

AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR
TORTUGA BEACH CLUB, A CONDOMINIUM

RECORDED

THIS AMENDMENT to the Declaration of Condominium for
TORTUGA BEACH CLUB, A CONDOMINIUM, made by MARAND, LTD., a Florida
Limited Partnership, (hereinafter referred to as "Developer").

WITNESSETH:

WHEREAS, the Developer executed on December 1, 1981,
and recorded on December 12, 1981, in Official Records Book
1566, at Page 2174, of the Public Records of Lee County,
Florida, the Declaration of Condominium for Tortuga Beach Club,
a Condominium, (hereinafter referred to as the "Declaration"); and

WHEREAS, the Developer has reserved the right in said
Declaration to develop the Condominium in Phases, pursuant to
Article XXIII, of said Declaration; and

WHEREAS, Articles XI, and XXIII, of the Declaration allows
the Developer to add Phase G, to the Condominium, by an Amendment,
without the consent of the Unit Owners, the Association, the owner
and holder of any lien encumbering a Condominium Unit or Unit Week
in the Condominium, or any other party; and

WHEREAS, the Developer has completed construction of Phase
G, as depicted on Exhibit No. 17, attached to the above-described
Declaration; and

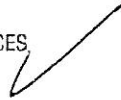
WHEREAS, the Developer now wishes to amend said Declaration
to add Phase G, as depicted on Exhibit No. 17, attached to the
above-described Declaration to this Condominium, pursuant to
Articles XI, and XXIII, of the said Declaration.

NOW, THEREFORE, the Developer, in consideration of the
premises, does hereby amend the Declaration, in accordance with
the authority reserved onto the Developer in the Declaration, as
follows:

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: G. SHERWOOD, D.C.

Prepared by and
return to:

MURIEL POTVORICKY
GUARDIAN TITLE SERVICES
P.O. BOX 68099
FT. MYERS, FL 33906



REC 1000100110

1.) Exhibit No. 1, of the Declaration is hereby amended to include the legal description of the lands set forth on the survey exhibits attached to this Amendment, hereinafter referred to as "Survey Exhibits", and said lands are hereby submitted to the Condominium form of ownership, and made a part of the said Declaration just as fully as if incorporated in and filed with the Declaration in the first instance.

2.) Attached hereto and made a part hereof by reference are the amended pages to Exhibit No. 1, of the Declaration, said amended pages in the Survey Exhibits consisting of six (6) pages reflecting the completed construction of Phase G, and said pages shall be attached to and made a part of Exhibit No. 1, of the Declaration, just as fully as if incorporated in and filed with the Declaration in the first instance.

3.) Attached hereto and made a part hereof by reference and by reference made a part of the Declaration, is the substitute Exhibit No. 5. Substitute Exhibit No. 5, sets forth each Unit Owner's undivided interest in the Common Elements and each Unit Owner's share of the common expense and common surplus in the Condominium, and the substitute Exhibit No. 5, shall replace the original Exhibit No. 5, and be made a part of the Declaration, just as fully as if incorporated in and filed with the Declaration in the first instance.

This Amendment to the Declaration, when filed for record in the Public Records of Lee County, Florida, shall be incorporated by reference and made a part of the Declaration with like effect and to the same extent as though the matters set forth herein and set forth in the Exhibits attached hereto has originally constituted a part of the Declaration.

IN WITNESS WHEREOF, MARAND, LTD., a Florida Limited Partnership, has caused these presents to be signed in its name

by its General Partner, this 4 day of June, 1986

Signed, sealed and delivered
in the presence of:

MARAND LTD., a Florida
Limited Partnership

By MARINER PROPERTIES, INC.,
a Florida Corporation,
General Partner

Deborah Spores
Helma A. Lawrence

By: [Signature]
Robert M. Taylor,
President

REC 100000115

STATE OF FLORIDA)
 SS:
COUNTY OF LEE)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ROBERT M. TAYLOR, as President of MARINER PROPERTIES, INC., a Florida Corporation, as General Partner of MARAND, LTD., a Florida Limited Partnership to me 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 affixed thereto is the official seal of said Corporation, and the said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal, at the State and County aforesaid, this 4 day of June, 1986

Johanna P. Lewis (SEAL)
Notary Public, State
of Florida

My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES FEB 18 1987
BONDED THRU GENERAL INSURANCE UND

SUBSTITUTE EXHIBIT NO. 5, TO DECLARATION

PERCENTAGE OF OWNERSHIP

EACH UNIT WITHIN THE CONDOMINIUM SHALL HAVE
A 1/46TH INTEREST IN AND TO THE COMMON ELEMENTS
AND COMMON SURPLUS, AND SHALL BE RESPONSIBLE
FOR 1/46TH OF THE COMMON EXPENSES OF THE CON-
DOMINIUM.

