

3820856

AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR
THE HERON AT THE SANCTUARY, A CONDOMINIUM
5667 and 5663 Baltusrol Court
Sanibel, Florida 33957

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: HELEN CARROLL, D.C.

OR 625 P63584

Division Identification No: PR1U022847
Name of Developer: Sanctuary Development Properties, Ltd.
Mailing Address: 1149 Periwinkle Way
Sanibel, Florida 33957

THIS AMENDMENT to that certain Declaration of Condominium recorded at Official Records Book 2609, Page 648 of the Public Records of Lee County, Florida (the "Declaration"), shall serve to amend the Declaration so as to include the attached Survey Certificate certifying, pursuant to Florida Statutes §718.104(4)(e), as to the substantial completion of Building 2, as more particularly described in the survey, graphic description, and plot plan attached as Exhibit I-B to the Declaration.

IN WITNESS WHEREOF, the Developer has executed this Amendment on this 8th day of August, 1995.

Witnesses: DEVELOPER:

SANCTUARY DEVELOPMENT PROPERTIES,
LTD., a Florida limited partnership

By: Sanctuary Development Properties
Corporation, a Florida corporation

David S. Wright
Name: DAVID S. Wright

Jamoa B. Nunes
Name: Jamoa B. Nunes

By: Gregory M. Kasper
Name: Gregory M. Kasper
Title: Secretary

MARYLAND
 STATE OF ~~FLORIDA~~)
) SS:
 COUNTY OF MONTGOMERY)

The foregoing instrument was acknowledged before me this 8th day of August, 1995 by Gregory M. Kapfer, as Secretary of Sanctuary Development Properties Corporation, a Florida corporation, as general partner of Sanctuary Development Properties, Ltd., a Florida limited partnership, on behalf of said partnership. He/She is personally known to me ~~or has produced~~ XXXXXXXXXXXXXXXXXXXX identification ~~and did/did not take an oath~~.

Carolyn Bethea-Smith

NOTARY PUBLIC

Printed Name: _____

State of Florida at Large

Commission No.: _____

My Commission Expires: _____

(Notarial Seal)



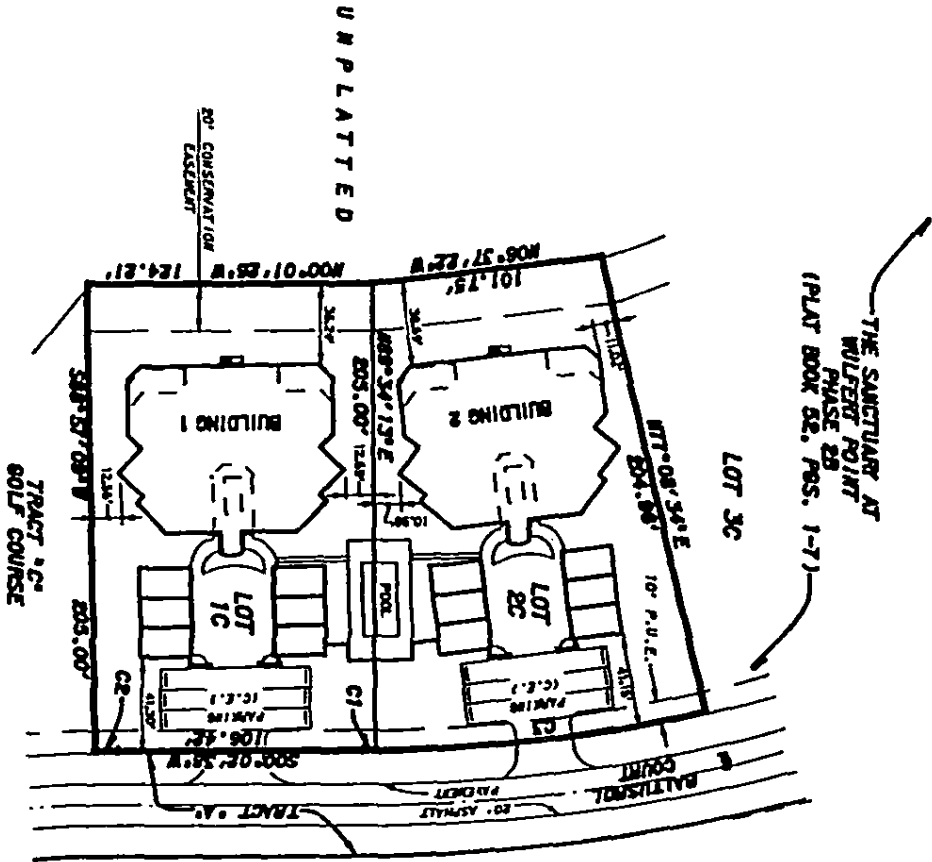
CAROLYN BETHEA-SMITH
 NOTARY PUBLIC STATE OF MARYLAND
 My Commission Expires September 18, 1995

