

2151201

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

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 F, 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
F, as depicted on Exhibit No. 15, attached to the above-described
Declaration; and

WHEREAS, the Developer now wishes to amend said Declaration
to add Phase F, as depicted on Exhibit No. 15, 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:

This instrument prepared by
and return to: MURIEL POTVORICKY
GUARDIAN TITLE SERVICES
P.O. BOX 06009
FT. MYERS, FL 33906

REC 1868 PG 0748

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: J. TURNER, D.C.

REC 1868P6U144

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 F, 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.

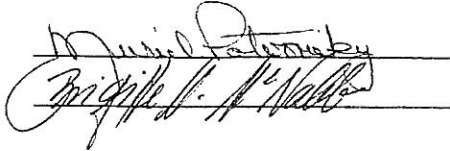
IN WITNESS WHEREOF, MARAND, LTD., a Florida Limited Partnership, has caused these presents to be signed in its name

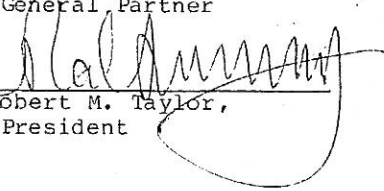
by its General Partner, this 12th day of September, 1986.

Signed, sealed and delivered
in the presence of:

MARAND LTD., a Florida
Limited Partnership

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



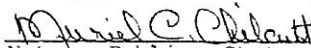
By: 
Robert M. Taylor,
President

REC 1868 PG 0750

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 12th day of September, 1986.

 (SEAL)
Notary Public, State
of Florida

My Commission Expires:

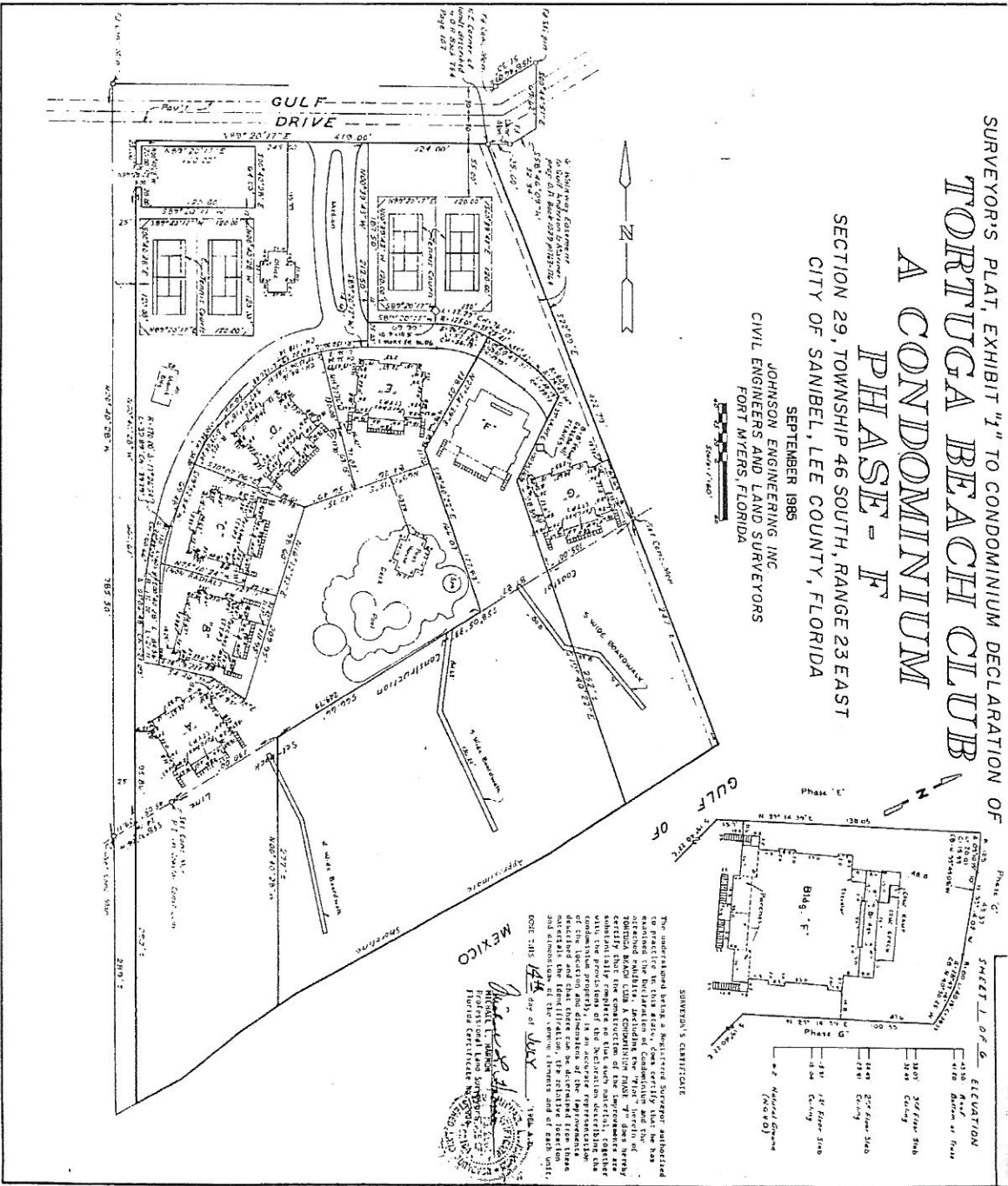
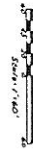
Notary Public, State of Florida
My Commission Expires Dec. 16, 1987