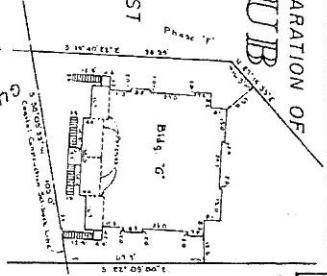
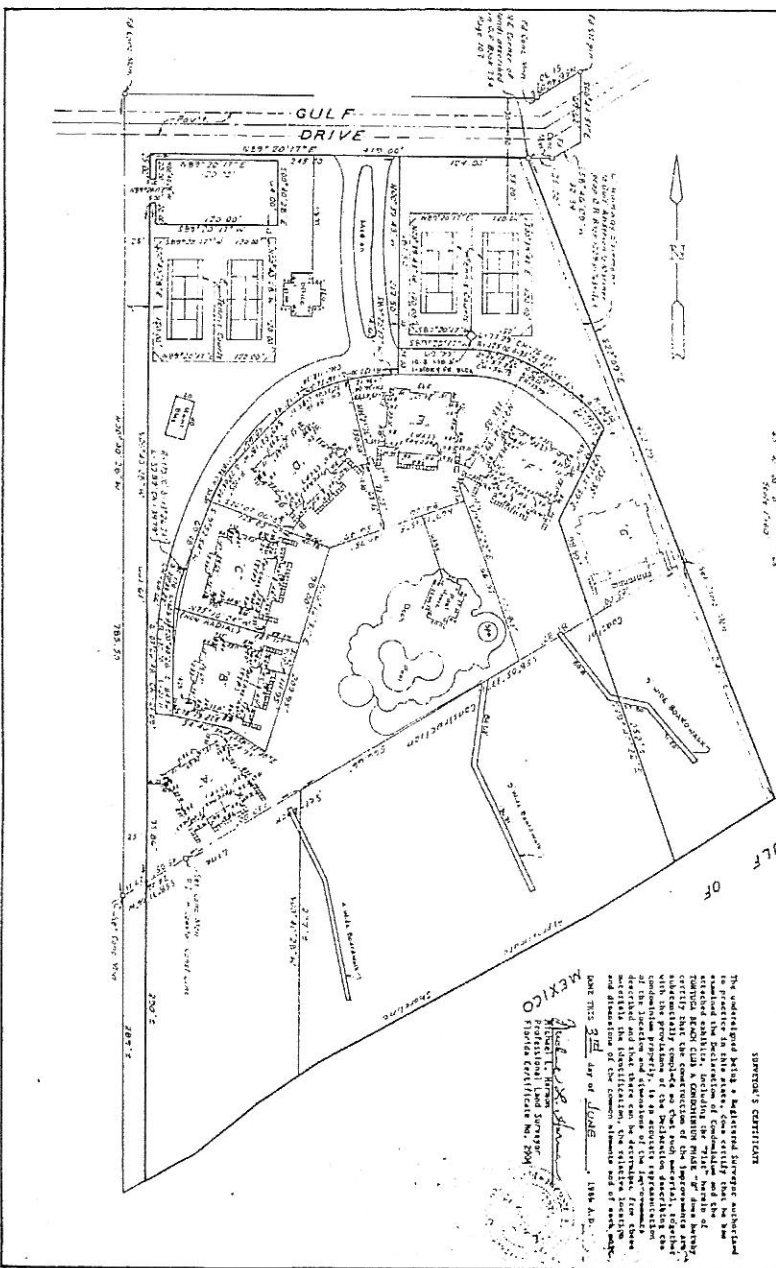
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REC 100000110

SURVEY EXHIBITS

SURVEYOR'S PLAT, EXHIBIT "1" TO CONDOMINIUM DECLARATION OF
TORTUGA BEACH CLUB
 A CONDOMINIUM
PHASE - G
 SECTION 29, TOWNSHIP 46 SOUTH, RANGE 23 EAST
 CITY OF SANIBEL, LEE COUNTY, FLORIDA

