

Prepared By and Return To:
Edward Vogler II, Esquire
Vogler Ashton, PLLC
705 10th Avenue West, Unit 103
Palmetto, Florida 34221

**FIRST AMENDMENT TO DECLARATION OF
CONDOMINIUM OF RICHMOND PARK II, A CONDOMINIUM**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF RICHMOND PARK II, A CONDOMINIUM ("First Amendment") is made as of the 10 day of March, 2020, 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 II, a Condominium, recorded in Official Records Book 5733, Page 2306, of the Public Records of Collier County, Florida (the "Declaration"), 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 First 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 II of the Condominium, as more fully set forth and described in Exhibit "B-I" attached hereto, which lands and improvements comprise Phase II 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 C to this First Amendment.

c. The Certificate of Surveyor for Building 7 of Phase II is attached hereto and incorporated herein and confirms that Building 7 of Phase II 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.

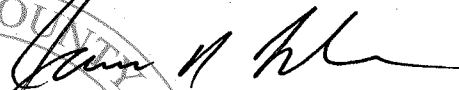
IN WITNESS WHEREOF, Neal Communities on the Braden River, LLC, a Florida limited liability company, as Developer, has caused this First Amendment to be executed in its name as of the day and year first written above.

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:

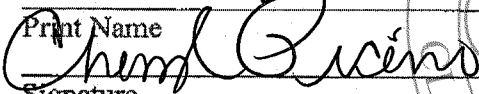


James R. Schier
Its: Manager


Signature

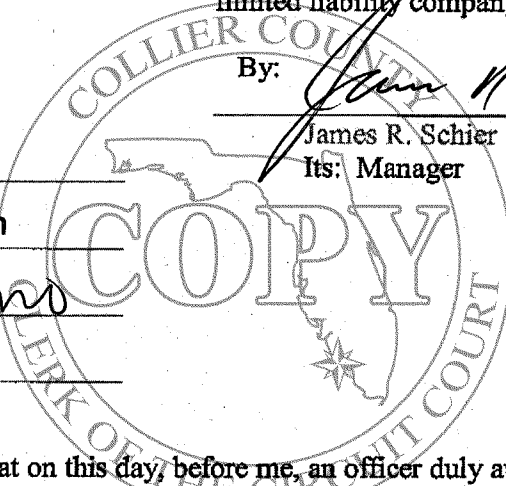
Amy R. Mallon

Print Name


Signature


Cheryl Picerno

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 10 day of March, 2020.


NOTARY PUBLIC, State of Florida

My Commission Expires:

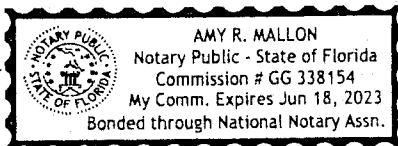
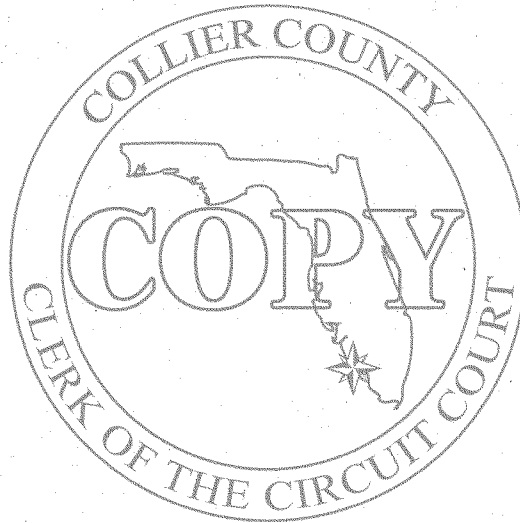


EXHIBIT B-I

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



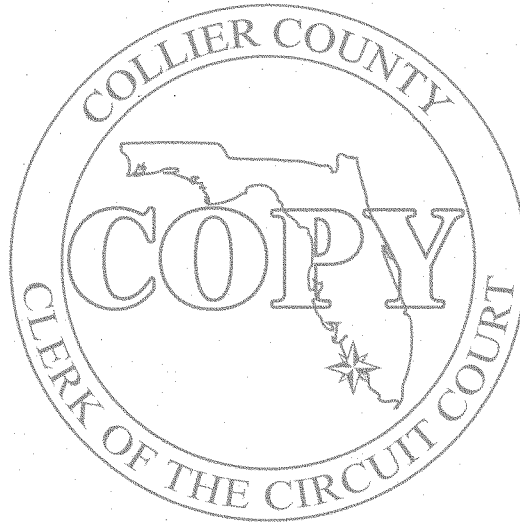
Rhodes & Rhodes Land Surveying, Inc.
28100 BONITA GRANDE DR. STE 107 BONITA SPRINGS, FL 34195
PHONE (239) 405-8166 FAX (239) 405-8163

LEGAL DESCRIPTION
PHASE 2, BUILDING 7

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 SOUTHEAST CORNER OF BUILDING 7 SITE; THENCE SOUTH 87°40'42" WEST, A DISTANCE OF 106.33 FEET; THENCE NORTH 02°19'18" WEST, A DISTANCE OF 181.00 FEET; THENCE NORTH 87°40'42" EAST, A DISTANCE OF 106.33 FEET; THENCE SOUTH 02°19'18" EAST, A DISTANCE OF 181.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,246 SQUARE FEET OR 0.442 ACRES, MORE OR LESS.



