

Prepared By and Return To:
Edward Vogler II, Esquire
Vogler Ashton, PLLC
705 10th Avenue W., Unit 103
Palmetto, Florida 34221
(941) 304-3400

FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF RICHMOND PARK I, A CONDOMINIUM

THIS FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF RICHMOND PARK I, A CONDOMINIUM ("Fifth Amendment") is made as of the 4 day of SEPTEMBER, 2019, 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 Fourth Amendment to the Declaration of Condominium of Richmond Park I, A Condominium, as recorded in Official Records Book 5573, Page 2357 (the "Fourth 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 Fifth 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 IV of the Condominium, as more fully set forth and described in Exhibit "A" attached hereto, which lands and improvements comprise Phase IV 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 Fifth Amendment.

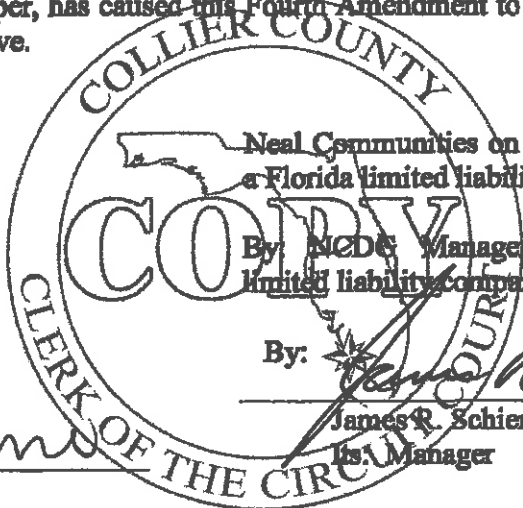
c. The Certificate of Surveyor for Building 5 of Phase IV is attached hereto and incorporated herein and confirms that Building 5 of Phase IV is substantially complete in accordance with Chapter 718 of the Florida Statutes.

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: [Signature]
James R. Schier
Its Manager

[Signature]
Signature

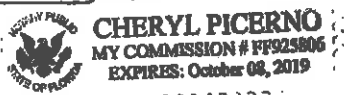
Cheryl Picerno
Print Name

[Signature]
Signature

Veronica McGuire
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 29 day of AUGUST, 2018.



[Signature]
NOTARY PUBLIC, State of Florida

EXHIBIT A

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



Rhodes & Rhodes Land Surveying, Inc.
95100 BONITA GRANDE DR. STE 107 BONITA SPRINGS, FL 34136
PHONE (888) 495-8100 FAX (888) 495-8100

LEGAL DESCRIPTION
PHASE 4, BUILDING 5

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

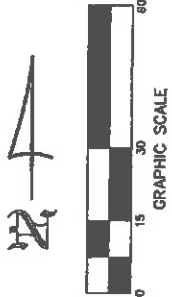
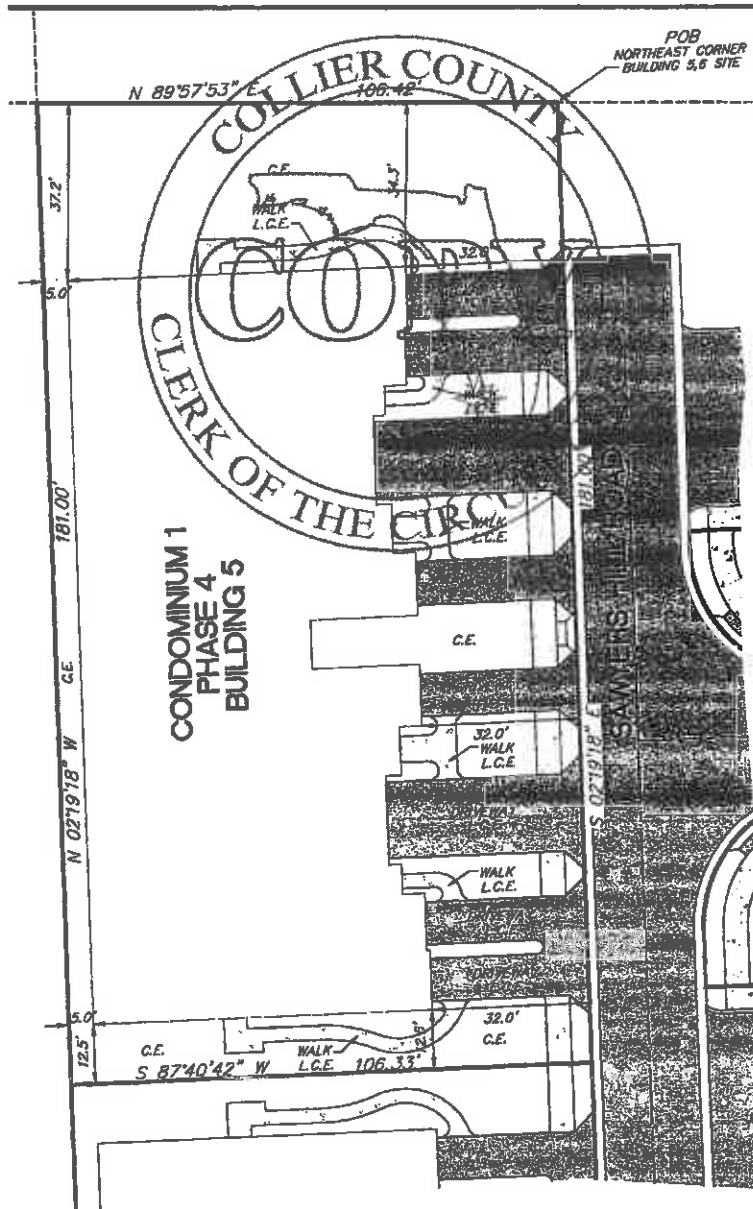
BEGINNING AT THE NORTHEAST CORNER OF BUILDING 5, 6 SITE; THENCE SOUTH 02°19'18" EAST, A DISTANCE OF 201.55 FEET; THENCE SOUTH 87°40'42" WEST, A DISTANCE OF 106.33 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 205.93 FEET; THENCE SOUTH 89°57'53" EAST, A DISTANCE OF 106.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,665 SQUARE FEET OR 0.497 ACRES, MORE OR LESS.