OR2625 PG3585

THE HERON AT THE SANCTUARY, A CONDOMINIUM

CONDOMINIUM PLAT BOOK _____, PAGE _____

LEGAL DESCRIPTION
 Lot 1C and Lot 2C, according to the plat of THE SANCTUARY AT WULFERT POINT
 - PHASE 2B as recorded in Plat Book 52 of Pages 1 through 7 of the Public
 Records of Lee County, Florida.



LEGAL DESCRIPTION

THE SANCTUARY AT
 WULFERT POINT
 PHASE 2B
 (PLAT BOOK 52, PGS. 1-7)

THE SANCTUARY AT
 WULFERT POINT
 PHASE 2B
 (PLAT BOOK 52, PGS. 1-7)

1. Bearings shown hereon are based on the plat of THE SANCTUARY AT WULFERT POINT - PHASE 2B fixing the westerly boundary of Government Lot 1, Section 12, Township 46 South, Range 21 East as N80°00'15"E.
2. Elevations shown hereon are based upon the National Geodetic Vertical Datum of 1929.
3. Improvements within the Condominium property other than units and limited common elements are common elements.
4. C.C. denotes Common Element.
5. P.U.C. denotes Public Utility Easement.

NOTES

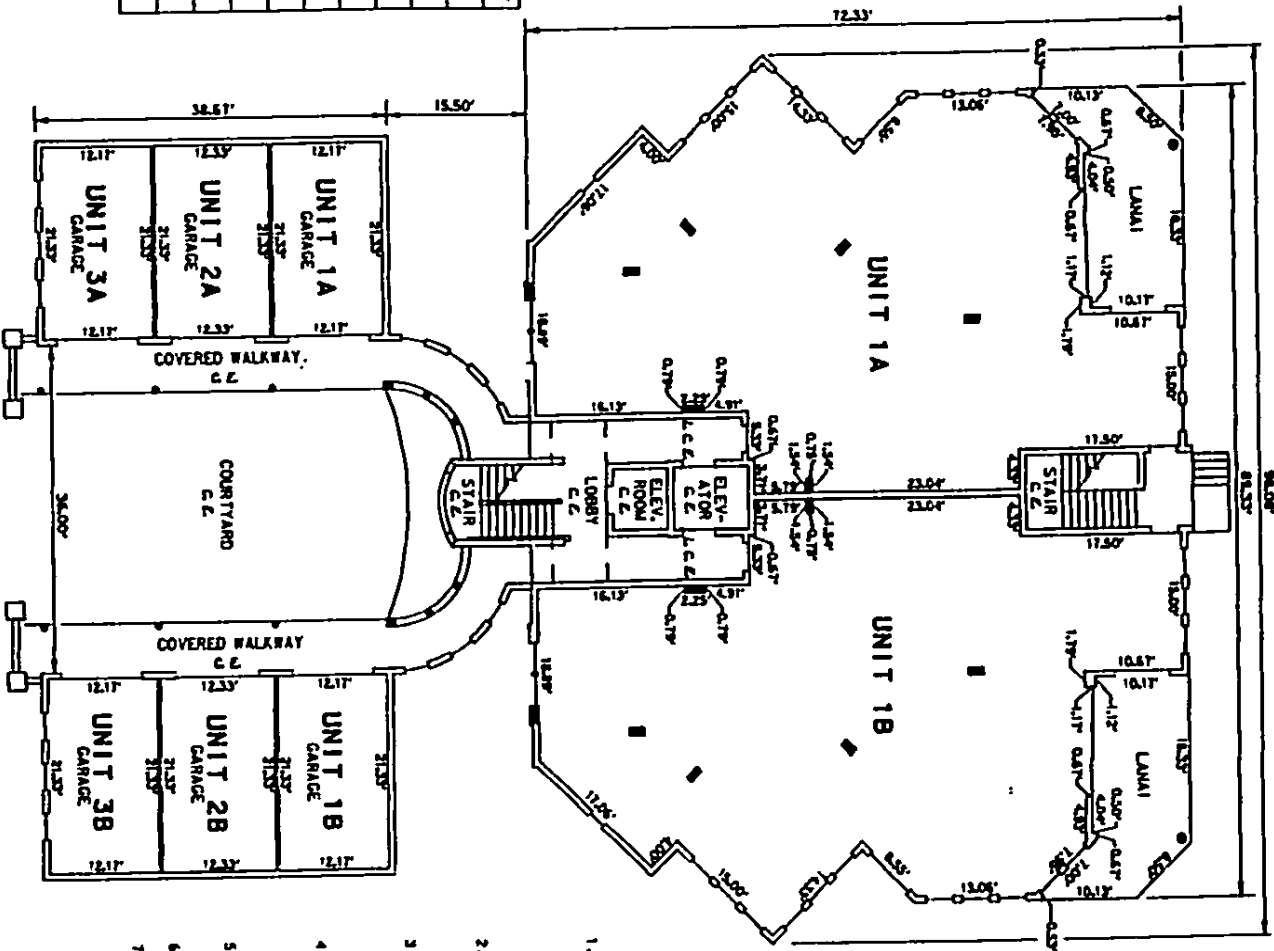
CURVE TABLE				
NO.	RADIUS	ARC	CHORD	CHORD BEARING
C1	675.00'	00°28'25"	5.58'	S00°10'39"E
C2	525.00'	07°05'29"	10.00'	S00°30'08"E
C3	675.00'	12°25'40"	146.91'	S08°38'38"E



