37

1209845

REC. 1355 PG 1521

AMENDMENT TO CONDOMINIUM DECLARATION

of

COMPASS POINT, A CONDOMINIUM

THIS AMENDMENT TO CONDOMINIUM DECLARATION executed by COMPASS POINT ASSOCIATES, LTD., a Florida Limited Partnership, herein called the "Developer".

STATEMENT OF FACTS. The Developer has filed for condominium use that certain Condominium Declaration of property therein described, said Condominium commonly known as Compass Point, a Condominium, Lee County, Florida, and said Condominium Declaration is recorded in O.R. Book 1338 at page 1711, Public Records of Lee County, Florida. Pursuant to paragraph 13 of said Declaration, Developer reserved the right to amend the Declaration as might be required by any lending institution, public body or in such manner as Developer determines necessary to carry out the purposes of the development. Developer has now herein determined that an Amendment is necessary to carry out the purposes of the Development. The Amendment herein does not increase the proportion of common expenses, ownership of common elements or expenses borne by the condominium owner.

NOW, THEREFORE, in consideration of the premises, the Developer does herewith amend the Declaration hereinabove described as follows:

1. The Condominium Declaration is herewith amended as to Exhibit "B" Surveyor's Plat by deleting Exhibit "B" and substituting therefor the Surveyor's Plat designated as Exhibit "B" and numbered pages 1 through 10 attached hereto.

2. In all other respects, the Condominium Declaration is herewith ratified and confirmed and shall remain in full force and effect as originally recorded and amended by the Amendment herein.

EXECUTED this 8th day of June, 1979.

Witnesses:

Marie Stanton

Landra Lee Sheppard

COMPASS POINT ASSOCIATES, LTD.
A Florida Limited Partnership
BY: FULGER CORPORATION
General Partner

BY: Martin F. Sullivan
Martin F. Sullivan, Vice President

CORPORATE SEAL

This instrument was prepared by
John W. Sheppard
2121 W. First Street
Fort Myers, Florida

RECORD VERIFIED — SAL GERACI CLERK
BY H. FERNSTROM D.C.

STATE OF FLORIDA

COUNTY OF LEE

I HEREBY CERTIFY that on this 8th day of June, 1979, before me personally appeared MARTIN F. SULLIVAN, Vice President of Fulger Corporation, General Partner of Compass Point Associates, Ltd., a Florida Limited Partnership, to me well known to be the person described in and who executed the foregoing instrument and he acknowledged the execution thereof to be his free act and deed as such officer, for the uses and purposes therein mentioned; and that he affixed thereto the official seal of said Corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal the day and year last aforesaid.

Mary Bennett
NOTARY PUBLIC

NOTARY'S SEAL

My commission expires: 10-28-81

REC 1355 PG 1323

EXHIBIT "B"

COMPASS POINT
A CONDOMINIUM

INK ENGINEERING, INC.
260 PROFESSIONAL PL.
N. FORT MYERS, FLORIDA

DATE: MAY 1978
JOB NO. 2765

REVISIONS			
		DATE	APPROVED
12	[illegible]	7-26-79	[illegible]
13	[illegible]	9-19-79	[illegible]
14	[illegible]	9-19-79	—
15	ADD 12' ELECTRICAL EASEMENT	6-11-79	[illegible]
16	COMPLETED BLDG. "B" - REVISED PLAN	6-7-79	[illegible]