SHEET 8 OF 15

RICHMOND PARK I, A CONDOMINIUM
A CONDOMINIUM LYING IN SECTION 25, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA



NOTES

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



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

EXHIBIT "B1"
 RICHMOND PARK I, A CONDOMINIUM
 PHASE 4, BUILDING 5

SHEET 11 OF 15

RICHMOND PARK I, A CONDOMINIUM

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



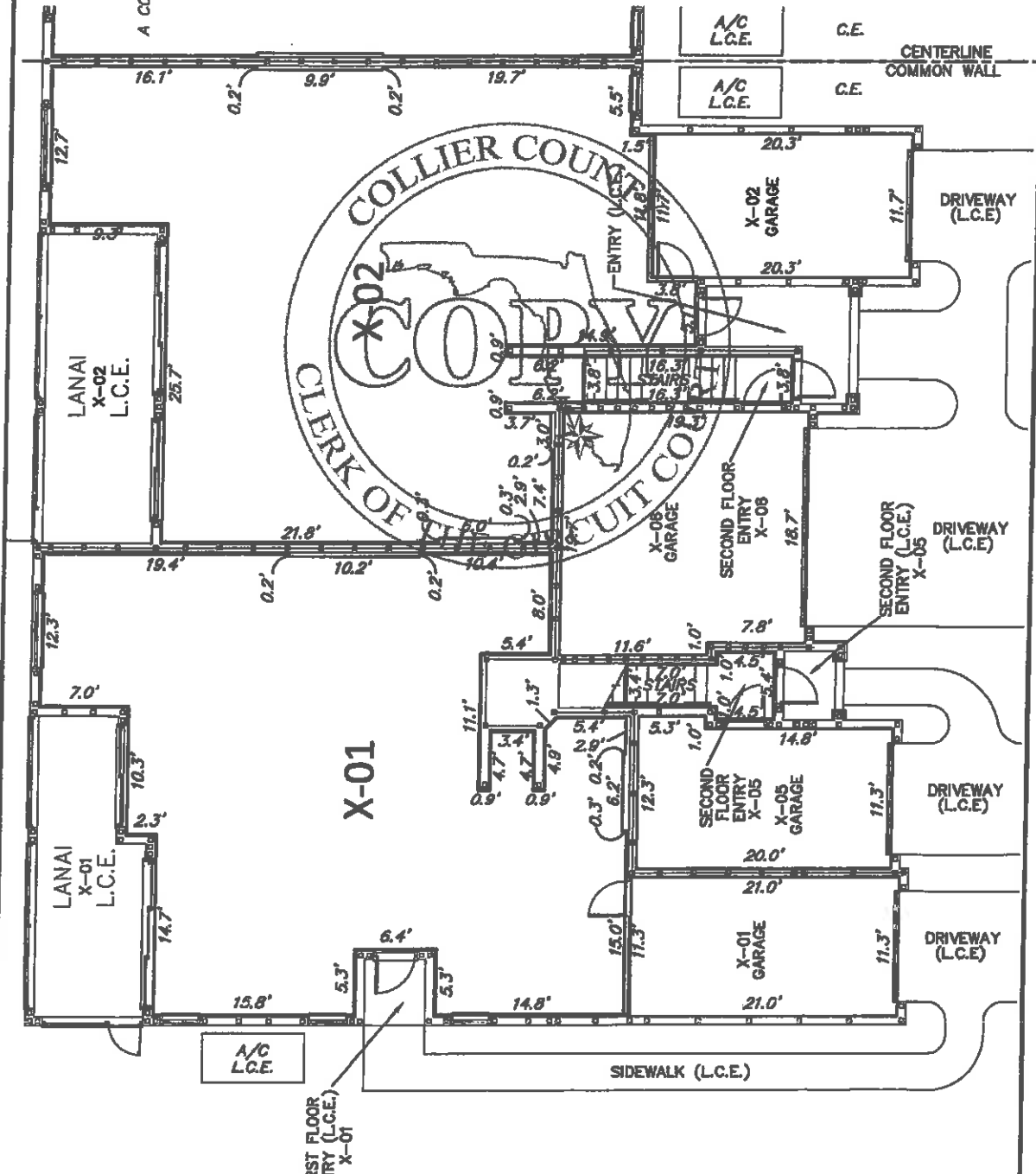
NOTES

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" X 14". DRAWING IN ANY OTHER SIZE IS NOT TO SCALE.
5. SPECIFIC REFERENCES SHOULD BE MADE TO THE DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF THE UNIT, EXCLUSIVE 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)