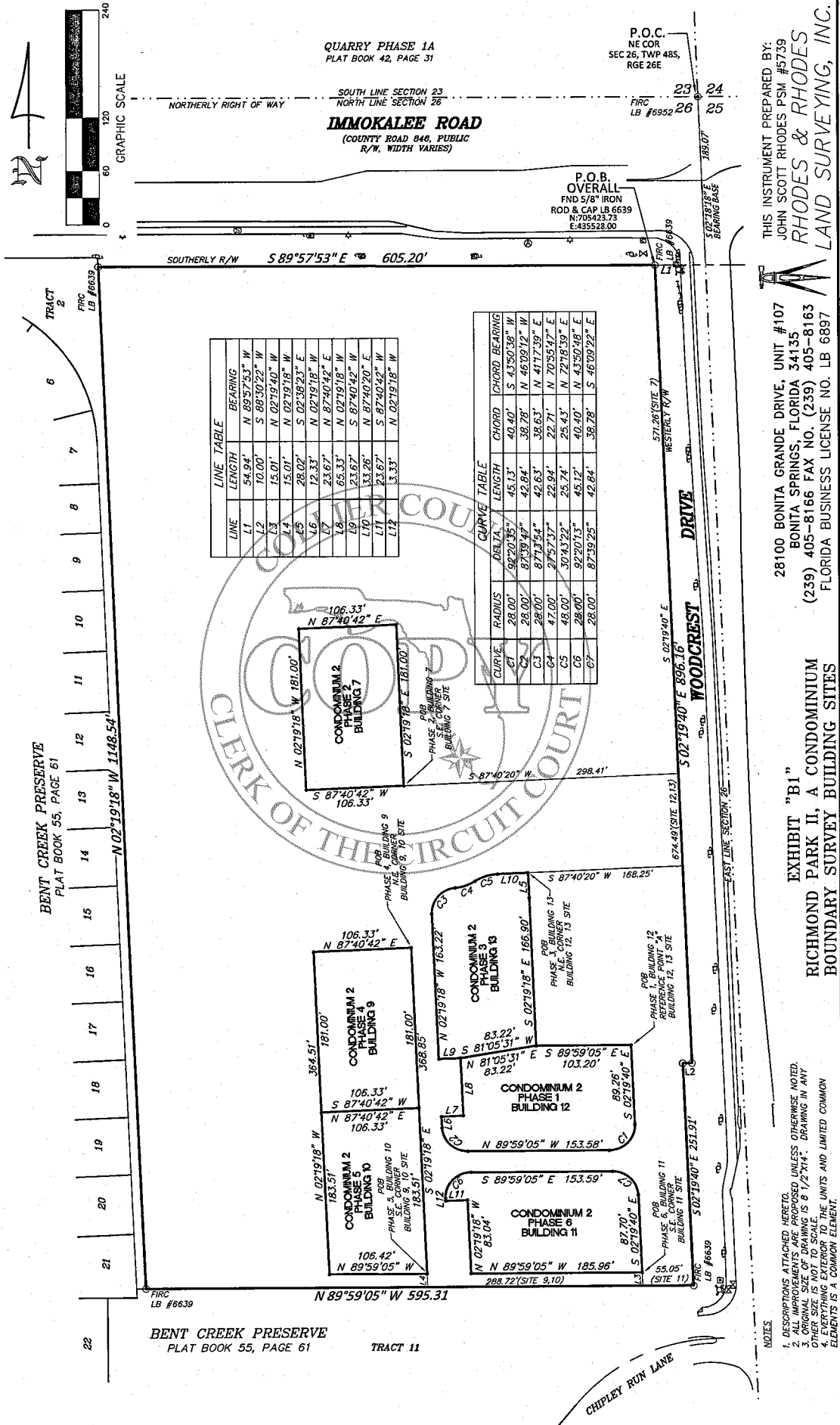
SHEET 2 OF 14

RICHMOND PARK, 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

BENT CREEK PRESERVE
 PLAT BOOK 55, PAGE 61

TRACT 11



LINE	LENGTH	BEARING
L1	54.94'	N 89°57'53" W
L2	10.00'	S 89°50'22" W
L3	15.01'	N 02°19'40" W
L4	15.01'	N 02°19'18" W
L5	28.02'	S 02°38'23" E
L6	12.33'	N 02°19'18" W
L7	23.67'	N 87°40'42" E
L8	65.33'	N 02°19'18" W
L9	23.67'	S 87°40'42" W
L10	33.26'	N 87°40'20" E
L11	23.67'	S 87°40'42" W
L12	3.33'	N 02°19'18" W

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	28.00'	92°20'35"	45.13'	40.40'	S 43°50'38" W
C2	28.00'	87°39'48"	42.84'	38.78'	N 46°09'19" W
C3	28.00'	87°13'54"	42.63'	38.63'	N 41°17'39" E
C4	47.00'	97°57'37"	22.94'	22.71'	N 70°55'47" E
C5	48.00'	30°43'22"	25.74'	25.43'	N 72°18'39" E
C6	28.00'	92°20'13"	45.12'	40.40'	N 43°50'48" E
C7	28.00'	87°39'25"	42.84'	38.78'	S 46°09'22" E

QUARRY PHASE 1A
 PLAT BOOK 42, PAGE 31

IMMOKALEE ROAD
 (COUNTY ROAD 846, PUBLIC
 R/W, WIDTH VARIES)

