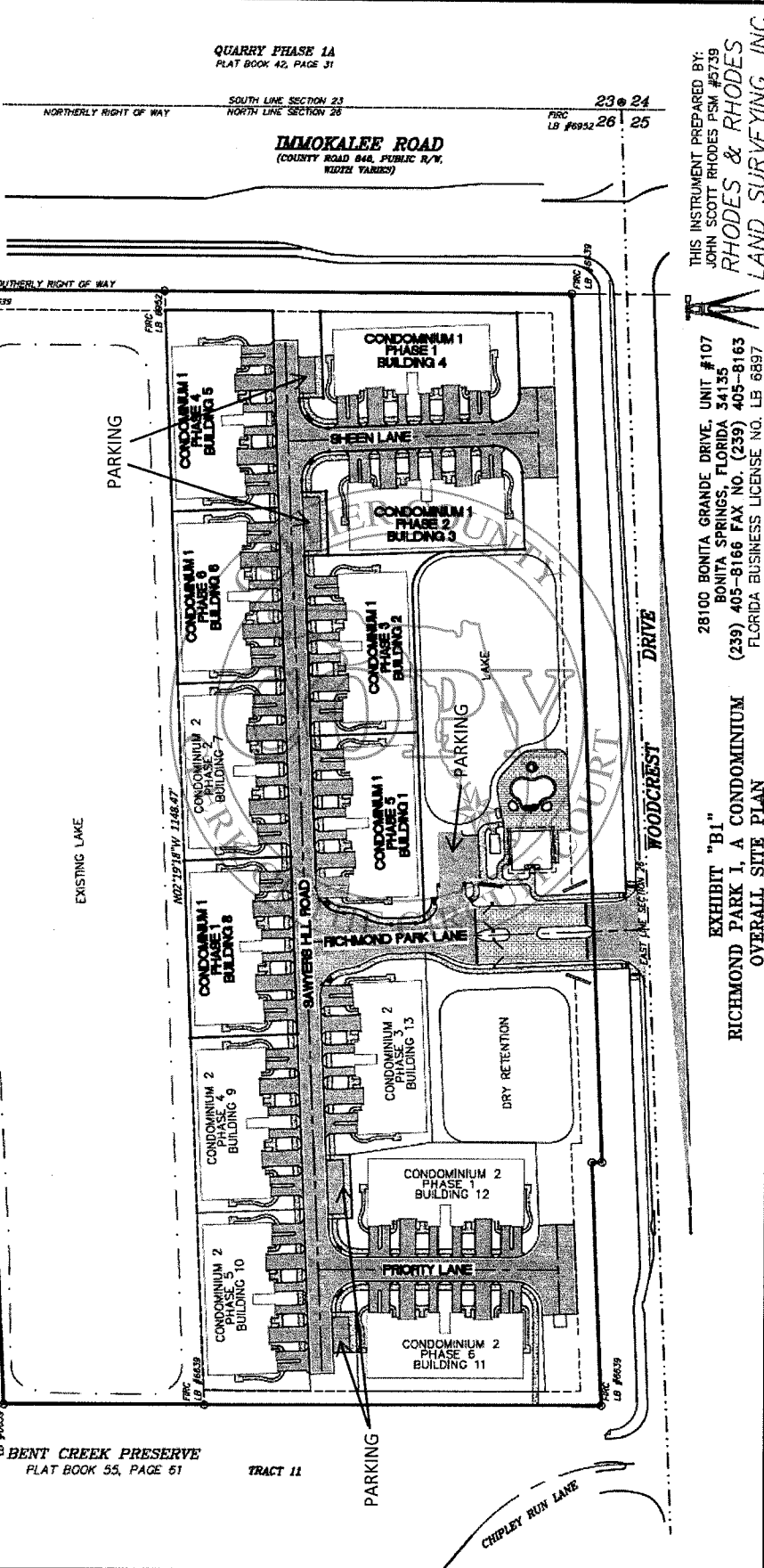
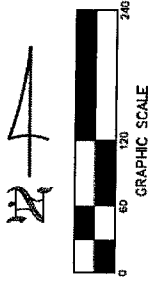
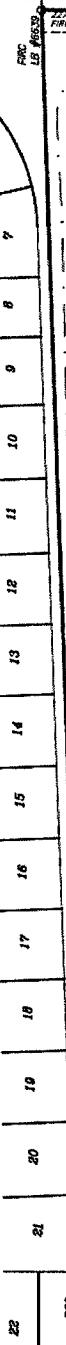


EXHIBIT "B1"
RICHMOND PARK I, A CONDOMINIUM
ELEVATIONS

SHEET 3 OF 15

RICHMOND PARK I, A CONDOMINIUM
 A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

BENT CREEK PRESERVE
 PLAT BOOK 55, PAGE 61



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 JOHN SCOTT RHODES PSM #5739
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 LAND SURVEYING, INC.