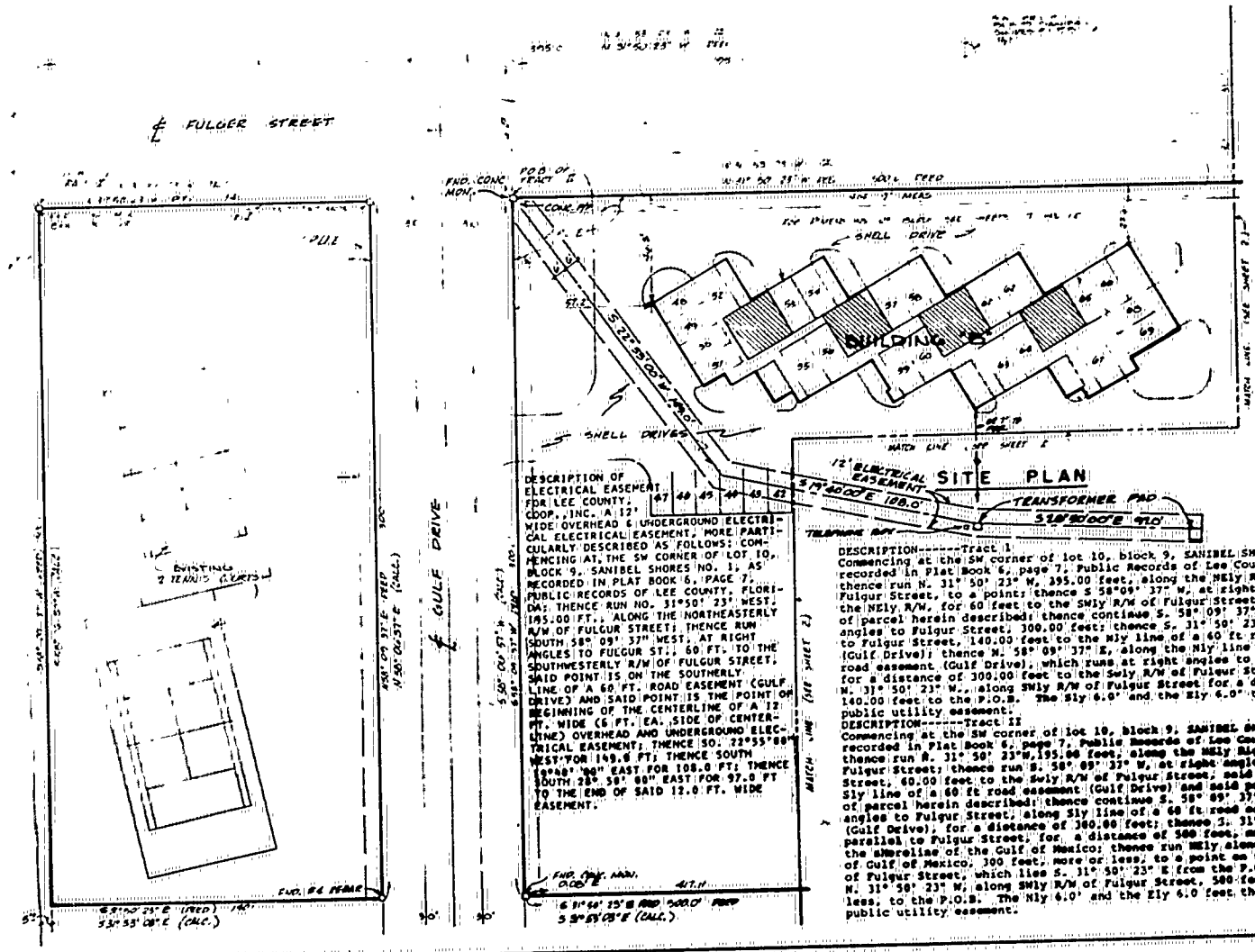

℄ FULGER STREET
℄ GULF DRIVE
EXISTING 2 TENNIS COURTS
END CONC. MON.
POB OF TRACT II
SHELL DRIVE
BUILDING "B"
SHELL DRIVES
S 22°55'00" W 195.0'
12' ELECTRICAL EASEMENT
S 31°50'00" E 108.0'
TRANSFORMER PAD
S 58°09'00" E 97.0'
TELEPHONE BOX
MATCH LINE SEE SHEET 2
MATCH LINE SEE SHEET 3
NORTH
END PK. MON.
END PK. FENCE
S 58°09'37" E (MEAS)
N 58°09'37" E (CALC.)
S 58°09'37" W (CALC.)
S 31°50'23" E (MEAS)
N 31°50'23

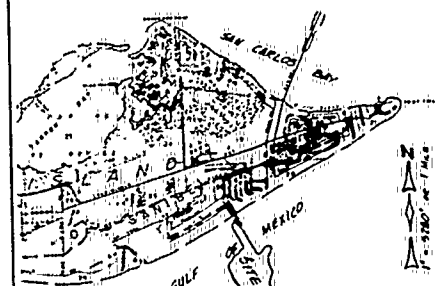
EXHIBIT "B"

COMPASS POINT
A CONDOMINIUM

INK ENGINEERING, INC.
260 PROFESSIONAL PL.
N. FORT MYERS, FLORIDA

DATE: MAY 1978
JOB NO. 2765

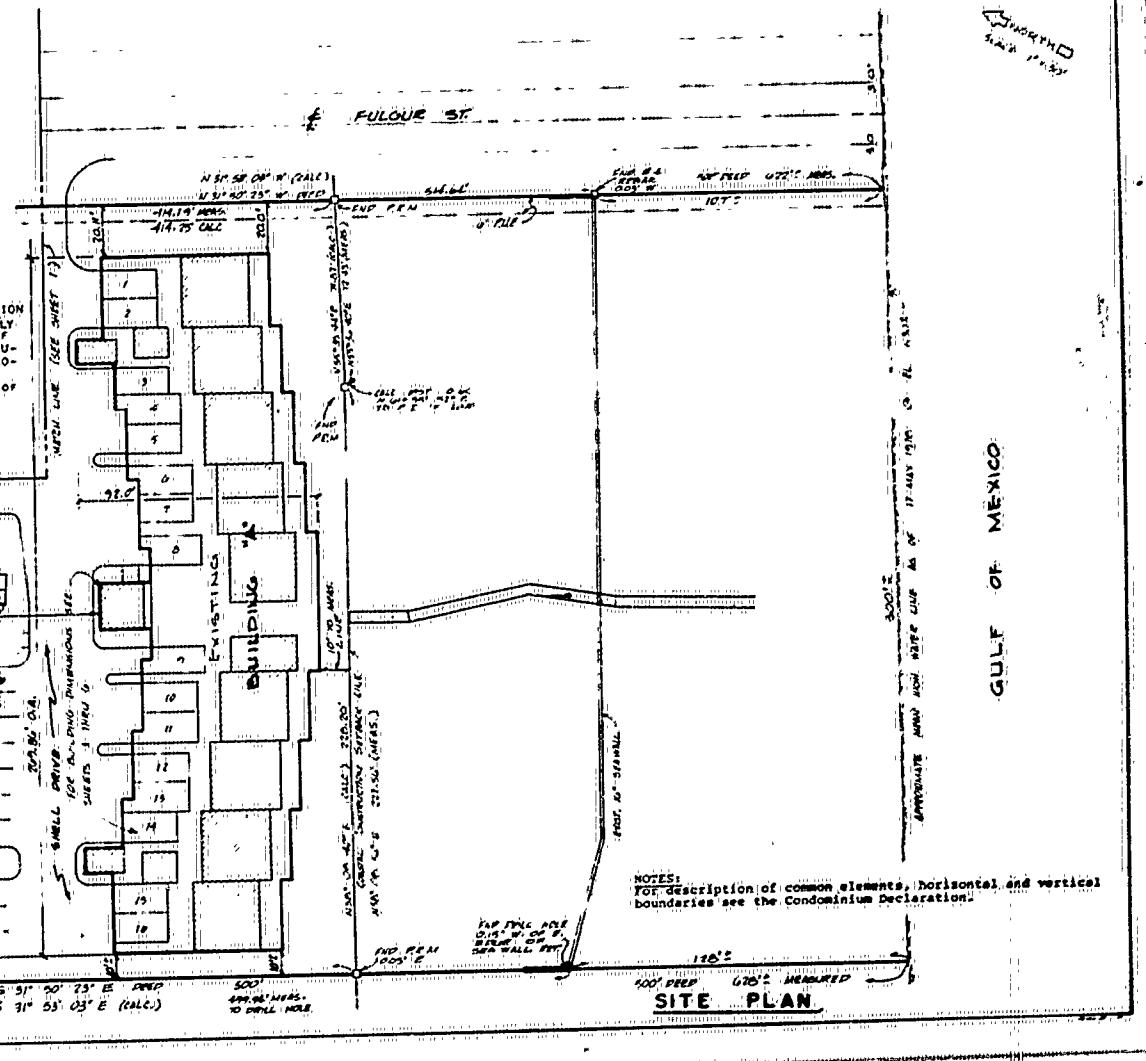
REVISIONS		
[illegible]	[illegible]	[illegible]
[illegible]	2-26-79	[illegible]
[illegible]	5-15-79	[illegible]
[illegible]	5-29-79	[illegible]
[illegible]	6-11-79	[illegible]
[illegible]	8-7-79	[illegible]