P.O.C.
 NE COR
 SEC 26, TWP 48S,
 RGE 26E

P.O.B. OVERALL
 FND 5/8" IRON
 ROD & CAP LB 6639
 N:705423.73
 E:435528.00

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

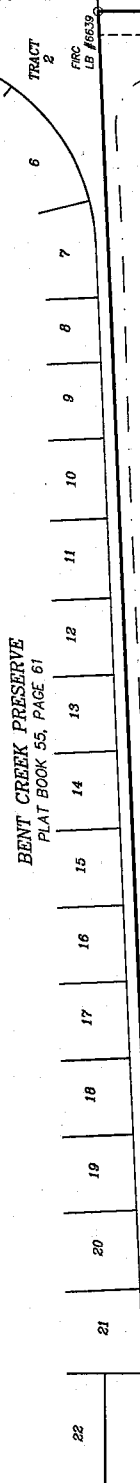
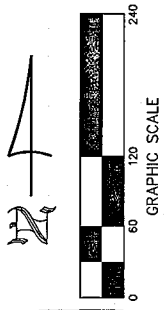
28100 BONITA GRANDE DRIVE, UNIT #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

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

NOTES:
 1. DESCRIPTIONS ATTACHED HERETO.
 2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 3. ORIGINAL SIZE OF DRAWING IS 8 1/2" X 11". DRAWING IN ANY OTHER SIZE IS NOT TO SCALE.
 4. EVERYTHING EXTERIOR TO THE UNITS AND LIMITED COMMON ELEMENTS IS A COMMON ELEMENT.

SHEET 3 OF 14

RICHMOND PARK II, 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

QUARRY PHASE 1A
PLAT BOOK 42, PAGE 31

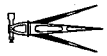
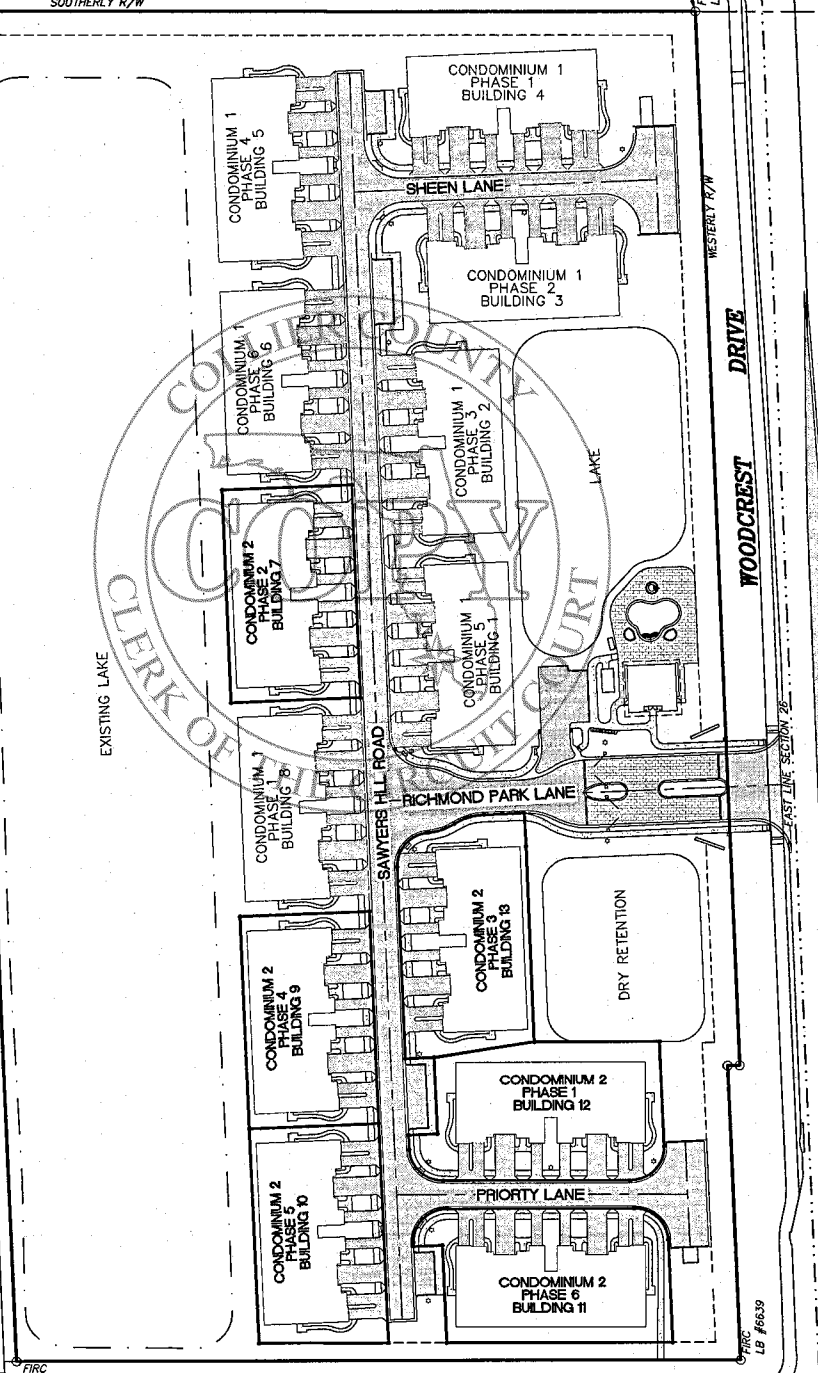
SOUTH LINE SECTION 23
NORTH LINE SECTION 26