28100 BONITA GRANDE DRIVE, UNIT #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6887

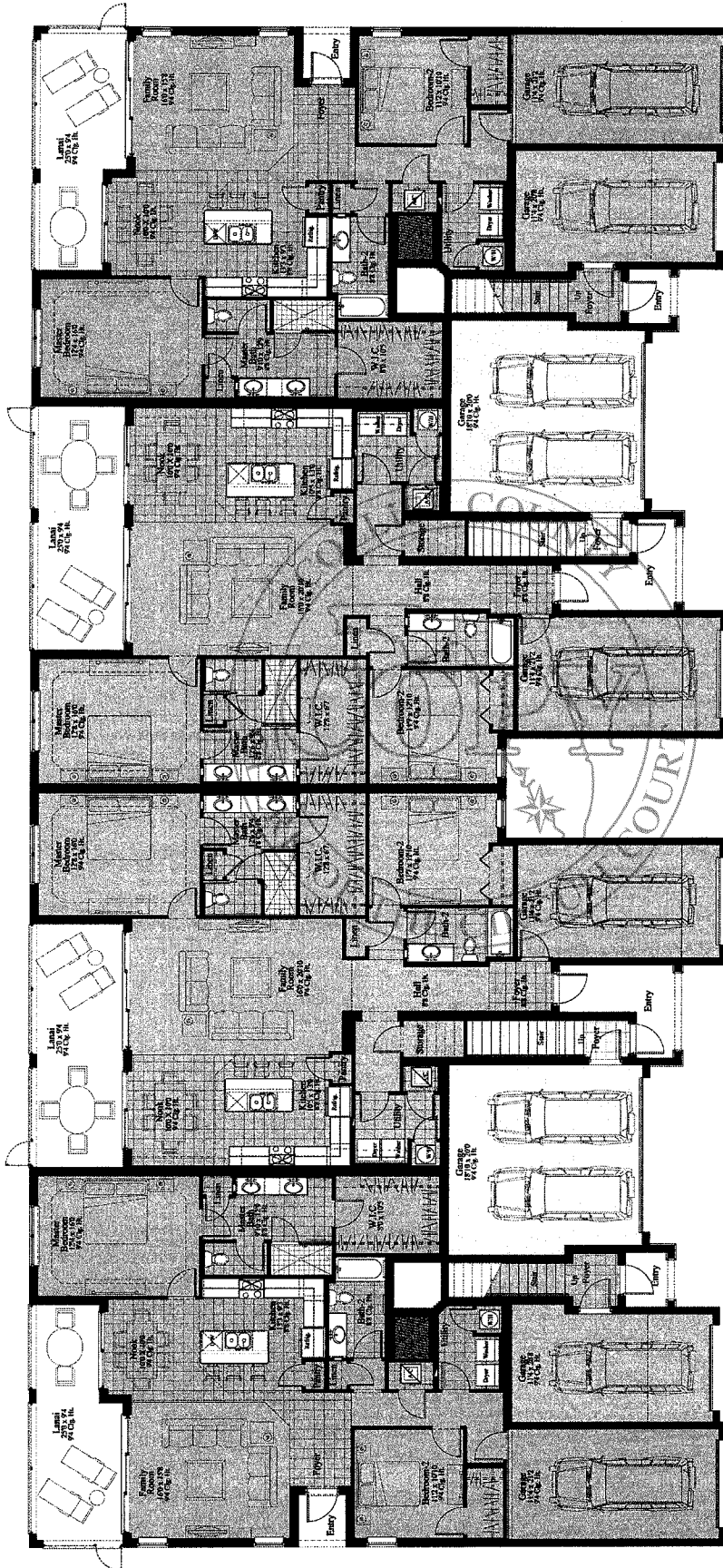
EXHIBIT "B1"
RICHMOND PARK I, A CONDOMINIUM
 OVERALL SITE PLAN

NO.	DESCRIPTION	AMOUNT
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8-Unit Carriage Homes
 Richmond Park
 16000 NE 15th Street, Portland, OR 97230
 © 2014 Williamson + Hinkle Architects LLC

WILLIAMSON + HINKLE
 architects llc
 NEALCOMMUNITIES
 Building Home life.