MAY 1986
 JOHNSON ENGINEERING INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 FORT MYERS, FLORIDA



CONDOMINIUM PLAT BOOK 13 PAGE 93

SHEET L OF 5 ELEVATION

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0'-0"	Finish of 3rd fl.
0'-0"	Finish of 4th fl.
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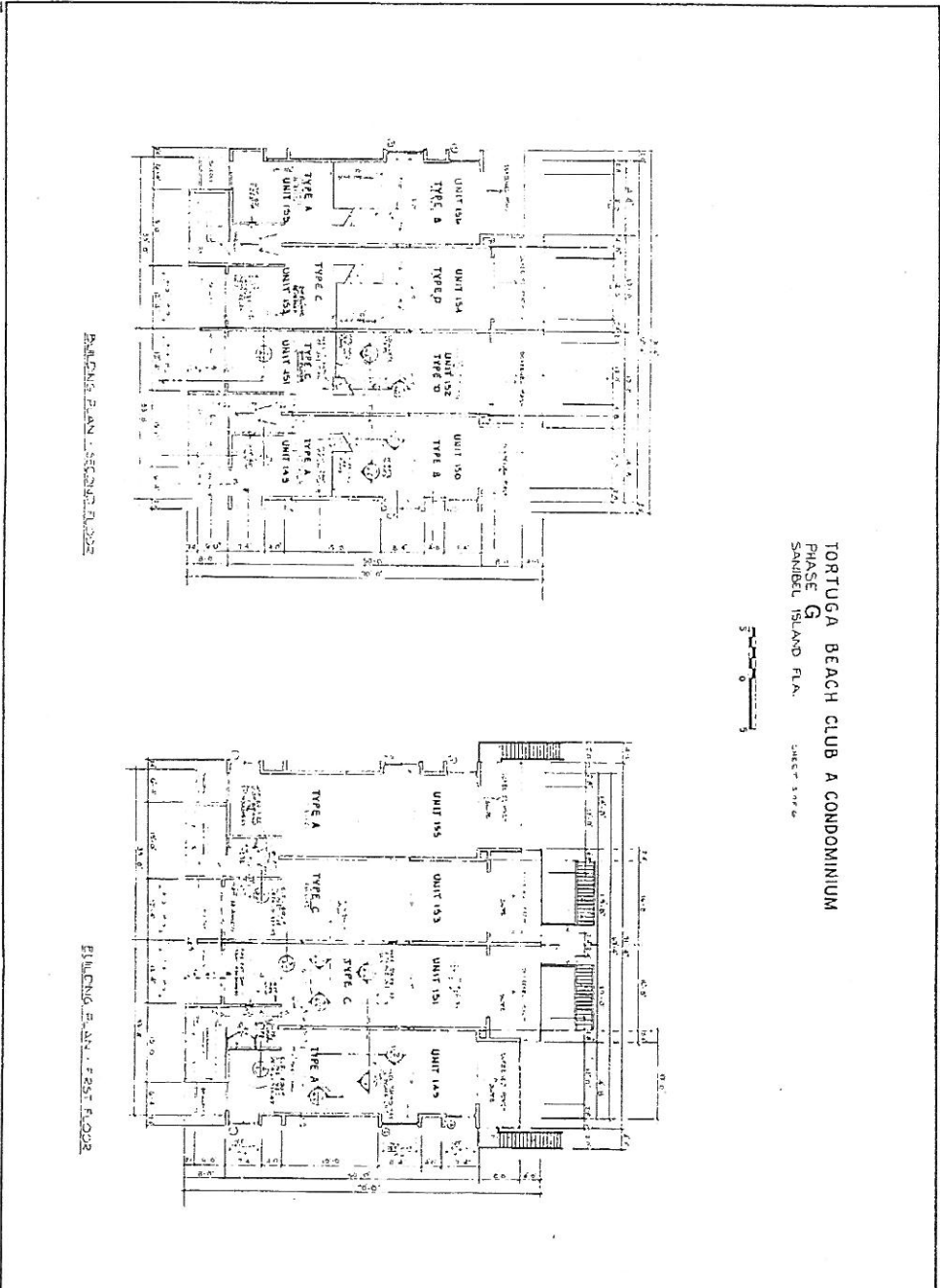
Surveyor's Certificate

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey and plat as shown to me by the client, and that the same conform to the provisions of the Statutes of the State of Florida relating to the Surveying and Mapping of Land, and that the same are correct and true to the best of my knowledge and belief.

Dated this 3rd day of May, 1986.

Robert T. Johnson
 Robert T. Johnson
 Surveyor
 Florida Certificate No. 2004

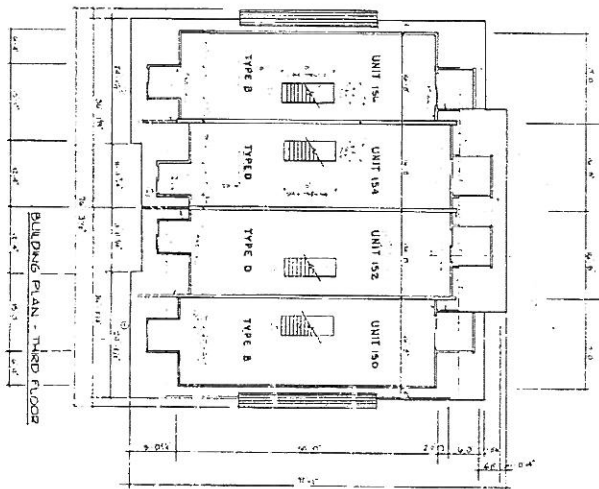
MEXICO



AR	AR	1ST & 2ND FLOOR BUILDING PLAN TORTUGA BEACH CLUB PHASE G SANIBEL ISLAND FLORIDA		
ARCHITECTURAL RESOURCES CORPORATION 15401 MCGREGOR BLVD FORT MYERS FLORIDA 33900 TEL (813) 482-2222				