IMMOKALEE ROAD
(COUNTY ROAD 846, PUBLIC
R/W, WIDTH VARIES)

P.O.C.
NE COR
SEC 26, TWP 48S,
RGE 26E

FIRC
LB #6952 26 25

P.O.B. OVERALL
FND 5/8" IRON
ROD & CAP LB 6639
N705423.75
E:435528.00

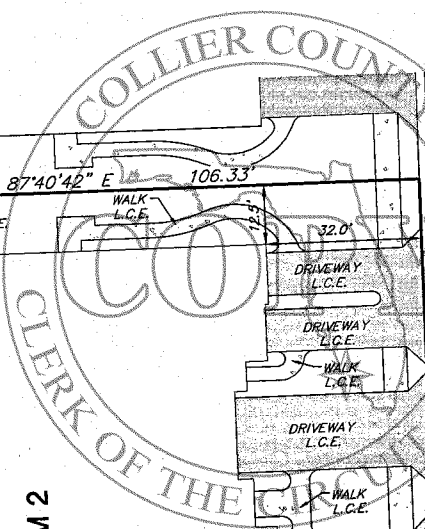
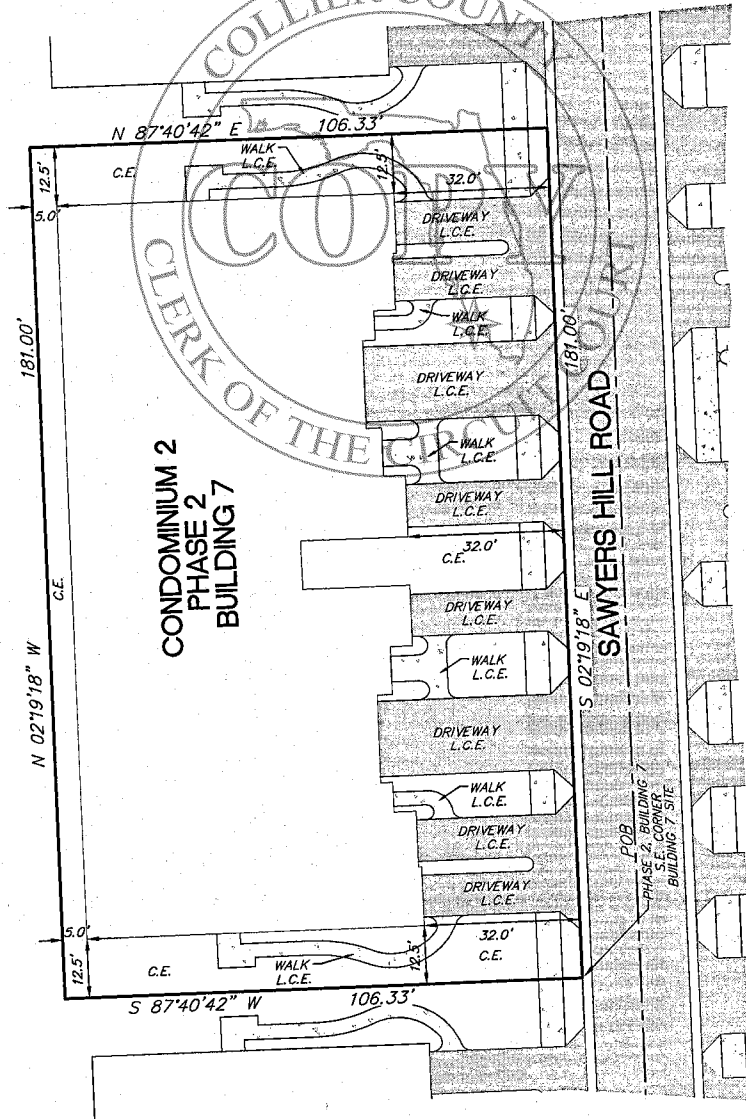


THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES PSM #5739
RHODES & RHODES
LAND SURVEYING, INC.

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 II, A CONDOMINIUM
OVERALL SITE PLAN

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



- NOTES:**
1. DESCRIPTIONS ATTACHED HERETO.
 2. ALL IMPROVEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
 3. THE SCALE OF THIS DRAWING IS 1/8\"/>

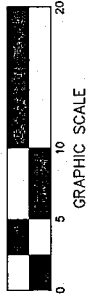
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RHODES & RHODES
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 BONITA SPRINGS, FLORIDA 34135
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EXHIBIT "B1"
 RICHMOND PARK II, A CONDOMINIUM
 PHASE 2, BUILDING 7