A-1



Keswick

Living Area	1339 S.F.
Land	207 S.F.
Garage	240 S.F.
Covered Entry	26 S.F.
Total Area	1812 S.F.

Kendal

Living Area	1467 S.F.
Land	233 S.F.
Garage	236 S.F.
Covered Entry	58 S.F.
Total Area	1993 S.F.

Kendal

Living Area	1467 S.F.
Land	233 S.F.
Garage	236 S.F.
Covered Entry	58 S.F.
Total Area	1993 S.F.

Keswick

Living Area	1339 S.F.
Land	207 S.F.
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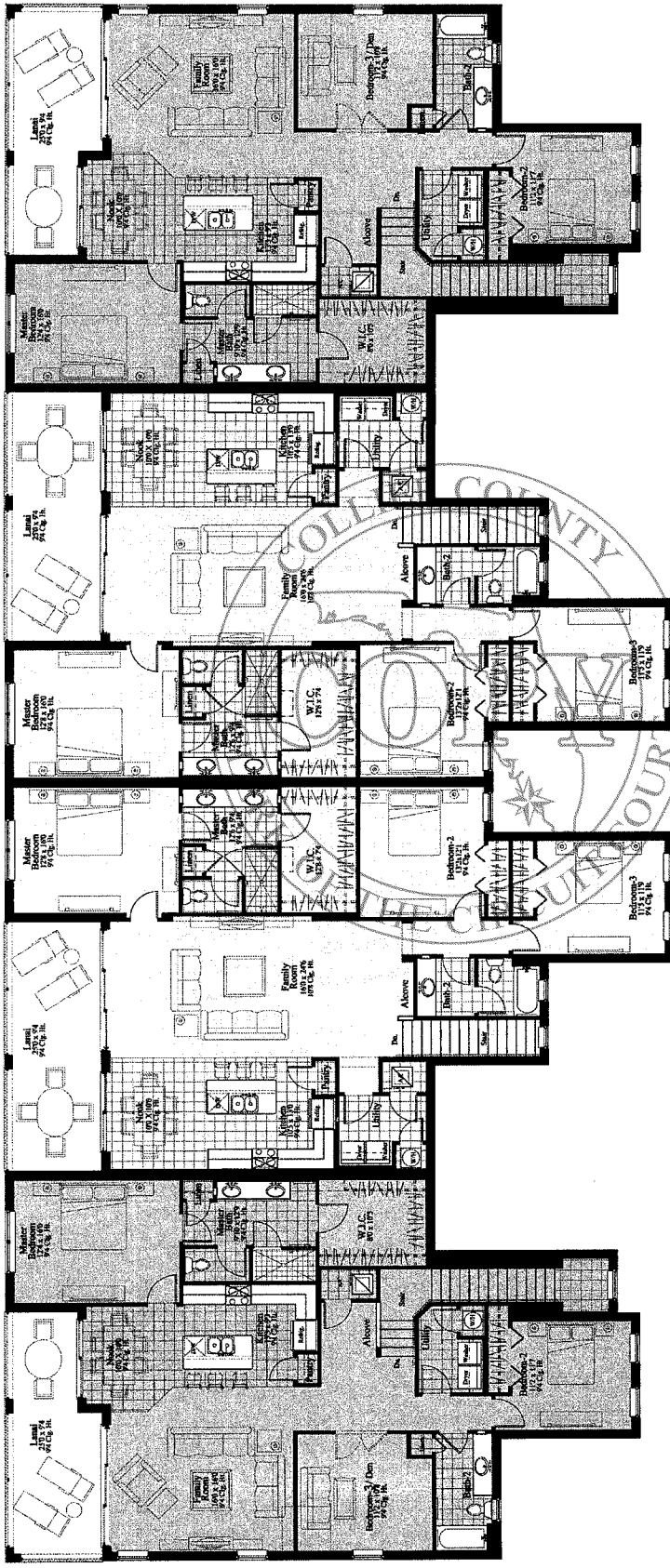
First Floor Overall