CERTIFICATE:

I HAVE EXAMINED THE PLAT HEREIN AND CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS PERTAINING TO BUILDINGS "A" & "B" ARE SUBSTANTIALLY COMPLETE SO THAT SUCH MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS DESCRIBED AND THAT THERE CAN BE DETERMINED FROM THESE MATERIALS THE IDENTIFICATION, THE LOCATION AND THE DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT.

STANLEY R. [illegible]
FLA REG. P.L.S. No. 1733



NOTES:
For description of common elements, horizontal and vertical boundaries see the Condominium Declaration.

OFF. REC. 1355 PG 1324

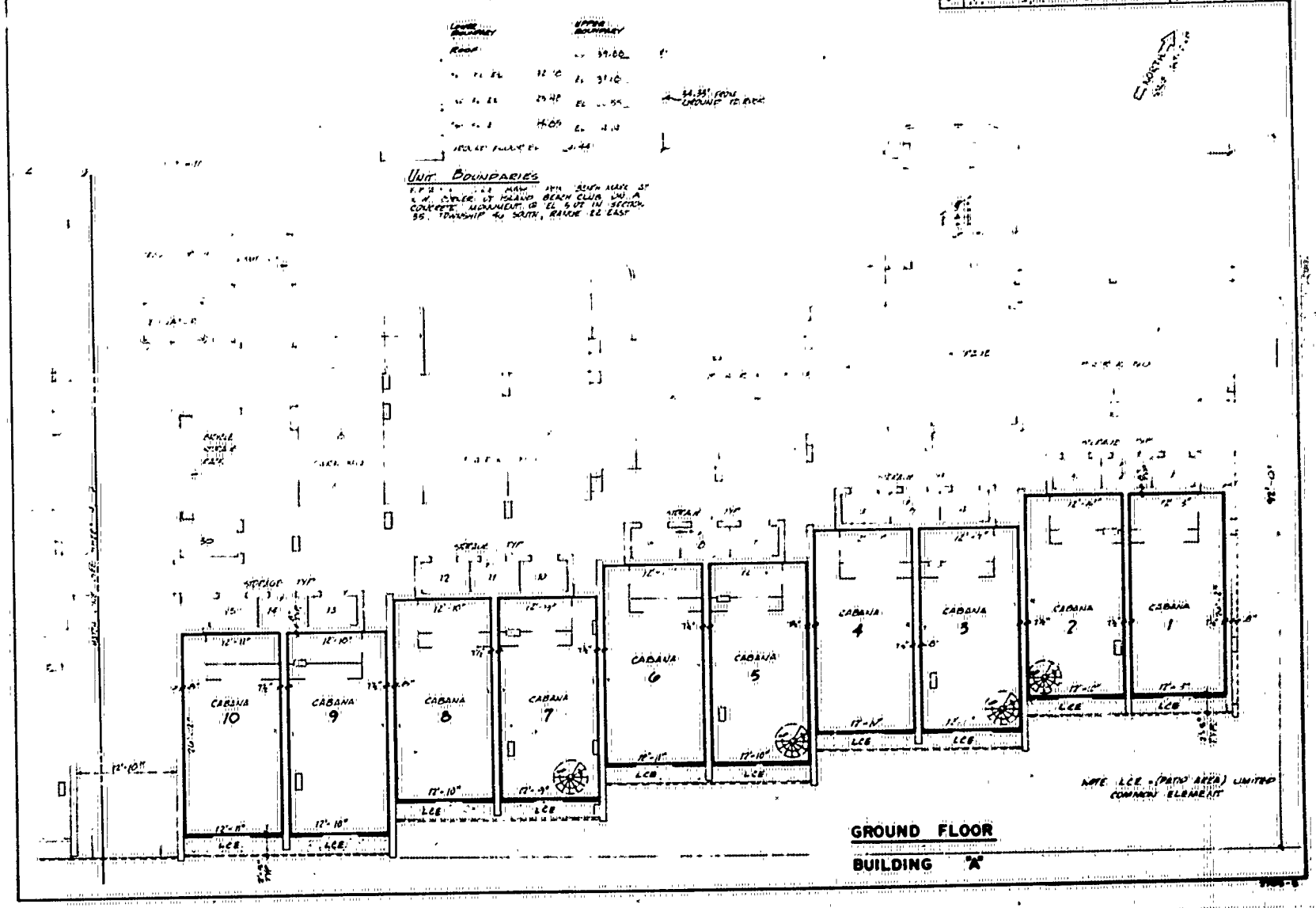
EXHIBIT "B"