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) 405-6166 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

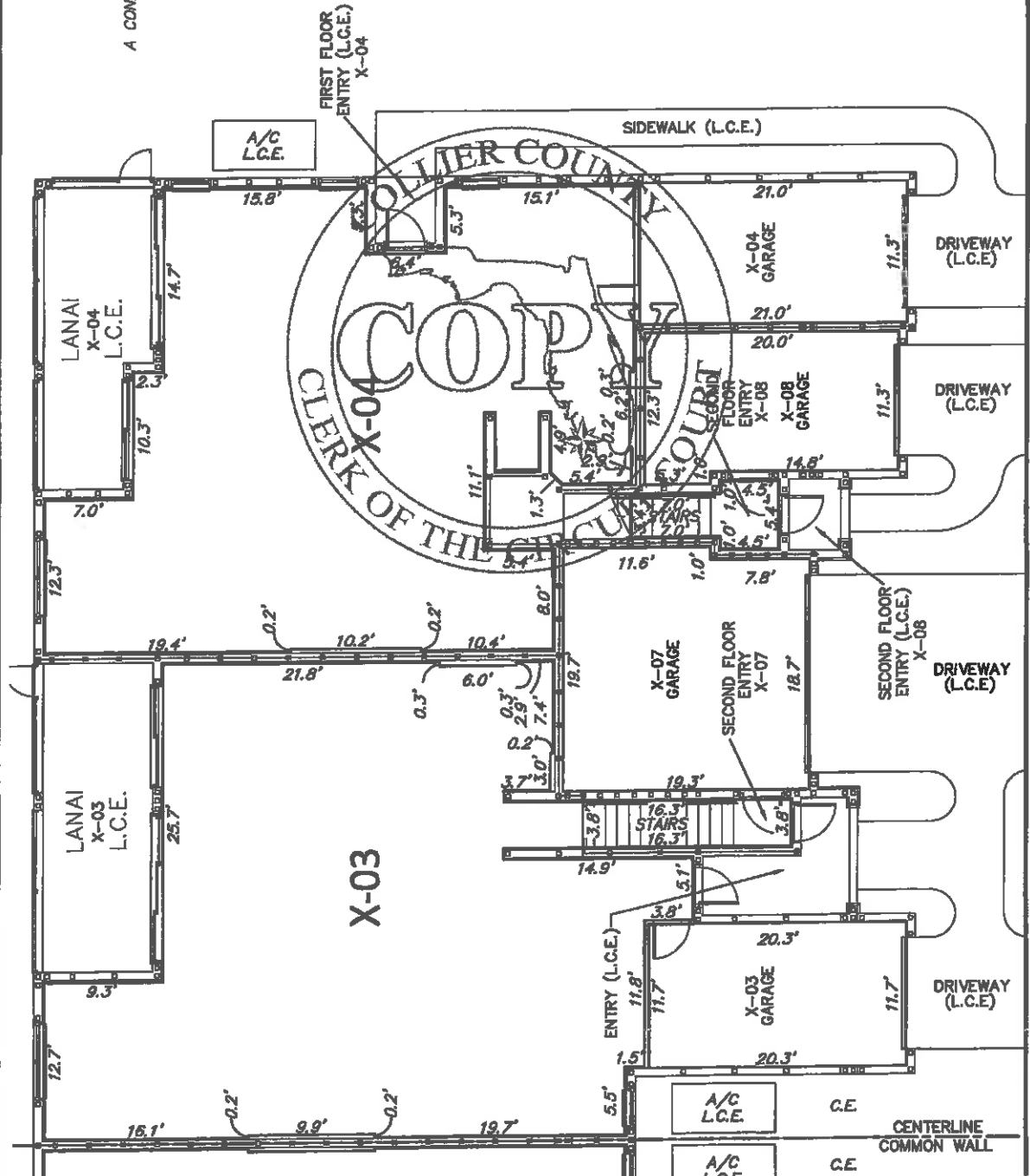


NOTES:

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" X 14". 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-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) 405-8183
FLORIDA BUSINESS LICENSE NO. LB 6897