SHEET 11 OF 14

RICHMOND PARK II, A CONDOMINIUM

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



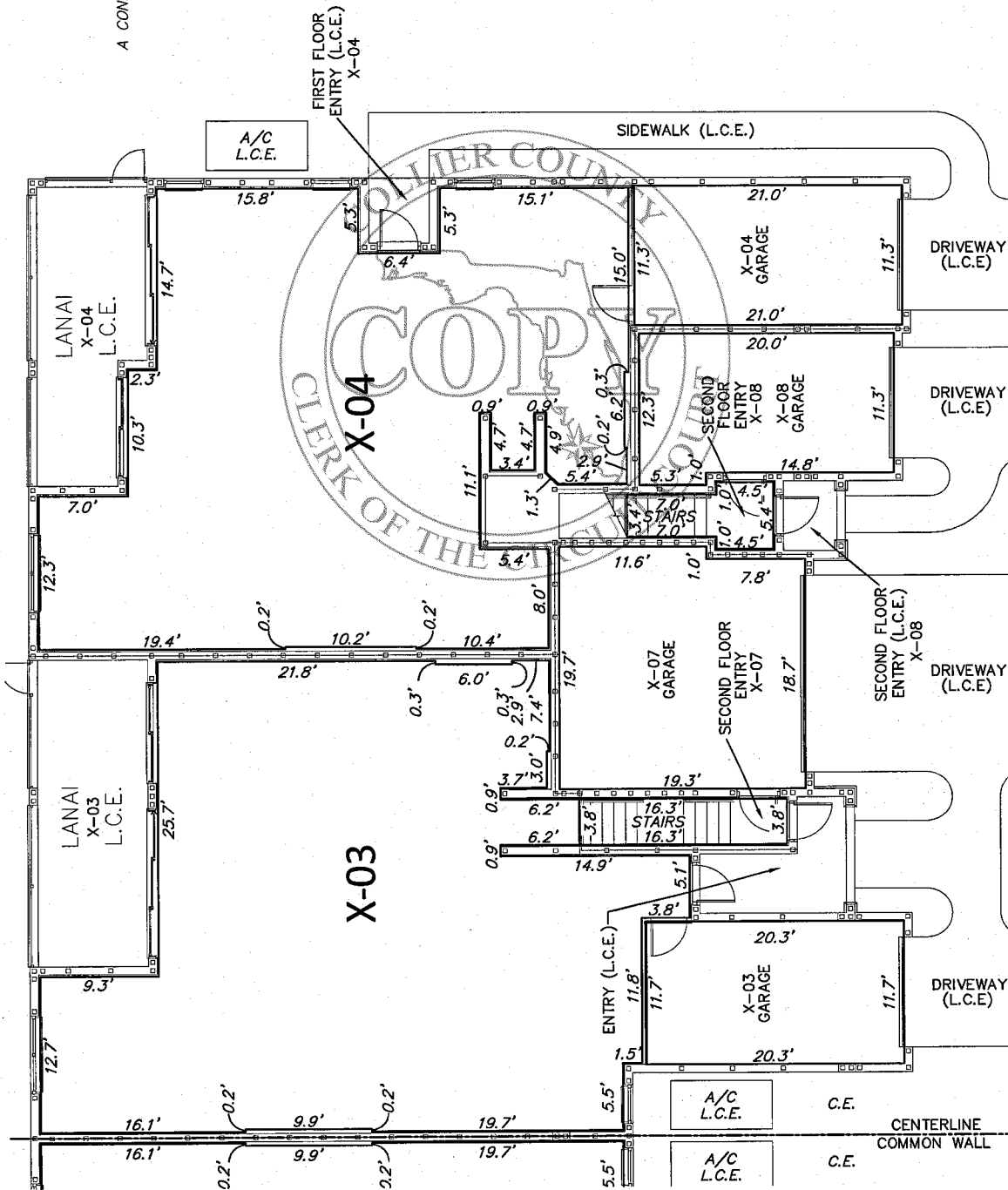
NOTES

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 II, 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