REF. 1868 PG. 0751

SURVEY EXHIBITS

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

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

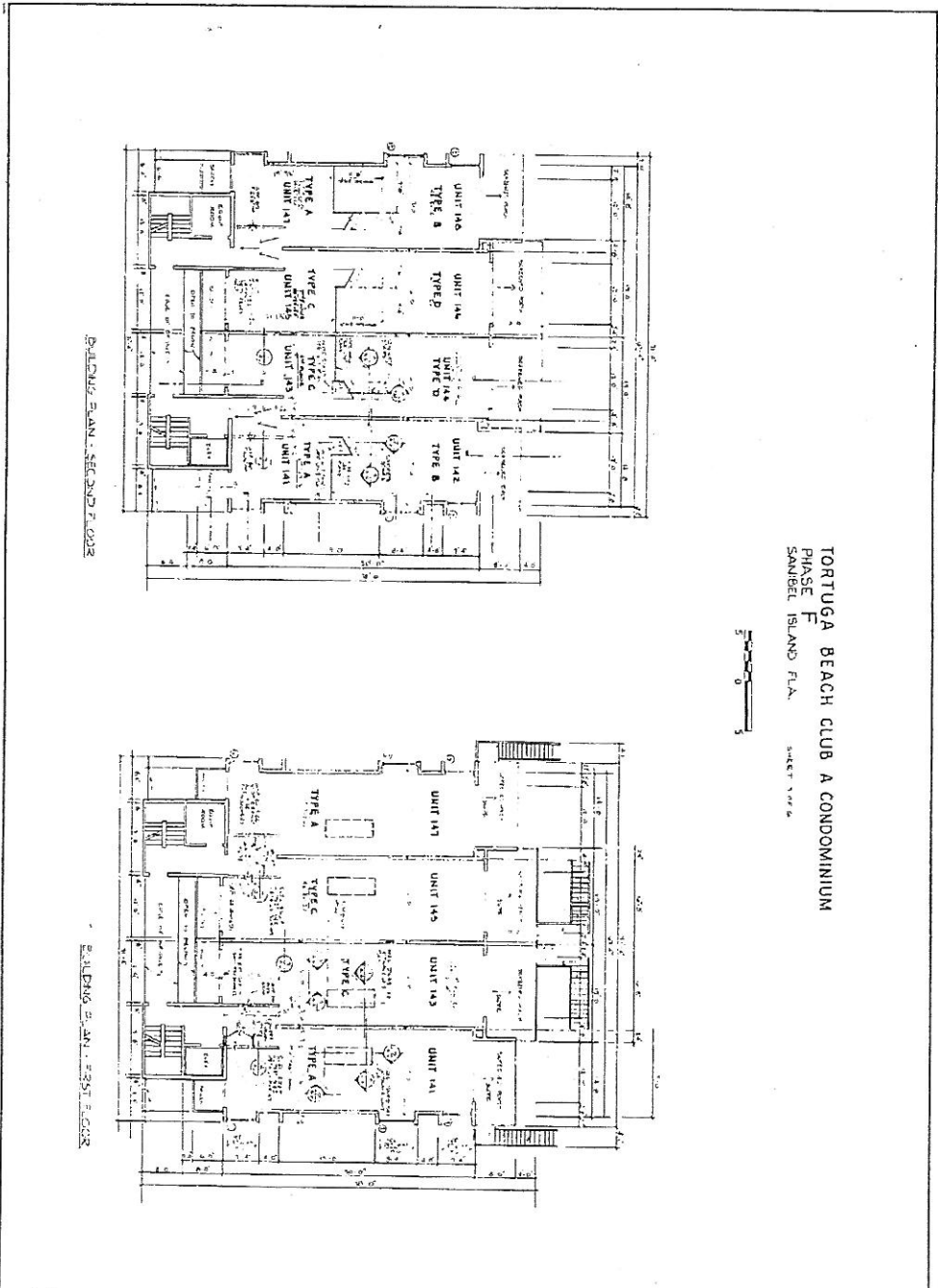


SURVEYOR'S CERTIFICATE

I, the undersigned being a Registered Surveyor, authorized to practice in this state, do hereby certify that the above described plat, including the "Final" portion of the Tortuga Beach Club Condominium Plan, was prepared by me or under my direct supervision and that I am a duly licensed and qualified professional engineer and land surveyor. I have examined the plat and the same is true and correct in all particulars and I have not observed any error or omission in the same.