SHEET 13 OF 15

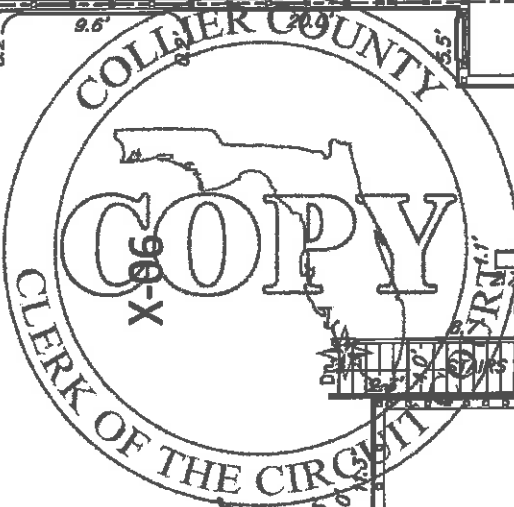
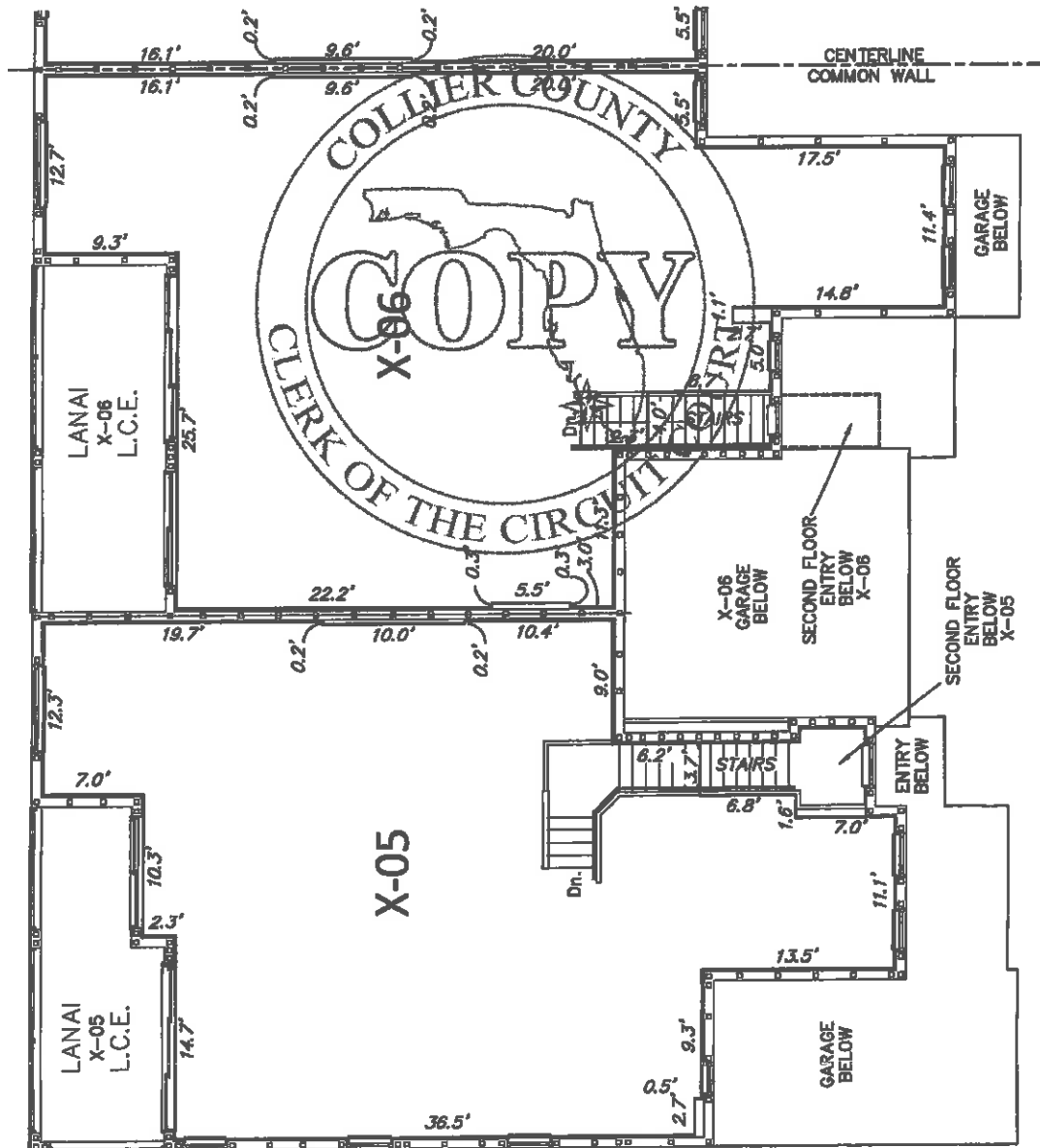
**RICHMOND PARK I,
A CONDOMINIUM**
A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH,
RANGE 26 EAST, COLLIER COUNTY, FLORIDA



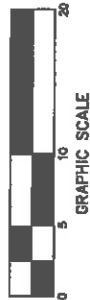
- NOTE:**
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
 2. EVERYTHING EXCEPT TO THE UNITS AND LIMITED COMMON ELEMENT IS A COMMON ELEMENT.
 3. ALL IMPROVEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
 4. ORIGINAL SIZE OF DRAWING IS 8 1/2" X 14". DRAWING IN ANY OTHER SIZE IS NOT TO SCALE.
 5. SPECIFIC REFERENCE SHOULD BE MADE TO THE DESCRIPTION OF THE UNIT, COMMON ELEMENTS, 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)

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES PSM #6739
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. 1B 6897