COMPASS POINT
A CONDOMINIUM

INK ENGINEERING, INC.
260 PROFESSIONAL PL
N FORT MYERS, FLORIDA

DATE: MAY 1978
JOB NO. 2765

REVISIONS			DATE	APPROVED
1	ADD	[illegible]	2-26-79	
			6-25-79	



OR 1355 PG 1325

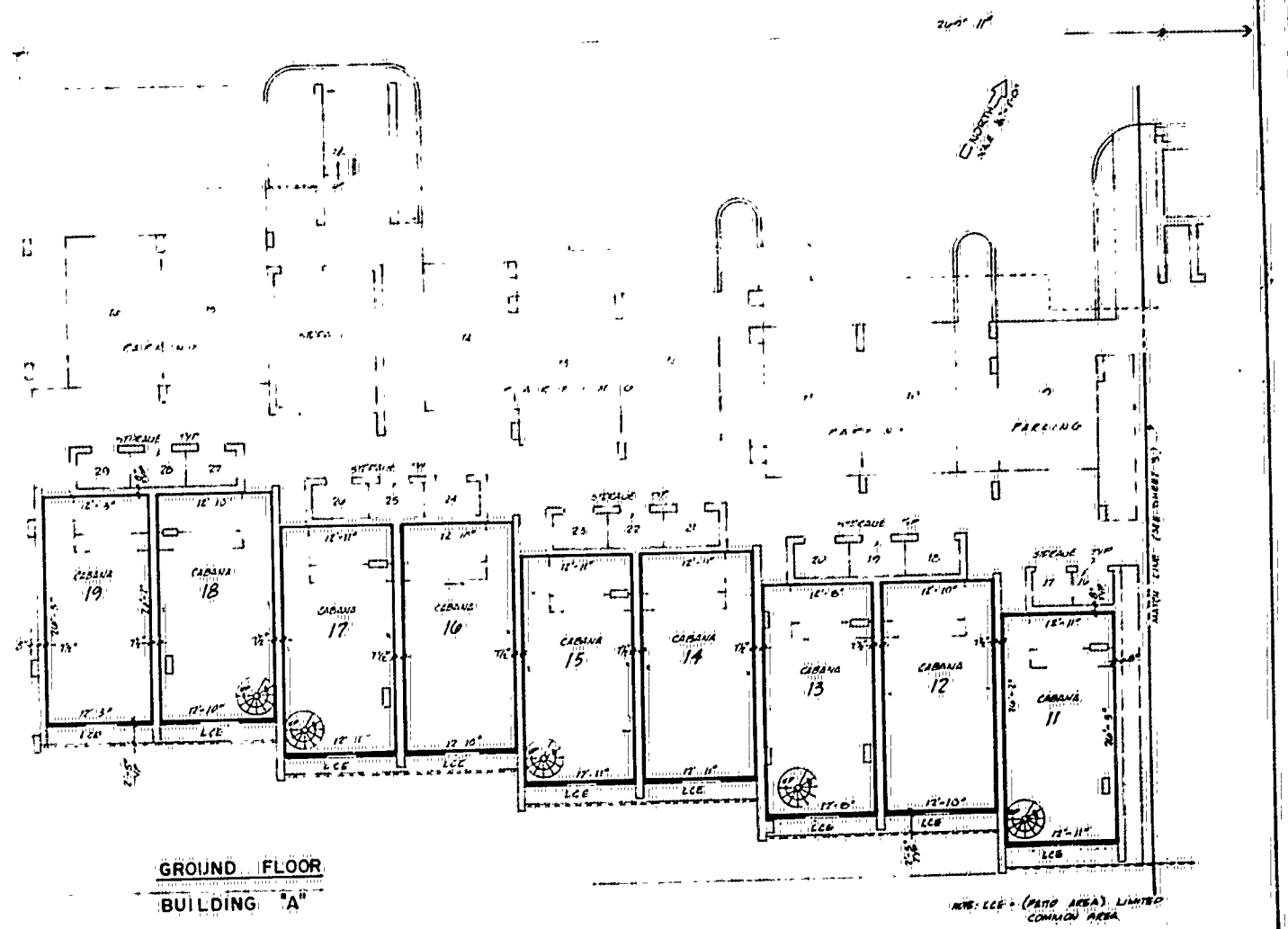
EXHIBIT "B"

COMPASS POINT
A CONDOMINIUM

INK ENGINEERING, INC.
260 PROFESSIONAL PL.
N. FORT MYERS, FLORIDA

DATE: MAY 1978
JOB NO. 2765

REVISIONS			
		DATE	APPROVED
		2-26-79	
		9-17-79	
		9-19-79	



GROUND FLOOR
BUILDING "A"

1355 1326

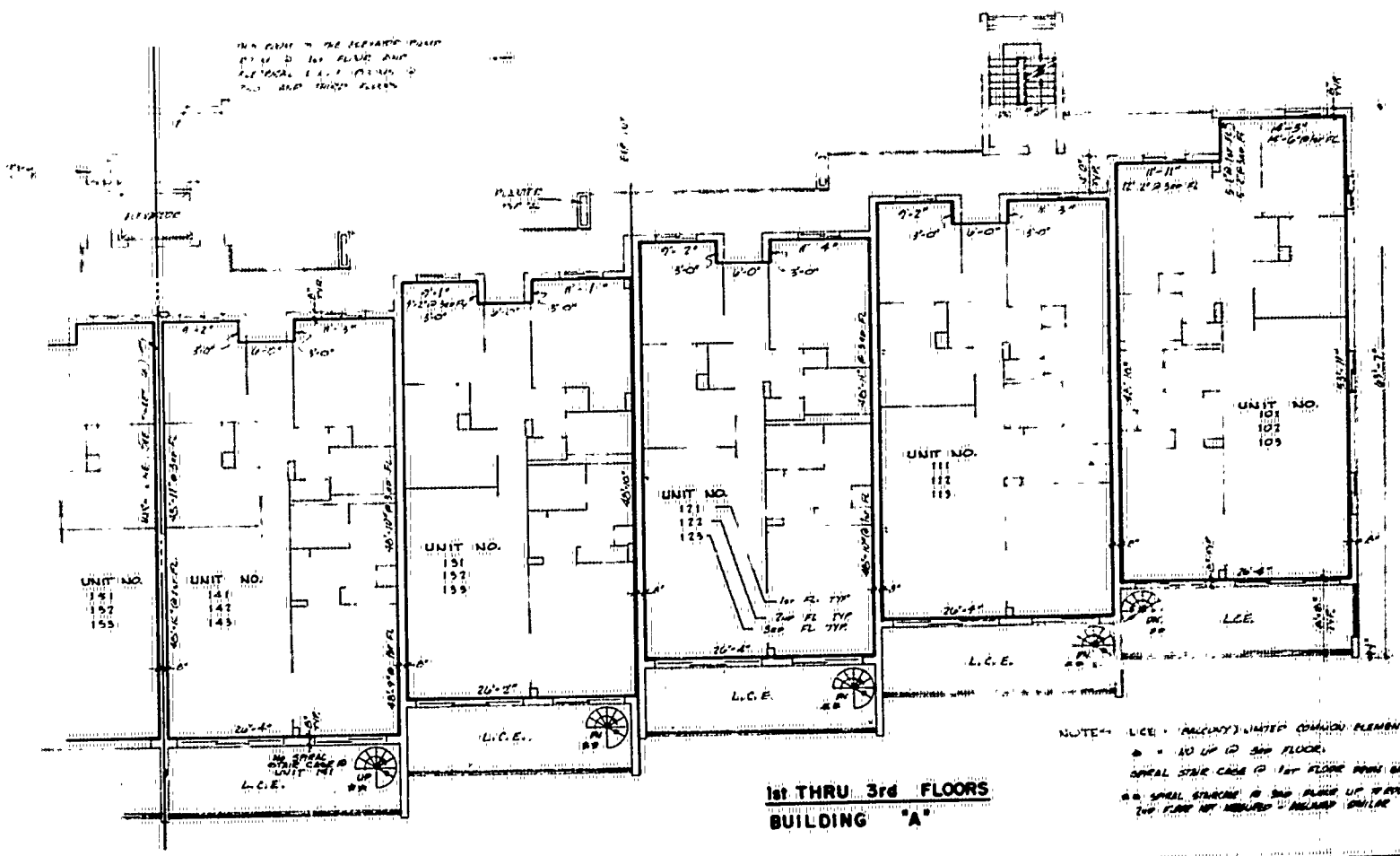
EXHIBIT "B"