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/11/10
2	REVISION	08/11/10
3	REVISION	08/11/10
4	REVISION	08/11/10
5	REVISION	08/11/10
6	REVISION	08/11/10
7	REVISION	08/11/10
8	REVISION	08/11/10
9	REVISION	08/11/10
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29	REVISION	08/11/10
30	REVISION	08/11/10

Richardson Park
 8-Unit Carriage Homes
 Major Street Relocated To
 Clatsop County, Oregon

WILLIAMSON-HINKLE architects, LLC
 Building Home, Life.
 NEALCOMMUNITES

A-2



Windermere

Living Area	1660 S.F.
Land	207 S.F.
Garage	231 S.F.
Covered Entry	26 S.F.
Total Area	2124 S.F.

Whitehaven

Living Area	1725 S.F.
Land	233 S.F.
Garage	372 S.F.
Covered Entry	38 S.F.
Total Area	2387 S.F.

Whitehaven

Living Area	1725 S.F.
Land	233 S.F.
Garage	372 S.F.
Covered Entry	38 S.F.
Total Area	2387 S.F.

Windermere

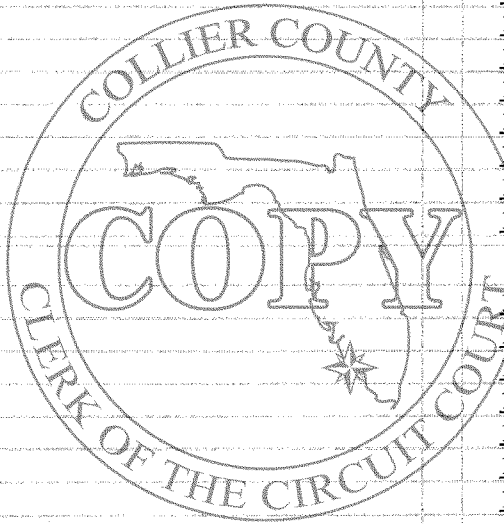
Living Area	1660 S.F.
Land	207 S.F.
Garage	231 S.F.
Covered Entry	26 S.F.
Total Area	2124 S.F.

Second Floor Overall

EXHIBIT B

Percentage Ownership Schedule of Common Elements, Common Surplus, and Obligations for Common Expenses

1. Phase I (Building 8 & 4)		
2311 Sawyers Hill Road, #801	<u>1 / 32</u>	3.1250%
2311 Sawyers Hill Road, #802	<u>1 / 32</u>	3.1250%
2311 Sawyers Hill Road, #803	<u>1 / 32</u>	3.1250%
2311 Sawyers Hill Road, #804	<u>1 / 32</u>	3.1250%
2311 Sawyers Hill Road, #805	<u>1 / 32</u>	3.1250%
2311 Sawyers Hill Road, #806	<u>1 / 32</u>	3.1250%
2311 Sawyers Hill Road, #807	<u>1 / 32</u>	3.1250%
2311 Sawyers Hill Road, #808	<u>1 / 32</u>	3.1250%
2343 Sheen lane, #401	<u>1 / 32</u>	3.1250%
2343 Sheen lane, #402	<u>1 / 32</u>	3.1250%
2343 Sheen lane, #403	<u>1 / 32</u>	3.1250%
2343 Sheen lane, #404	<u>1 / 32</u>	3.1250%
2343 Sheen lane, #405	<u>1 / 32</u>	3.1250%
2343 Sheen lane, #406	<u>1 / 32</u>	3.1250%
2343 Sheen lane, #407	<u>1 / 32</u>	3.1250%
2343 Sheen lane, #408	<u>1 / 32</u>	3.1250%
2. Phase II (Building 3)		
2344 Sheen Lane, #301	<u>1 / 32</u>	3.1250%
2344 Sheen Lane, #302	<u>1 / 32</u>	3.1250%
2344 Sheen Lane, #303	<u>1 / 32</u>	3.1250%
2344 Sheen Lane, #304	<u>1 / 32</u>	3.1250%
2344 Sheen Lane, #305	<u>1 / 32</u>	3.1250%
2344 Sheen Lane, #306	<u>1 / 32</u>	3.1250%
2344 Sheen Lane, #307	<u>1 / 32</u>	3.1250%
2344 Sheen Lane, #308	<u>1 / 32</u>	3.1250%
3. Phase III (Building 2)		
2326 Sawyers Hill Road, #201	<u>1 / 32</u>	3.1250%
2326 Sawyers Hill Road, #202	<u>1 / 32</u>	3.1250%
2326 Sawyers Hill Road, #203	<u>1 / 32</u>	3.1250%
2326 Sawyers Hill Road, #204	<u>1 / 32</u>	3.1250%
2326 Sawyers Hill Road, #205	<u>1 / 32</u>	3.1250%
2326 Sawyers Hill Road, #206	<u>1 / 32</u>	3.1250%
2326 Sawyers Hill Road, #207	<u>1 / 32</u>	3.1250%
2326 Sawyers Hill Road, #208	<u>1 / 32</u>	3.1250%
	32	100.00%