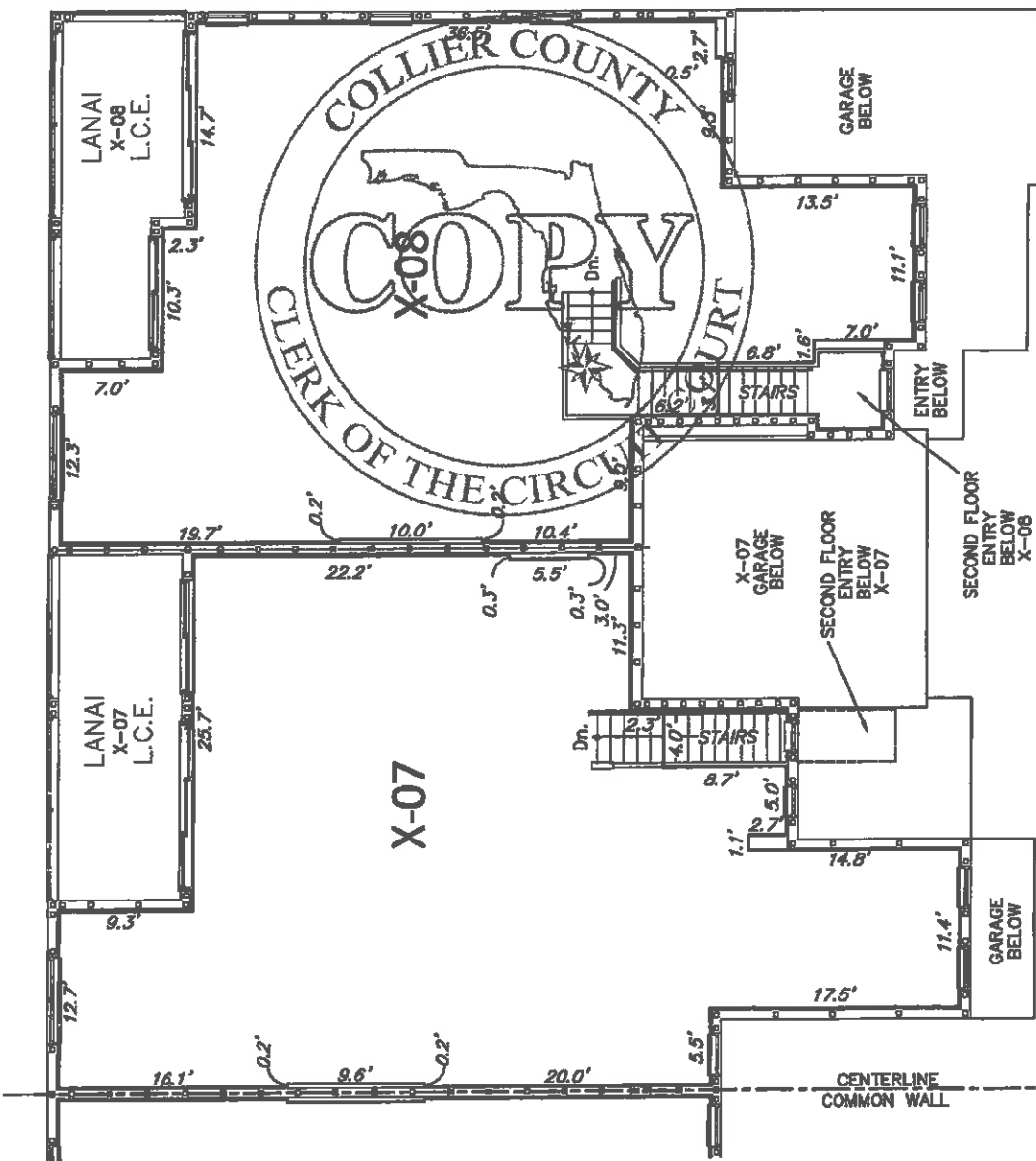
**RICHMOND PARK I,
A CONDOMINIUM**
A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH,
RANGE 26 EAST, COLLIER COUNTY, FLORIDA



- NOTES**
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
 2. EVERYTHING EXCEPT TO THE UNITS AND LIMITED COMMON ELEMENT IS A COMMON ELEMENT.
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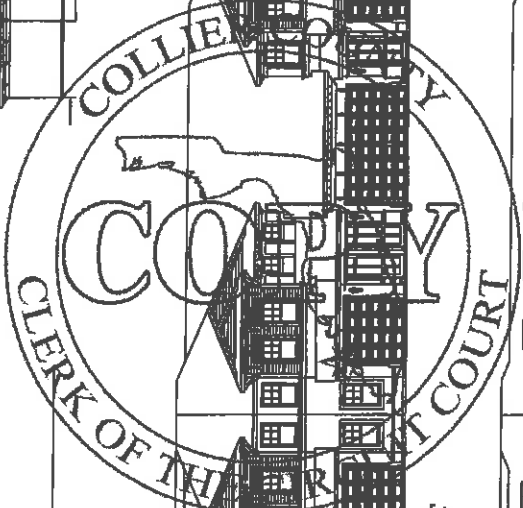
EXHIBIT "B1"
RICHMOND PARK I, A CONDOMINIUM
8 PLEX FLOOR PLANS - SECOND FLOOR
(UNITS X-07 AND X-08)

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



SHEET 15 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. ALL IMPROVEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
 3. ORIGINAL SIZE OF DRAWING IS 8 1/2" X 11". DRAWING IN ANY OTHER SIZE IS NOT TO SCALE.