COMPASS POINT
A CONDOMINIUM

INK ENGINEERING, INC.
260 PROFESSIONAL PL.
N. FORT MYERS, FLORIDA

DATE: MAY 1978
JOB NO. 2765

REVISIONS			
1-0	[illegible]	[illegible]	[illegible]
12	[illegible]	2-26-79	[illegible]
13	[illegible]	5-18-79	[illegible]
14	[illegible]	6-18-79	[illegible]



REC. 1355 PG 1327

REC. 1355 PG 1328
REC.

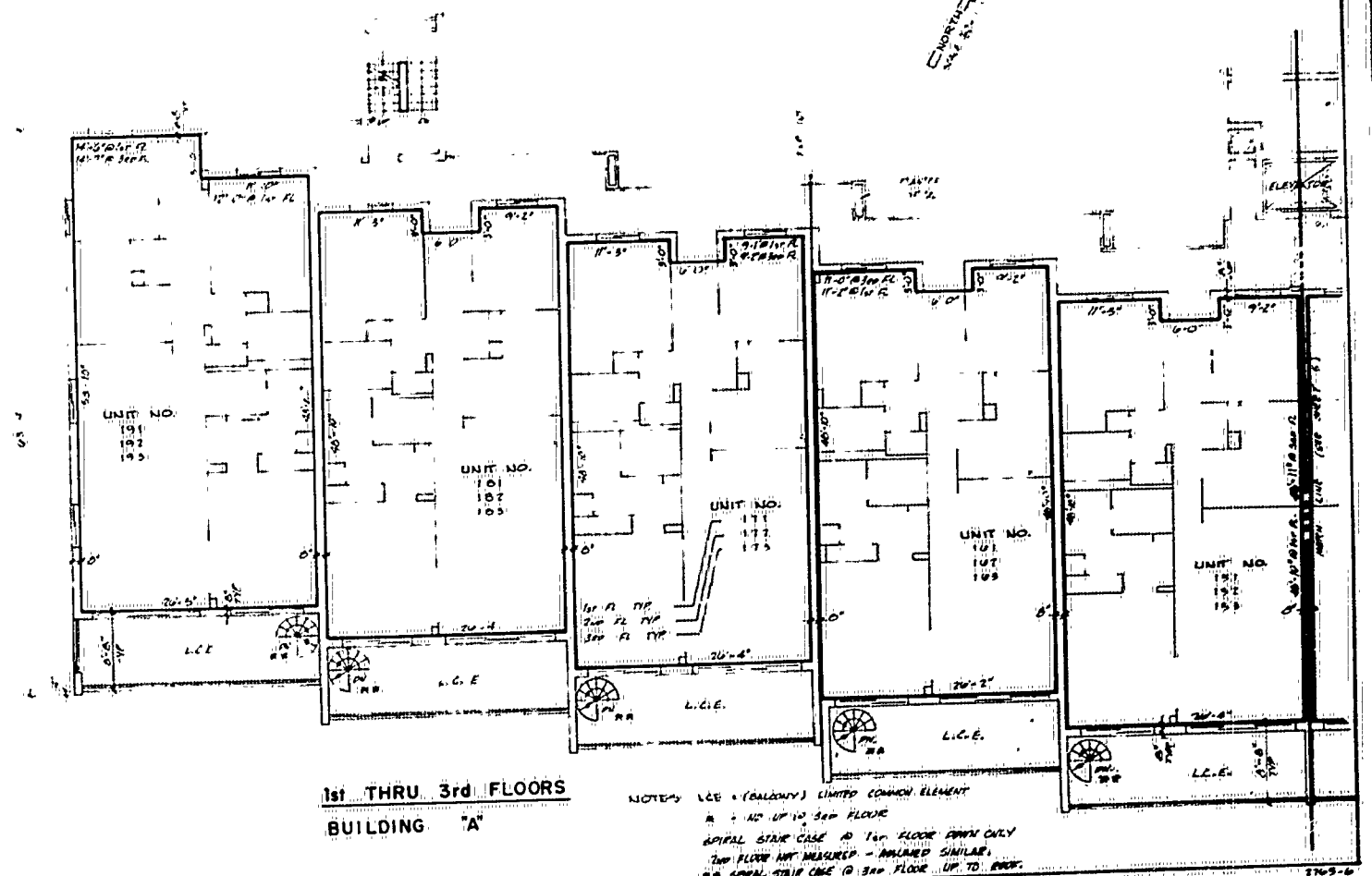
EXHIBIT "B"