SHEET 12 OF 14

RICHMOND PARK II, A CONDOMINIUM


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

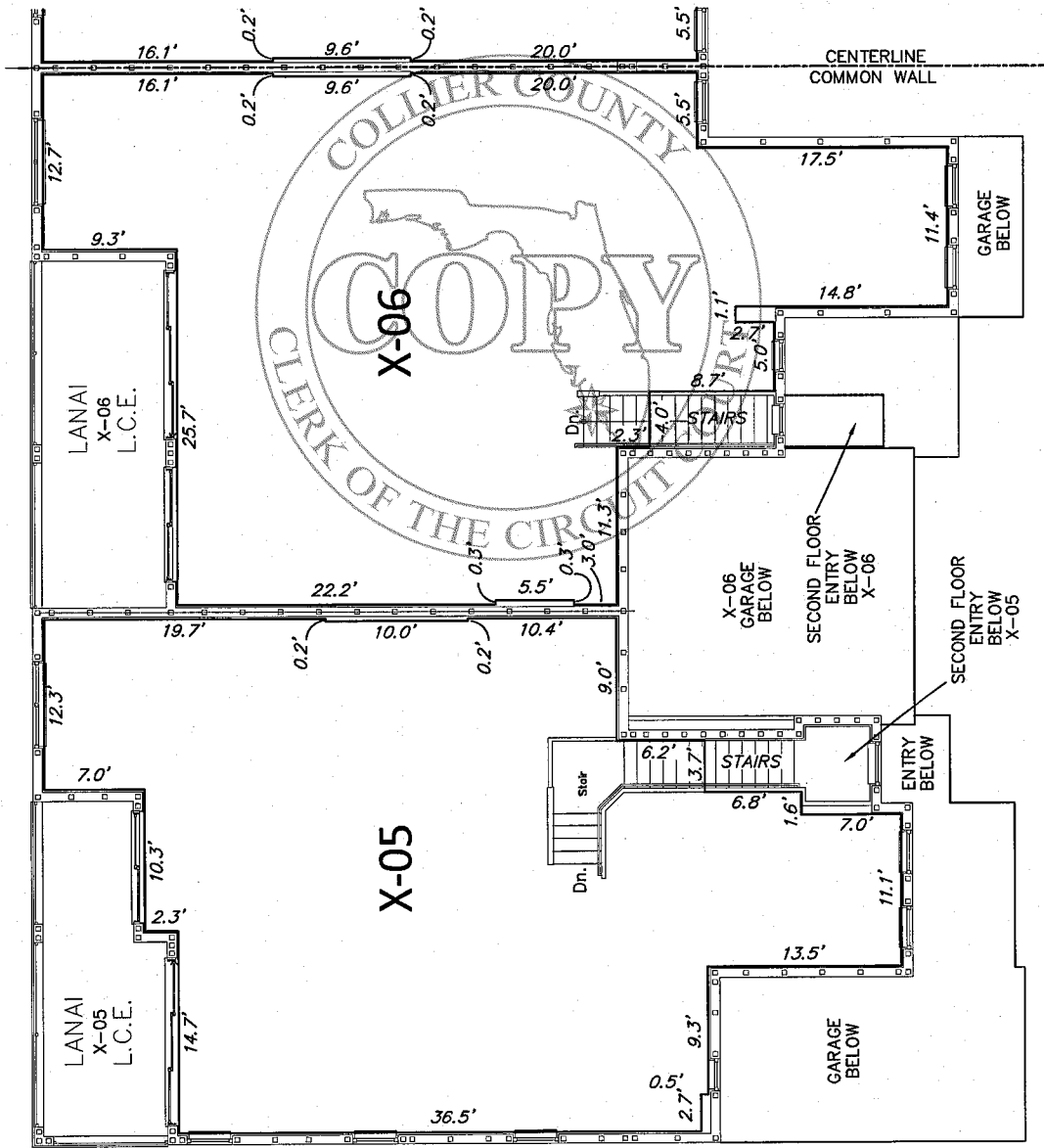


NOTES:

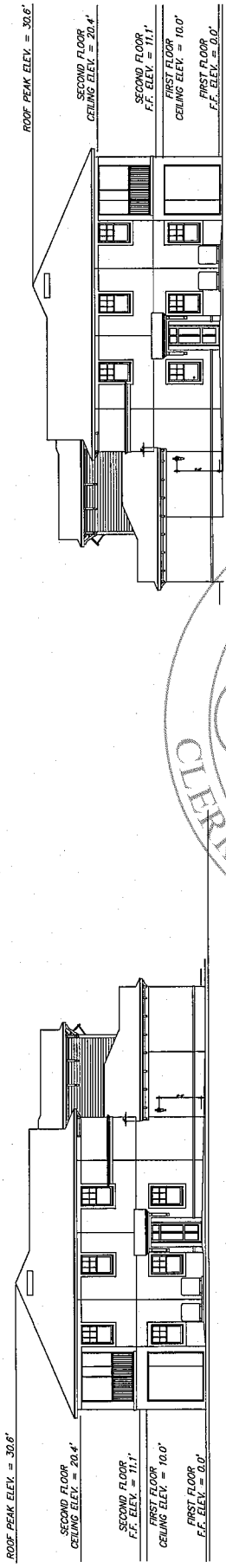
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
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5. SPECIFIC REFERENCE SHOULD BE MADE TO THE DESCRIPTION OF THE UNIT BOUNDARIES, LIMITED COMMON ELEMENTS (L.C.E.), AND COMMON ELEMENTS (C.E.).

EXHIBIT "B1" RICHMOND PARK II, A CONDOMINIUM 8 PLEX FLOOR PLANS - SECOND FLOOR (UNITS X-05 AND X-06)

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

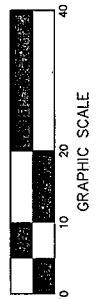


RICHMOND PARK II, A CONDOMINIUM
A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA



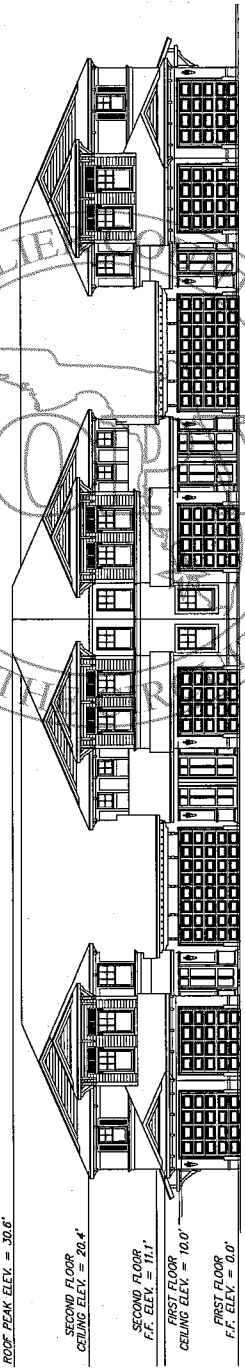
RIGHT SIDE

LEFT SIDE



NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
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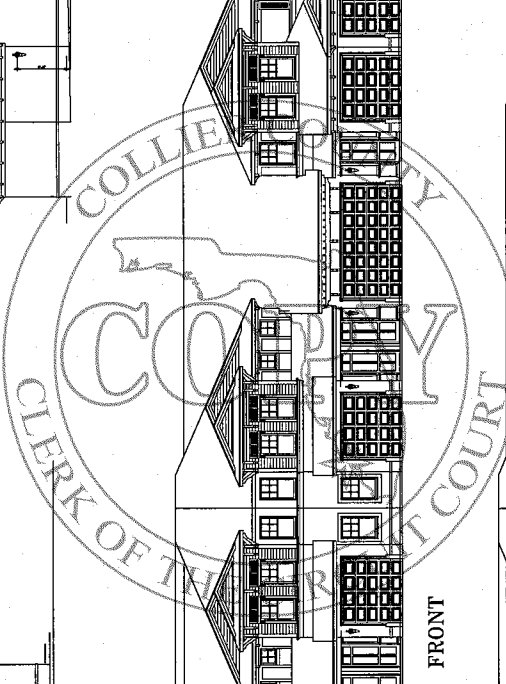
FRONT



REAR

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 II, A CONDOMINIUM
 ELEVATIONS



Second Floor Overall

Whitehaven

Living Area	1600 S.F.
Laundry	207 S.F.
Garage	231 S.F.
Covered Entry	26 S.F.
Total Area	2124 S.F.