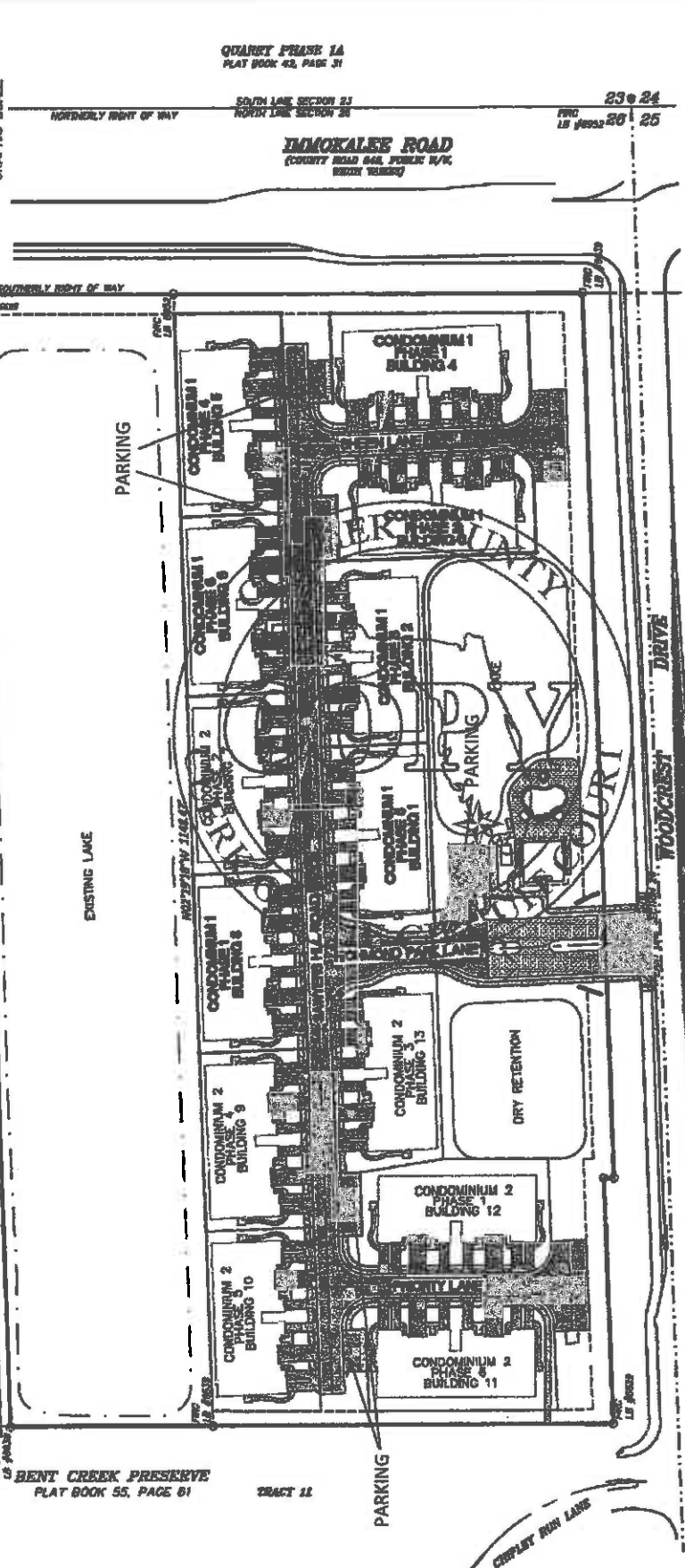
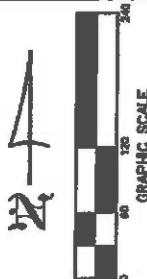
THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES PSM #5739
RHODES & RHODES
 LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE, UNIT #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

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'S
 PLAT BOOK 55, PAGE 61



QUARRY PHASE 1A
 PLAT BOOK 42, PAGE 31

IMMOKALEE ROAD
 (COUNTY ROAD 648, PUBLIC U/W,
 BEYOND 1000 FT)