COMPASS POINT
A CONDOMINIUM

INK ENGINEERING, INC.
260 PROFESSIONAL PL.
N. FORT MYERS, FLORIDA

DATE: MAY 1978
JOB NO. 2765

REVISIONS			
NO.	DESCRIPTION	DATE	APPROVED
1	[illegible]	2-26-79	[illegible]
2	[illegible]	6-15-79	[illegible]
3	[illegible]	6-15-79	[illegible]



1st THRU 3rd FLOORS
BUILDING "A"

NOTES: LCE = (BALCONY) LIMITED COMMON ELEMENT
RR = RISE UP TO 3RD FLOOR
SPIRAL STAIR CASE @ 1st FLOOR DOWN ONLY
2ND FLOOR NOT MEASURED - INSULATED SIMILAR.
RR SPIRAL STAIR CASE @ 3RD FLOOR UP TO ROOF.

2765-6

EXHIBIT "B"

COMPASS POINT
A CONDOMINIUM

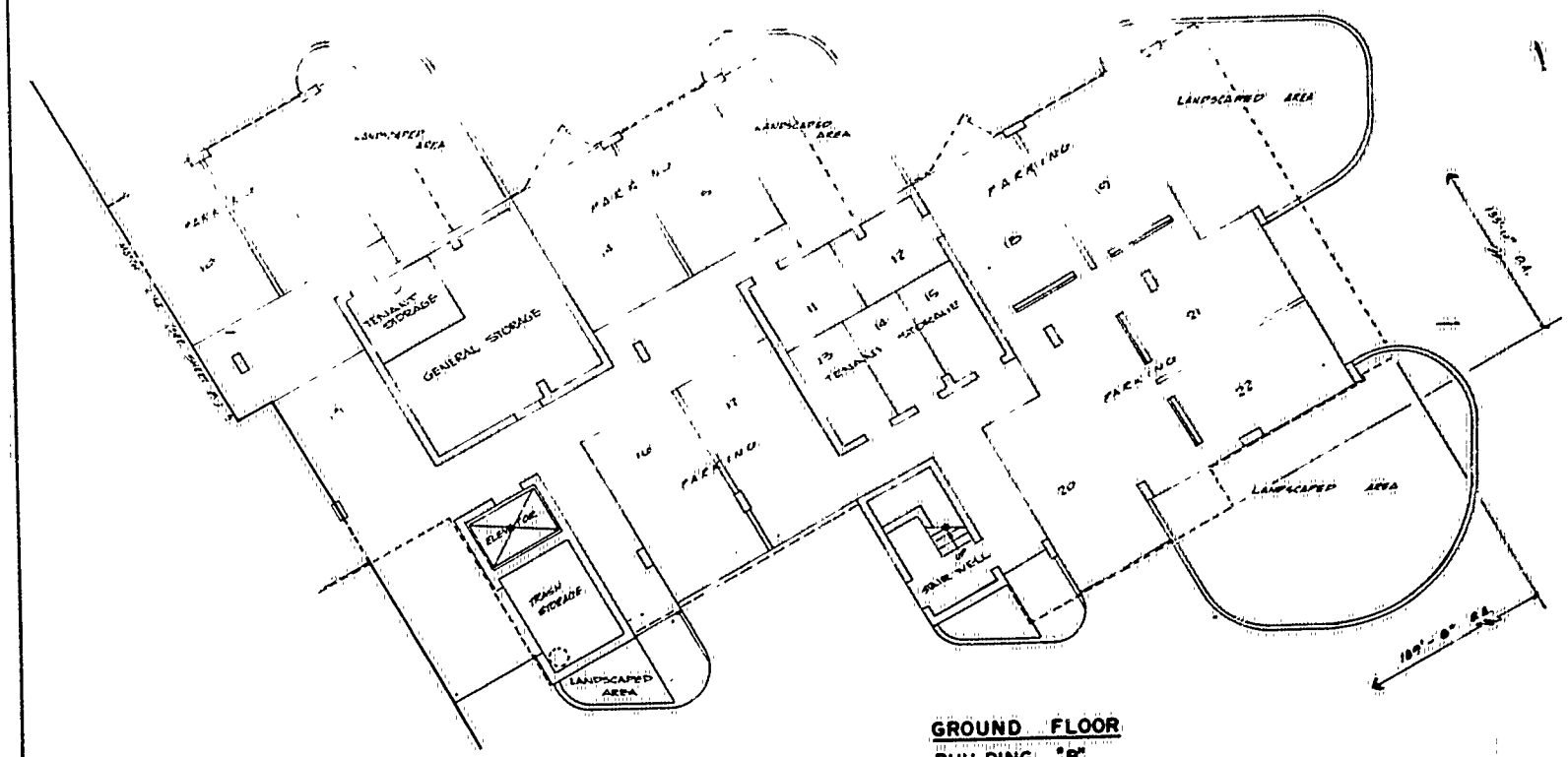
INK ENGINEERING, INC.
260 PROFESSIONAL PL.
N. FORT MYERS, FLORIDA

DATE: MAY 1978
JOB NO. 2765

REVISIONS			
NO.	DESCRIPTION	DATE	APPROVED
[illegible]	[illegible]	6-7-78	[illegible]

UNIT DESIGNATION			FROM	TO
GRD	[illegible]		[illegible]	[illegible]
3RD FL.	32.18	FL.	[illegible]	[illegible]
2ND FL. EL.	24.66	FL.	23.66	[illegible]
1ST FL. EL.	15.07	FL.	12.4	[illegible]
OVERALL FLOOR EL.			[illegible]	[illegible]

UNIT BOUNDARIES
ELEVATIONS SHOWN ARE BASED UPON A SURVEY MADE BY E & H. LAND SURVEY, CO. DATED DEC. 29, 1977. BENCH MARK EL. 6.11 LOCATED ON A P.K. NAIL SET IN SEAWALL CAP.