Whitehaven

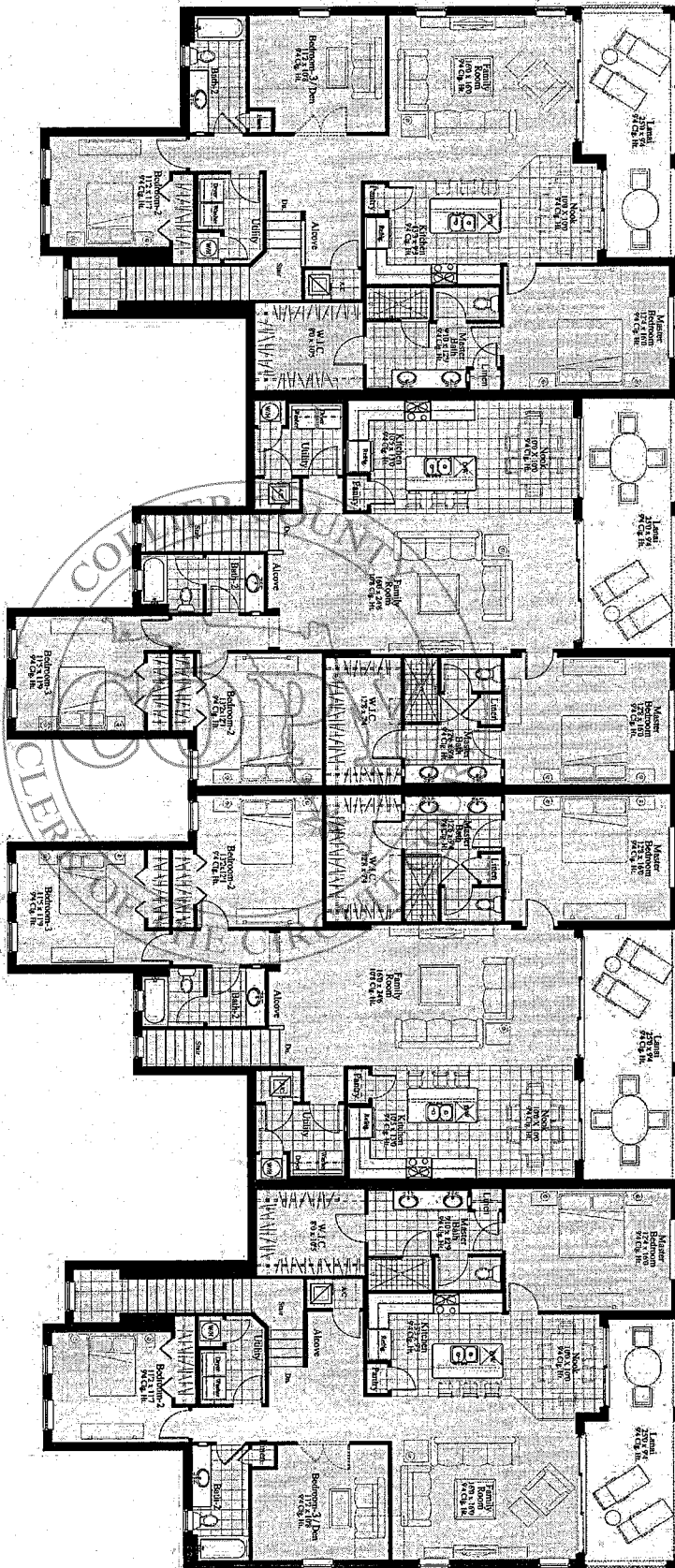
Living Area	1723 S.F.
Laundry	232 S.F.
Garage	231 S.F.
Covered Entry	38 S.F.
Total Area	2487 S.F.

Whitehaven

Living Area	1723 S.F.
Laundry	232 S.F.
Garage	231 S.F.
Covered Entry	38 S.F.
Total Area	2487 S.F.

Whitehaven

Living Area	1600 S.F.
Laundry	207 S.F.
Garage	231 S.F.
Covered Entry	26 S.F.
Total Area	2124 S.F.