P.B.S. & J. ARCHITECTS, INC.
 1000 N. W. 10th St., Suite 100
 Ft. Lauderdale, Florida 33304
 Phone: (305) 555-1111

THE HERON AT THE SANCTUARY, A CONDOMINIUM

UNIT	UPPER LIMIT	LOWER LIMIT
UNIT 1A	18.00	8.00
UNIT 1A LANAI	18.00	7.77
UNIT 1A GARAGE	17.30	7.30
UNIT 1B	18.00	8.00
UNIT 1B LANAI	18.00	7.77
UNIT 1B GARAGE	17.30	7.30
UNIT 2A GARAGE	17.30	7.30
UNIT 2B GARAGE	17.30	7.30
UNIT 3A GARAGE	17.30	7.30
UNIT 3B GARAGE	17.30	7.30



NOTES

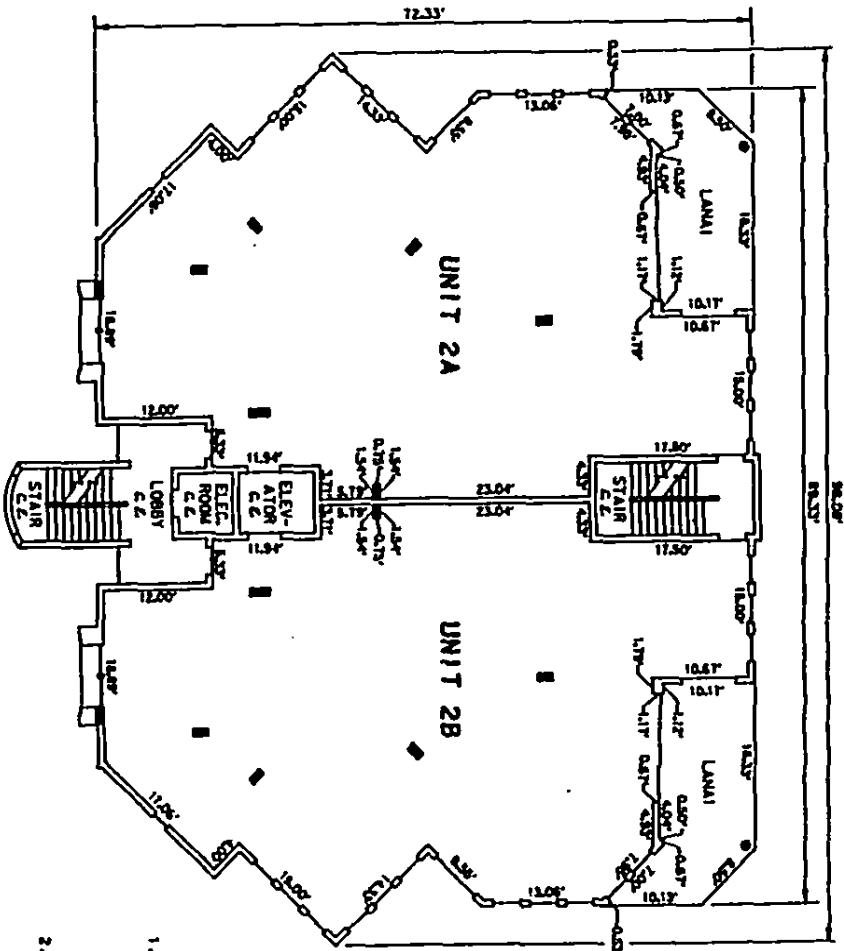
1. Unit boundary dimensions shown are based upon plans and electronic media provided by the architect, CGMA, SECURITY ASSOCIATES IN ARCHITECTURE, and are subject to normal construction tolerances.
2. ■ Denotes a common element consisting of a structural column, utility chase or similar area within the unit.
3. Lower limit of garage represents elevation of the lowest edge of a sloped plane which is the finished floor of the front of the garage.
4. Lower limit of land represents elevation of the lowest edge of a sloped plane which is the finished floor of the rear edge of the land.
5. Refer to Declaration of Condominium for definitions of perimeter boundaries.
6. C.E. denotes Common Element.
7. L.C.E. denotes Limited Common Element.

**BUILDING 2
FIRST FLOOR
FINAL 8-8-95
SHEET 2 OF 5**



PROJ. CONSULTING ENGINEERS, INC.
1000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
PHONE: (303) 733-1111
FAX: (303) 733-1112

THE HERON AT THE SANCTUARY, A CONDOMINIUM



NOTES

1. Unit boundary dimensions shown are based upon plans and electronic media provided by the architect, GMA, McANULTY ASSOCIATES IN ARCHITECTURE, and are subject to normal construction tolerances.
2. ■ Denotes a common element consisting of a structural column, utility chase or similar area within the unit.
3. Lower limit of garage represents elevation of the lowest edge of a sloped plane which is the finished floor of the rear of the garage.
4. Lower limit of lanai represents elevation of the lowest edge of a sloped plane which is the finished floor of the rear edge of the lanai.
5. Refer to Declaration of Condominium for definitions of perimeter boundaries.
6. C.C. denotes Common Element.
7. L.C.C. denotes Limited Common Element.