GROUND FLOOR
BUILDING "B"

REC. 1355 PG 1329

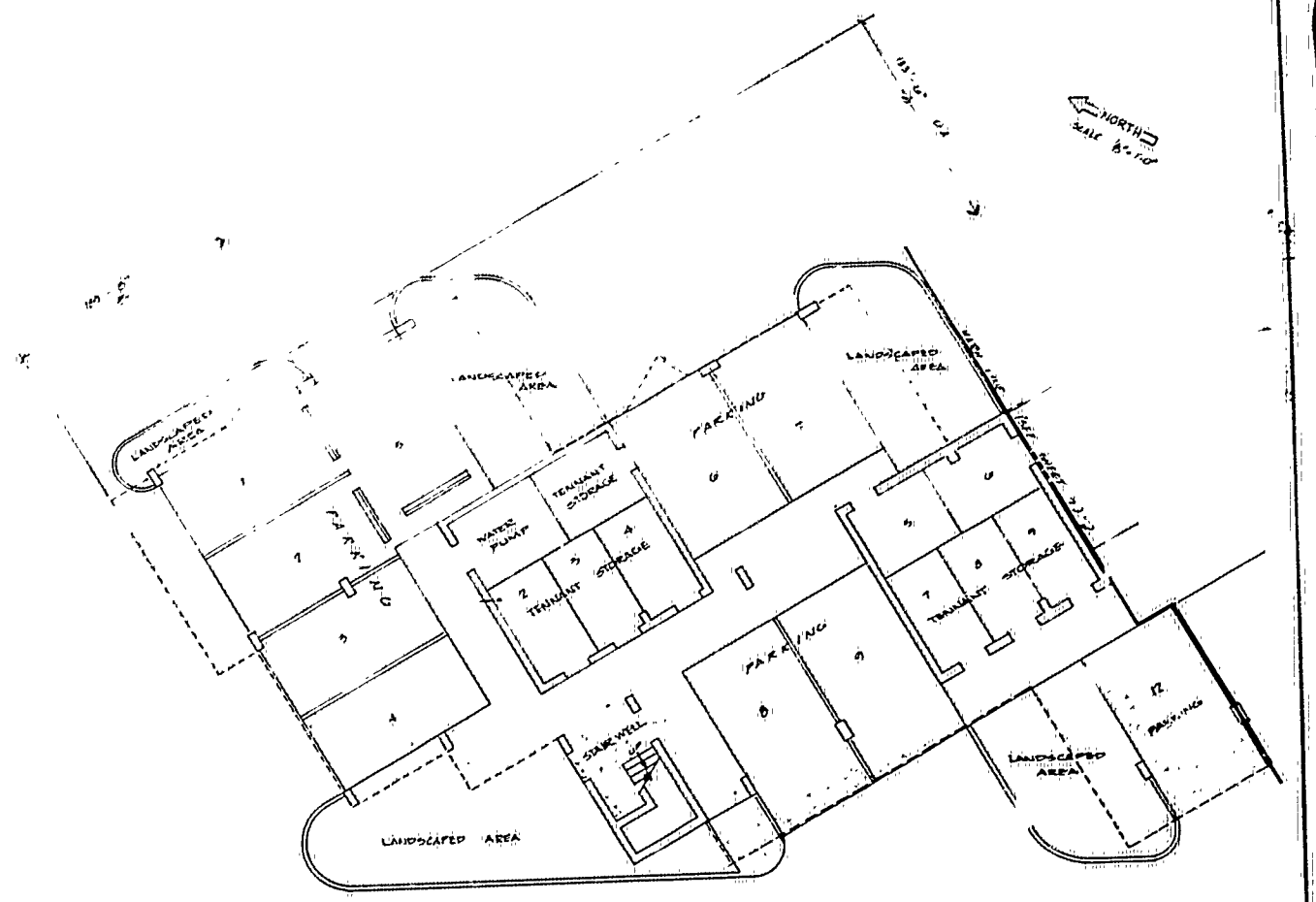
EXHIBIT "B"

COMPASS POINT
A CONDOMINIUM

INK ENGINEERING, INC.
260 PROFESSIONAL PL.
N. FORT MYERS, FLORIDA

DATE: MAY 1978
JOB NO. 2765

REVISIONS			



GROUND FLOOR
BUILDING "B"

REC. 1355 PG 1330

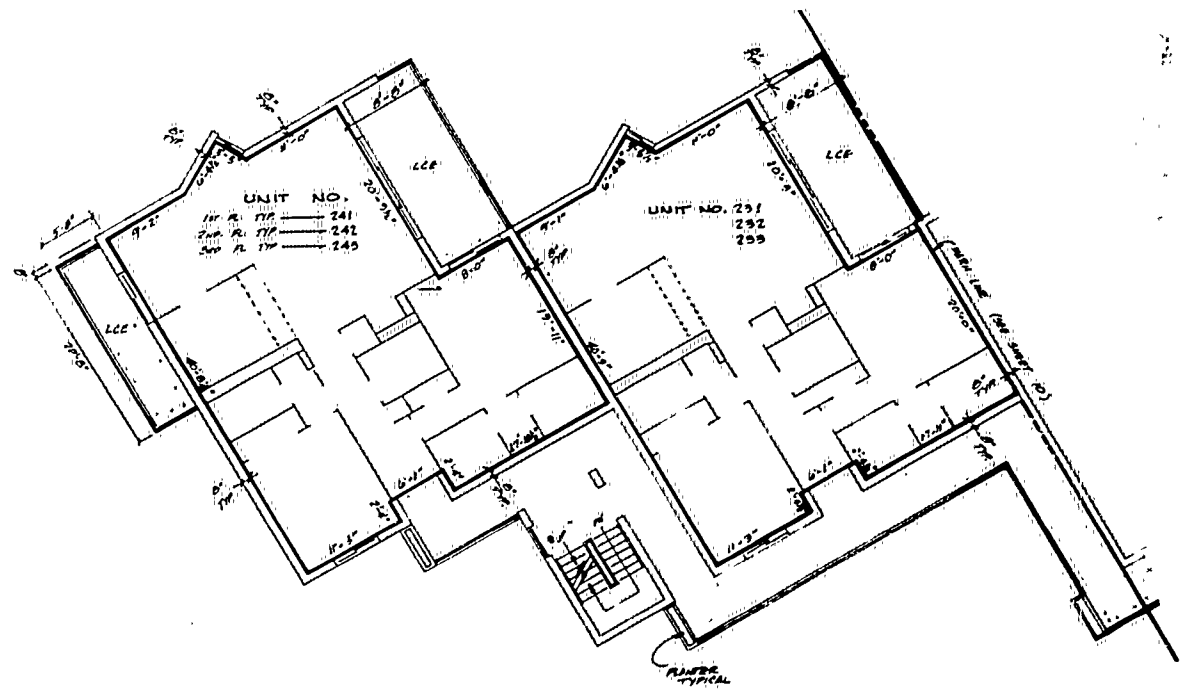
EXHIBIT "B"