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

26100 BONITA GRANDE DRIVE, UNIT #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

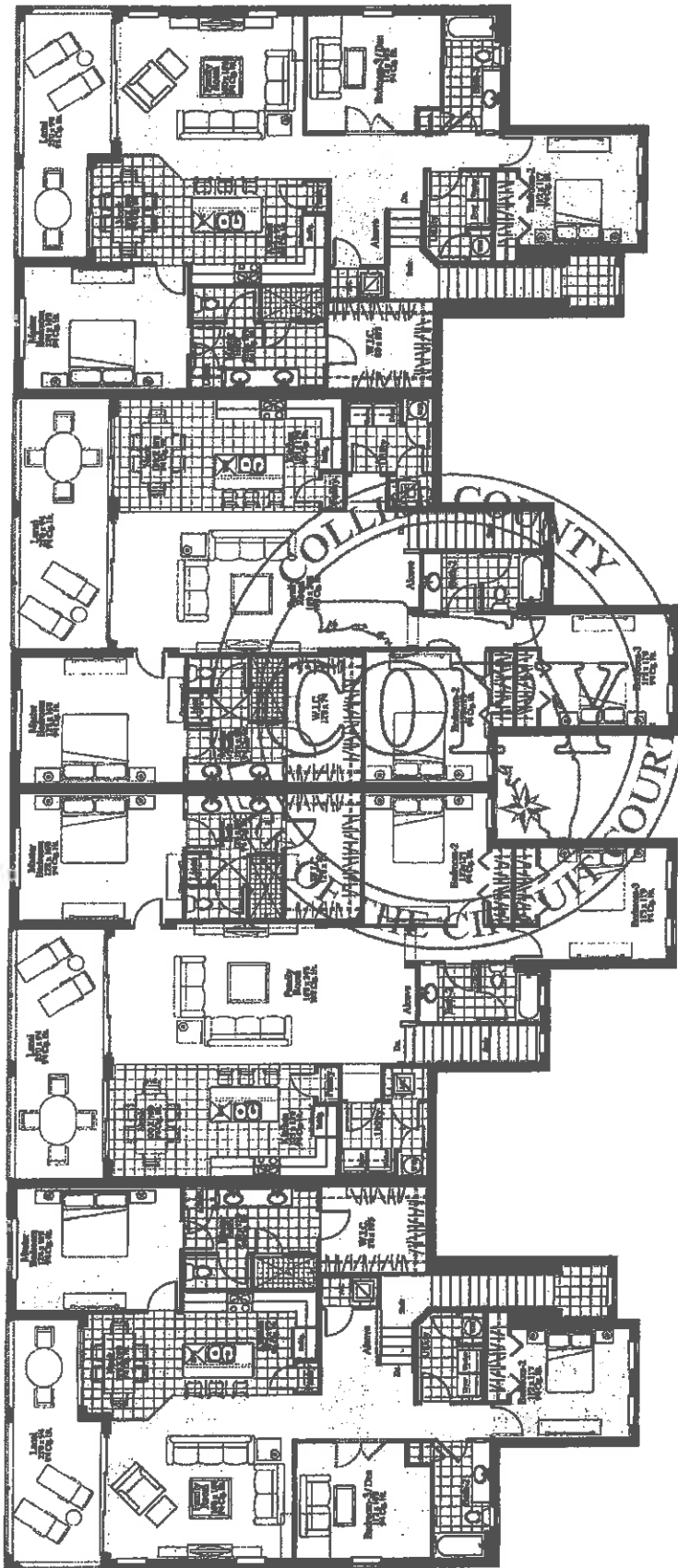
EXHIBIT "B1"
RICHMOND PARK I, A CONDOMINIUM
 OVERALL SITE PLAN

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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8-Unit Carriage Homes
 Medium-Density Residential
 10000 S.W. 10th Street, Portland, OR 97205

WILLIAMSON-HENDEL ARCHITECTS LLC
 Building Homes, Inc.
 NEALCOMMUNITIES

A-2



Windows

Living Area	1650 S.F.
Land	200 S.F.
Garage	251 S.F.
Covered Entry	74 S.F.
Total Area	2175 S.F.

Walkways

Living Area	1775 S.F.
Land	225 S.F.
Garage	376 S.F.
Covered Entry	56 S.F.
Total Area	2432 S.F.

Walkways

Living Area	1722 S.F.
Land	225 S.F.
Garage	376 S.F.
Covered Entry	56 S.F.
Total Area	2379 S.F.

Windows

Living Area	1650 S.F.
Land	200 S.F.
Garage	251 S.F.
Covered Entry	74 S.F.
Total Area	2175 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)

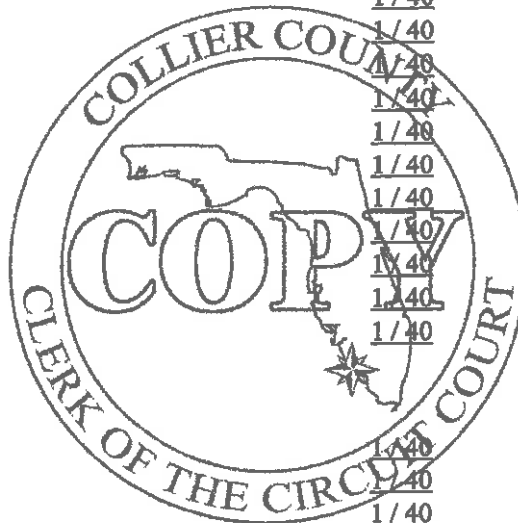
2311 Sawyers Hill Road, #801	<u>1 / 40</u>	2.5000%
2311 Sawyers Hill Road, #802	<u>1 / 40</u>	2.5000%
2311 Sawyers Hill Road, #803	<u>1 / 40</u>	2.5000%
2311 Sawyers Hill Road, #804	<u>1 / 40</u>	2.5000%
2311 Sawyers Hill Road, #805	<u>1 / 40</u>	2.5000%
2311 Sawyers Hill Road, #806	<u>1 / 40</u>	2.5000%
2311 Sawyers Hill Road, #807	<u>1 / 40</u>	2.5000%
2311 Sawyers Hill Road, #808	<u>1 / 40</u>	2.5000%
2343 Sheen lane, #401	<u>1 / 40</u>	2.5000%
2343 Sheen lane, #402	<u>1 / 40</u>	2.5000%
2343 Sheen lane, #403	<u>1 / 40</u>	2.5000%
2343 Sheen lane, #404	<u>1 / 40</u>	2.5000%
2343 Sheen lane, #405	<u>1 / 40</u>	2.5000%
2343 Sheen lane, #406	<u>1 / 40</u>	2.5000%
2343 Sheen lane, #407	<u>1 / 40</u>	2.5000%
2343 Sheen lane, #408	<u>1 / 40</u>	2.5000%