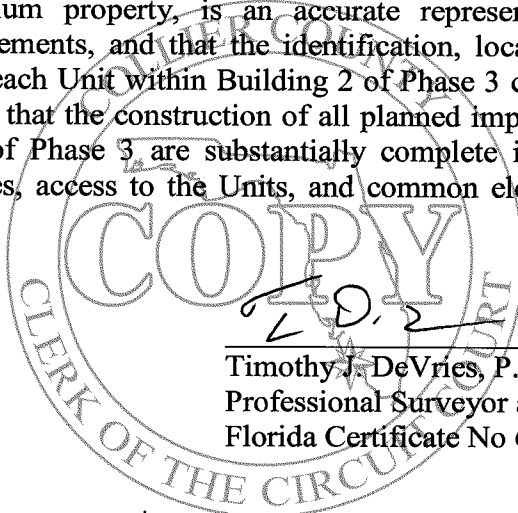
CERTIFICATE OF SURVEYOR

STATE OF FLORIDA)
) SS
COUNTY OF COLLIER)

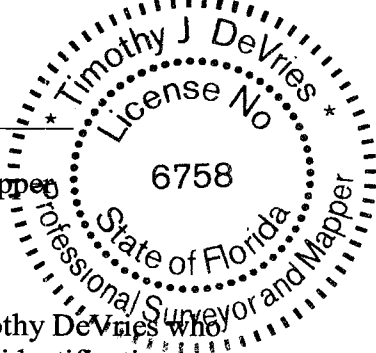
Before me, the undersigned authority, personally appeared Timothy J. DeVries, who after being duly sworn, deposes and says:

1. That Affiant is a registered Surveyor and Mapper holding Florida Certificate Number 6758, and is the surveyor who surveyed the property known and identified as "RICHMOND PARK I", a condominium, as per Declaration of Condominium recorded in Official Record Book 5497, Page 3758, of the Public Records of Collier County, Florida (the "Condominium").


2. The construction of the improvements, with respect to all Units within Building 2 of Phase 3 of the Condominium are substantially complete so that the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location, and dimensions of the common elements and of each Unit within Building 2 of Phase 3 can be determined from those materials. I further certify that the construction of all planned improvements with respect to all Units within Building 2 of Phase 3 are substantially complete including, but not limited to landscaping, utility services, access to the Units, and common elements facilities serving said Building 2 of Phase 3.



Timothy J. DeVries
Timothy J. DeVries, P.S.M.
Professional Surveyor and Mapper
Florida Certificate No 6758



Signed and sworn to before me this 6th day of November 2018, by Timothy DeVries who is personally known to me or has produced as identification.

 KATHY HORN
MY COMMISSION # GG 082273
EXPIRES: June 3, 2021
Bonded Thru Budget Notary Services

Kathy Horn
Notary Public, State of Florida
Kathy Horn
Printed Name of Notary Public
My Commission Expires: 6-3-2021

NOTE: It is requested that, subsequent to the recording of this affidavit, the clerk make a marginal notation on the face of the desk copy of said plat referencing this affidavit.

PREPARED BY: Edward Vogler II, Esq.
Vogler Ashton, PLLC
2411-A Manatee Avenue West
Bradenton, FL 34205