	UPPER LIMIT	LOWER LIMIT
UNIT 2A	28.58	18.58
UNIT 2A LANAI	28.58	18.35
UNIT 2B	28.58	18.58
UNIT 2B LANAI	28.58	18.35

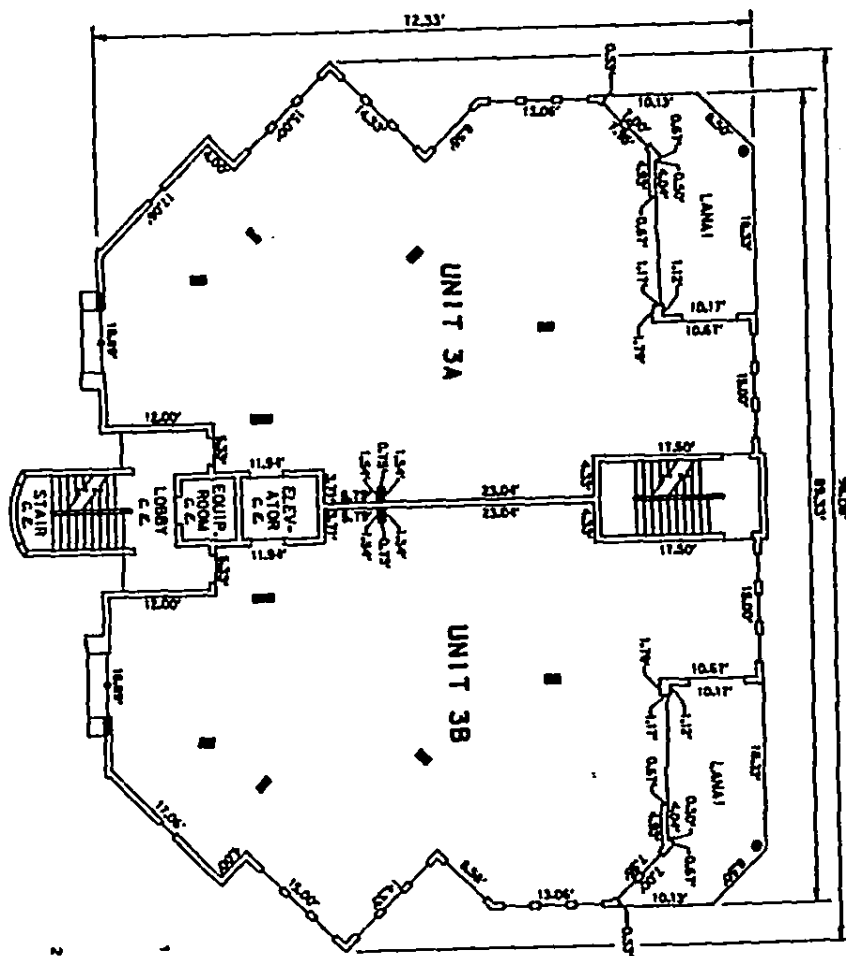
BUILDING 2
SECOND FLOOR
FINAL 8-8-95
SHEET 3 OF 5

APPROVAL/Prepared by:

PROJ. ARCHITECT, CONSULTING & ENGINEERS, INC.
13200 W. ALABAMA AVE., SUITE 100
DENVER, COLORADO 80231
PHONE: 303-751-1100 FAX: 303-751-1101

THE HERON AT THE SANCTUARY, A CONDOMINIUM

CONDOMINIUM PLAT BOOK _____, PAGE _____



NOTES

1. Unit boundary dimensions shown are based upon plans and electronic media provided by the Architect, CORA, MCGAHY, ASSOCIATES IN ARCHITECTURE, and are subject to normal construction tolerances.
2. ■ denotes a common element consisting of a structural column, utility chase or similar area within the unit.
3. Lower limit of garage represents elevation of the lowest edge of a sloped plane which is the finished floor of the front of the garage.
4. Lower limit of lanai represents elevation of the lowest edge of a sloped plane which is the finished floor of the rear edge of the lanai.
5. Refer to Declaration of Condominium for definitions of perimeter-limited boundaries.
6. C.E. denotes Common Element.
7. L.C.C. denotes Limited Common Element.