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A-2

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	11/11/04	W.H.	
2	ISSUED FOR CONSTRUCTION	11/11/04	W.H.	
3	ISSUED FOR OCCUPANCY	11/11/04	W.H.	
4	ISSUED FOR RECORDS	11/11/04	W.H.	
5	ISSUED FOR ARCHIVE	11/11/04	W.H.	
6	ISSUED FOR CLOSURE	11/11/04	W.H.	
7	ISSUED FOR DESTRUCTION	11/11/04	W.H.	
8	ISSUED FOR REPAIR	11/11/04	W.H.	
9	ISSUED FOR RENOVATION	11/11/04	W.H.	
10	ISSUED FOR RECONSTRUCTION	11/11/04	W.H.	
11	ISSUED FOR REPAIR/RENOVATION/RECONSTRUCTION	11/11/04	W.H.	
12	ISSUED FOR REPAIR/RENOVATION/RECONSTRUCTION/RECONSTRUCTION	11/11/04	W.H.	
13	ISSUED FOR REPAIR/RENOVATION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION	11/11/04	W.H.	
14	ISSUED FOR REPAIR/RENOVATION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION	11/11/04	W.H.	
15	ISSUED FOR REPAIR/RENOVATION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION	11/11/04	W.H.	
16	ISSUED FOR REPAIR/RENOVATION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION	11/11/04	W.H.	
17	ISSUED FOR REPAIR/RENOVATION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION	11/11/04	W.H.	
18	ISSUED FOR REPAIR/RENOVATION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION	11/11/04	W.H.	
19	ISSUED FOR REPAIR/RENOVATION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION	11/11/04	W.H.	
20	ISSUED FOR REPAIR/RENOVATION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION/RECONSTRUCTION	11/11/04	W.H.	

EXHIBIT C

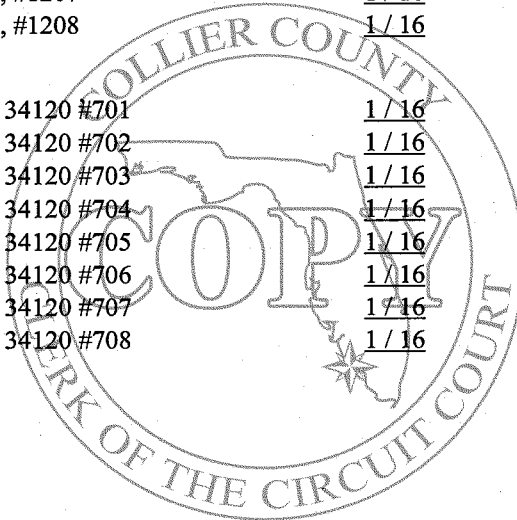
Percentage Ownership Schedule of Common Elements, Common Surplus, and Obligations for Common Expenses

1. Phase I (Building 12)

2281 Priory Lane, Naples, FL 34120, #1201	<u>1/16</u>	6.2500%
2281 Priory Lane, Naples, FL 34120, #1202	<u>1/16</u>	6.2500%
2281 Priory Lane, Naples, FL 34120, #1203	<u>1/16</u>	6.2500%
2281 Priory Lane, Naples, FL 34120, #1204	<u>1/16</u>	6.2500%
2281 Priory Lane, Naples, FL 34120, #1205	<u>1/16</u>	6.2500%
2281 Priory Lane, Naples, FL 34120, #1206	<u>1/16</u>	6.2500%
2281 Priory Lane, Naples, FL 34120, #1207	<u>1/16</u>	6.2500%
2281 Priory Lane, Naples, FL 34120, #1208	<u>1/16</u>	6.2500%

2. Phase II (Building 7)

2319 Sawyers Hill Lane, Naples, FL 34120 #701	<u>1/16</u>	6.2500%
2319 Sawyers Hill Lane, Naples, FL 34120 #702	<u>1/16</u>	6.2500%
2319 Sawyers Hill Lane, Naples, FL 34120 #703	<u>1/16</u>	6.2500%
2319 Sawyers Hill Lane, Naples, FL 34120 #704	<u>1/16</u>	6.2500%
2319 Sawyers Hill Lane, Naples, FL 34120 #705	<u>1/16</u>	6.2500%
2319 Sawyers Hill Lane, Naples, FL 34120 #706	<u>1/16</u>	6.2500%
2319 Sawyers Hill Lane, Naples, FL 34120 #707	<u>1/16</u>	6.2500%
2319 Sawyers Hill Lane, Naples, FL 34120 #708	<u>1/16</u>	6.2500%



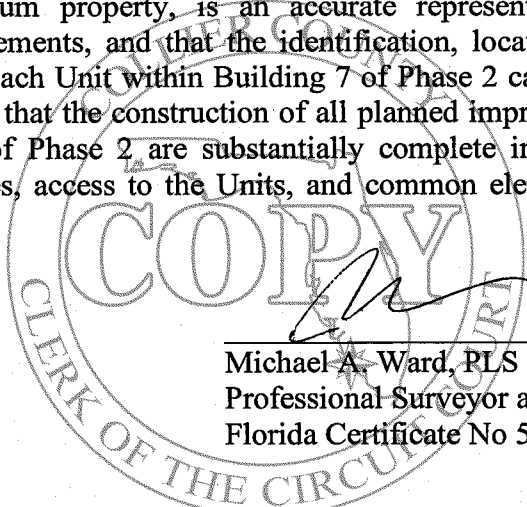
CERTIFICATE OF SURVEYOR

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 5301, 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 5733, Page 2306, of the Public Records of Collier County, Florida (the "Condominium").

2. The construction of the improvements, with respect to all Units within Building 7 of Phase 2 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 7 of Phase 2 can be determined from those materials. I further certify that the construction of all planned improvements with respect to all Units within Building 7 of Phase 2 are substantially complete including, but not limited to landscaping, utility services, access to the Units, and common elements facilities serving said Building 7 of Phase 2.



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

Signed and sworn to before me this 16th day of March, 2020, by Michael A. Ward who X is personally known to me or _____ has produced _____ as identification.

Notary Public, State of Florida
Kathy Hein
Printed Name of Notary Public
My Commission Expires: 66082273

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