COMPASS POINT
A CONDOMINIUM

INK ENGINEERING, INC.
260 PROFESSIONAL PL.
N. FORT MYERS, FLORIDA

DATE: MAY 1978
JOB NO. 2765

REVISIONS			
NO	DESCRIPTION	DATE	APPROVED
1	[illegible]	8-7-79	[illegible]



1st THRU 3rd FLOORS
BUILDING "B"

NOTES: LCE - (BALCONY) LIMITED COMMON ELEMENT
- NO UP TO 8TH FL.

OFF. REC. 1355 PG 1531

SALLY BRAGG
CLERK OF CIRCUIT COURT
JUN 3 1 2 3 PM '77

REC. 1355 PG 1332

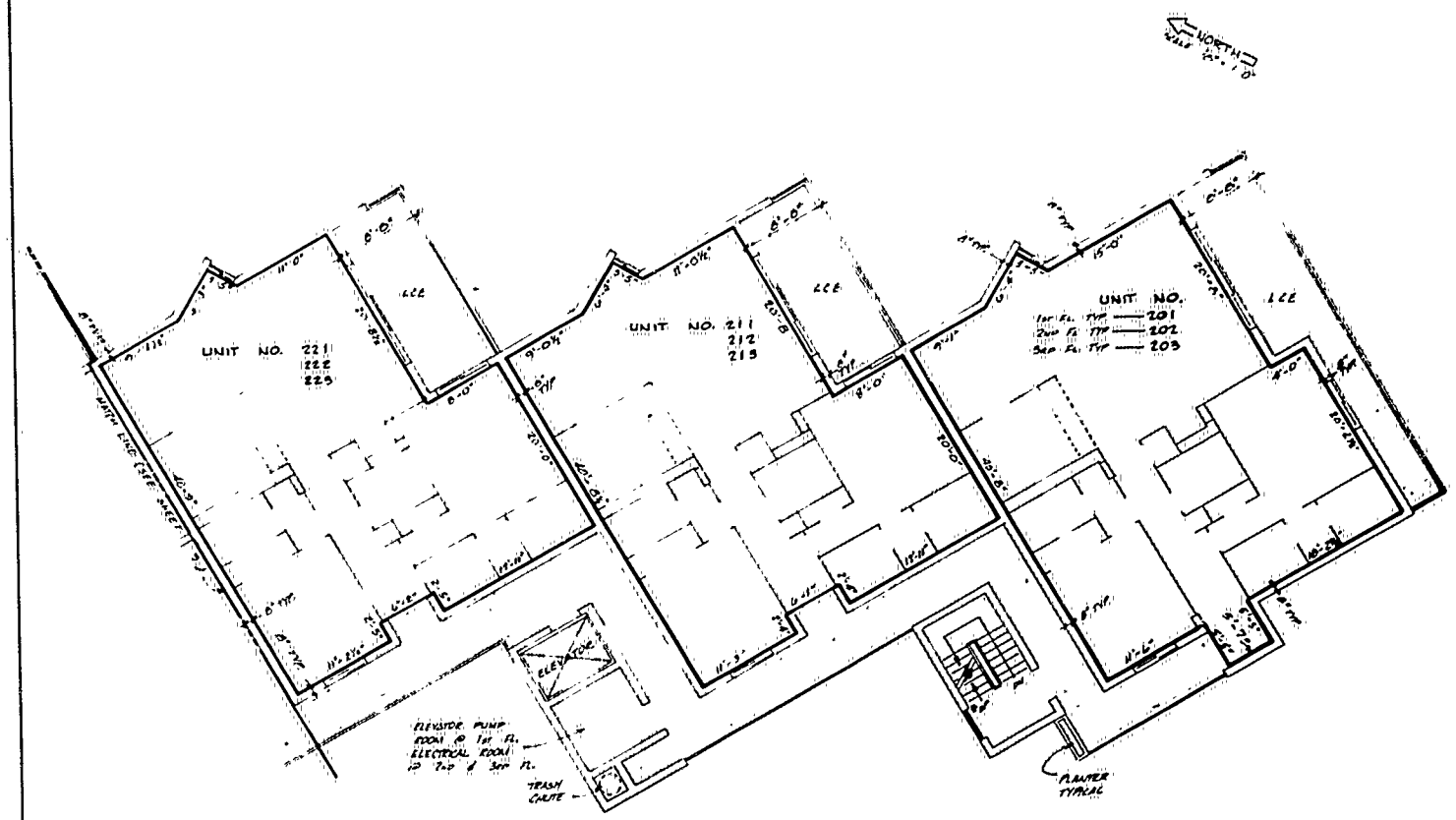
EXHIBIT "B"

COMPASS POINT
A CONDOMINIUM

INK ENGINEERING, INC.
260 PROFESSIONAL PL.
N. FORT MYERS, FLORIDA

DATE: MAY 1978
JOB NO. 2765

REVISIONS		
NO	DESCRIPTION	DATE	APPROVED
1	[illegible]	6-7-79	[illegible]



NOTES: LCE = (BALCONY) LIMITED COMMON ELEMENT
NO LIMIT @ 3rd FL.

1st THRU 3rd FLOORS
BUILDING "B"

2765-10