	UPPER LIMIT	LOWER LIMIT
UNIT 3A	29.13	28.17
UNIT 3A LANAI	29.17	28.94
UNIT 3B	29.17	29.17
UNIT 3B LANAI	29.17	28.94

**BUILDING 2
THIRD FLOOR
FINAL 8-8-95
SHEET 4 OF 5**



Professional Consulting Services, Inc.
10000 West 16th Avenue, Suite 100
Denver, Colorado 80227
Phone: (303) 751-1111
Fax: (303) 751-1112

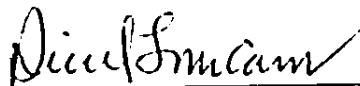
**THE HERON AT THE SANCTUARY
A CONDOMINIUM**

SURVEY CERTIFICATE

We hereby certify pursuant to Section 718.104(4)(e) F.S. as amended that the construction of Building 2 and all planned improvements including, but not limited to, landscaping, utility services and access to the units within Building 2, and the common-element facilities serving Building 2, shown on the attached exhibits is substantially complete so that such material, together with the provisions of the Declaration of Condominium of The Heron at the Sanctuary, A Condominium, describing the condominium property is an accurate representation of the locations and dimensions of the improvements and that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

OR2625 PG3590

POST, BUCKLEY, SCHUH & JERNIGAN, INC.



Richard L. McCarrier
Registered land Surveyor #3875
State of Florida