TORTUGA BEACH CLUB A CONDOMINIUM
PHASE G
SANIBEL ISLAND FLA

SCALE 1/8" = 1'-0"



BUILDING PLAN - THIRD FLOOR

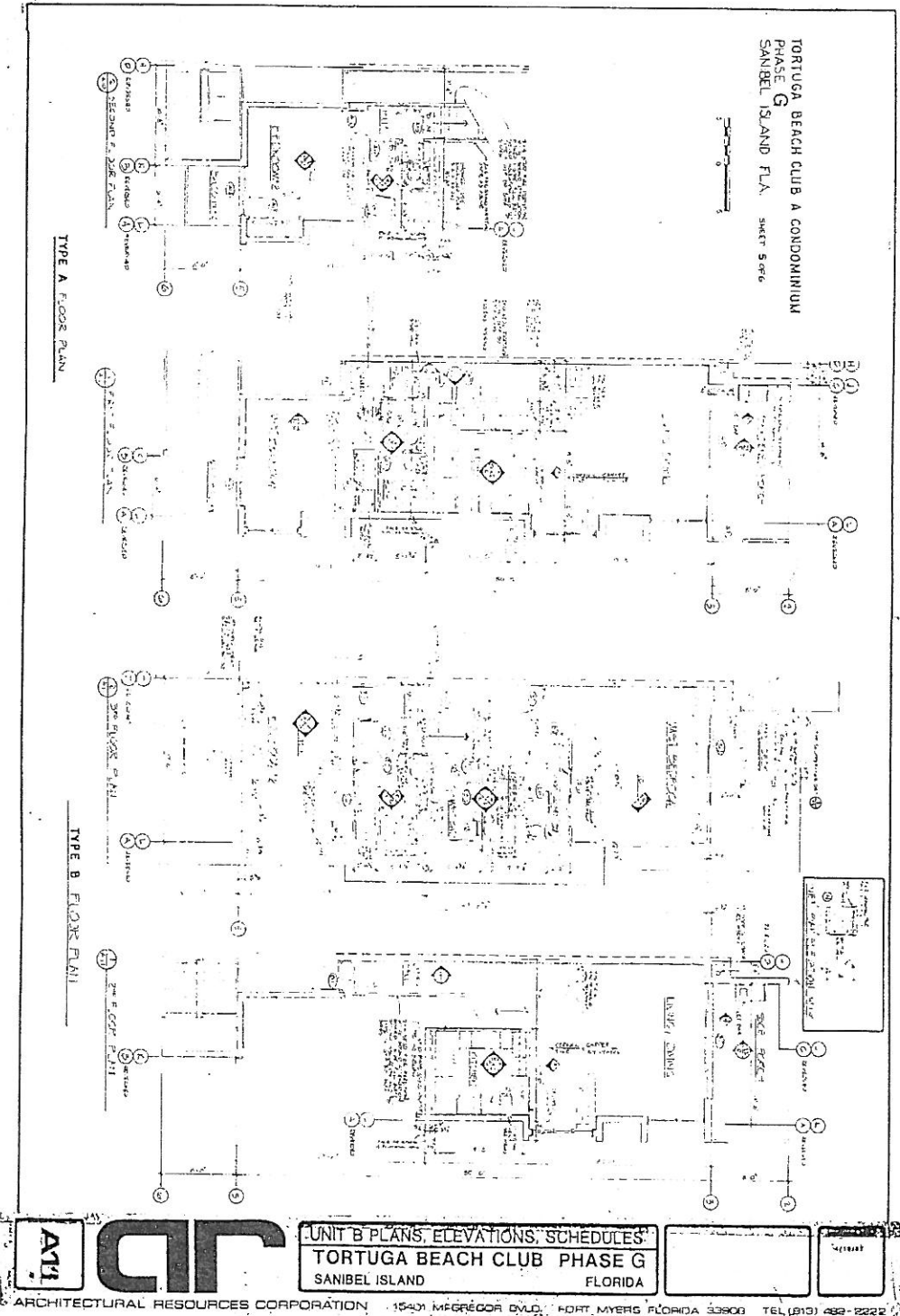
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3RD FLOOR & ROOF BUILDING PLAN
 TORTUGA BEACH CLUB PHASE G
 SANIBEL ISLAND FLORIDA



DATE: 01/12/00
 01/12/00



REC 100000987

CONDOMINIUM PLATBOOK 13 PAGE 98

RECORDED AND RETURNED TO:

CLERK CIRCUIT COURT
LEE COUNTY FLA

JUN 6 3 59 PM '85