2. Phase II (Building 3)

2344 Sheen Lane, #301	<u>1 / 40</u>	2.5000%
2344 Sheen Lane, #302	<u>1 / 40</u>	2.5000%
2344 Sheen Lane, #303	<u>1 / 40</u>	2.5000%
2344 Sheen Lane, #304	<u>1 / 40</u>	2.5000%
2344 Sheen Lane, #305	<u>1 / 40</u>	2.5000%
2344 Sheen Lane, #306	<u>1 / 40</u>	2.5000%
2344 Sheen Lane, #307	<u>1 / 40</u>	2.5000%
2344 Sheen Lane, #308	<u>1 / 40</u>	2.5000%

3. Phase III (Building 2)

2326 Sawyers Hill Road, #201	<u>1 / 40</u>	2.5000%
2326 Sawyers Hill Road, #202	<u>1 / 40</u>	2.5000%
2326 Sawyers Hill Road, #203	<u>1 / 40</u>	2.5000%
2326 Sawyers Hill Road, #204	<u>1 / 40</u>	2.5000%
2326 Sawyers Hill Road, #205	<u>1 / 40</u>	2.5000%
2326 Sawyers Hill Road, #206	<u>1 / 40</u>	2.5000%
2326 Sawyers Hill Road, #207	<u>1 / 40</u>	2.5000%
2326 Sawyers Hill Road, #208	<u>1 / 40</u>	2.5000%



4. Phase IV (Building 5)

2335 Sawyers Hill Road, #501	<u>1 / 40</u>	2.5000%
2335 Sawyers Hill Road, #502	<u>1 / 40</u>	2.5000%
2335 Sawyers Hill Road, #503	<u>1 / 40</u>	2.5000%
2335 Sawyers Hill Road, #504	<u>1 / 40</u>	2.5000%
2335 Sawyers Hill Road, #505	<u>1 / 40</u>	2.5000%
2335 Sawyers Hill Road, #506	<u>1 / 40</u>	2.5000%
2335 Sawyers Hill Road, #507	<u>1 / 40</u>	2.5000%
2335 Sawyers Hill Road, #508	<u>1 / 40</u>	2.5000%

40	100.00%
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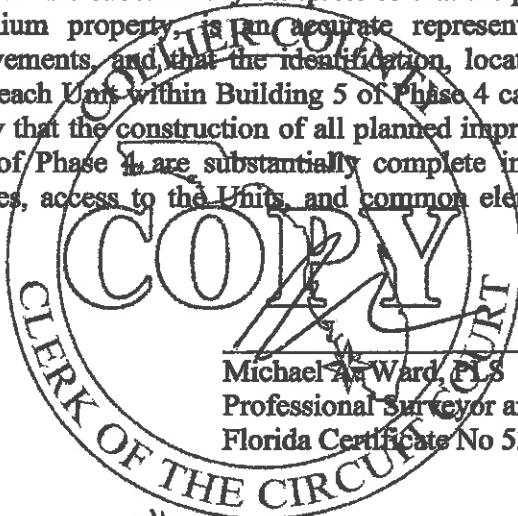
CERTIFICATE OF SURVEYOR

STATE OF FLORIDA)
) SS
COUNTY OF COLLIER)

Before me, the undersigned authority, personally appeared Michael A. Ward, who after being duly sworn, deposes and says:

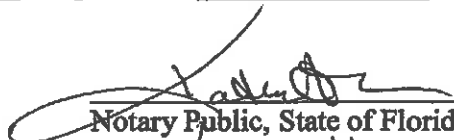
1. That Affiant is a registered Surveyor and Mapper holding Florida Certificate Number 6758, and is the surveyor who surveyed the property known and identified as "RICHMOND PARK I", a condominium, as per Declaration of Condominium recorded in Official Record Book 5497, Page 3758, of the Public Records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

2. The construction of the improvements, with respect to all Units within Building 5 of Phase 4 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 5 of Phase 4 can be determined from those materials. I further certify that the construction of all planned improvements with respect to all Units within Building 5 of Phase 4 are substantially complete including, but not limited to landscaping, utility services, access to the Units, and common elements facilities serving said Building 5 of Phase 4.



Michael A. Ward, PLS
Professional Surveyor and Mapper
Florida Certificate No 5301

Signed and sworn to before me this 29th day of August 2019, by Michael A. Ward who is personally known to me or has produced _____ as identification.



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
 705 10th Avenue W., Unit 103
 Palmetto, FL 34221