DATE: 09/15/85

JOHN J. JOHNSON
 Registered Professional Engineer and Land Surveyor
 State of Florida, License No. 12345



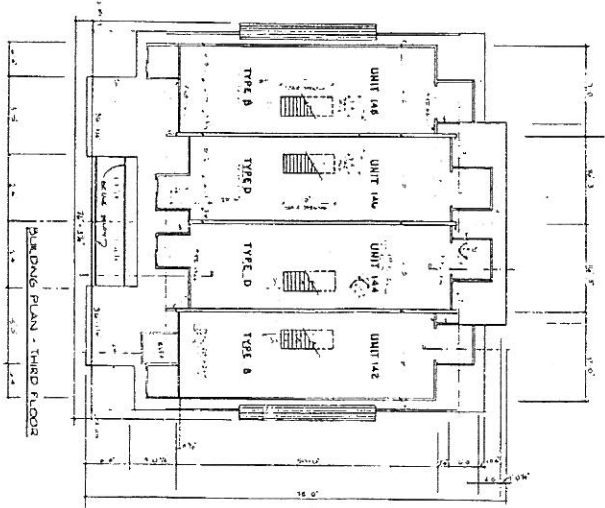
TORTUGA BEACH CLUB A CONDOMINIUM
 PHASE F
 SANIBEL ISLAND FLA. SHEET 1002

BUILDING PLAN - SECOND FLOOR

BUILDING PLAN - THIRD FLOOR

	1ST & 2ND FLOOR BUILDING PLAN			
	TORTUGA BEACH CLUB PHASE F			
A2	SANIBEL ISLAND FLORIDA		ARCHITECTURAL RESOURCES CORPORATION 15401 MCGREGOR BLVD FORT MYERS FLORIDA 33908 TEL (813) 482-2222	

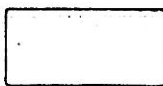
TORTUGA BEACH CLUB A CONDOMINIUM
PHASE F
SANIBEL ISLAND FLA
SHEET 4 OF 6

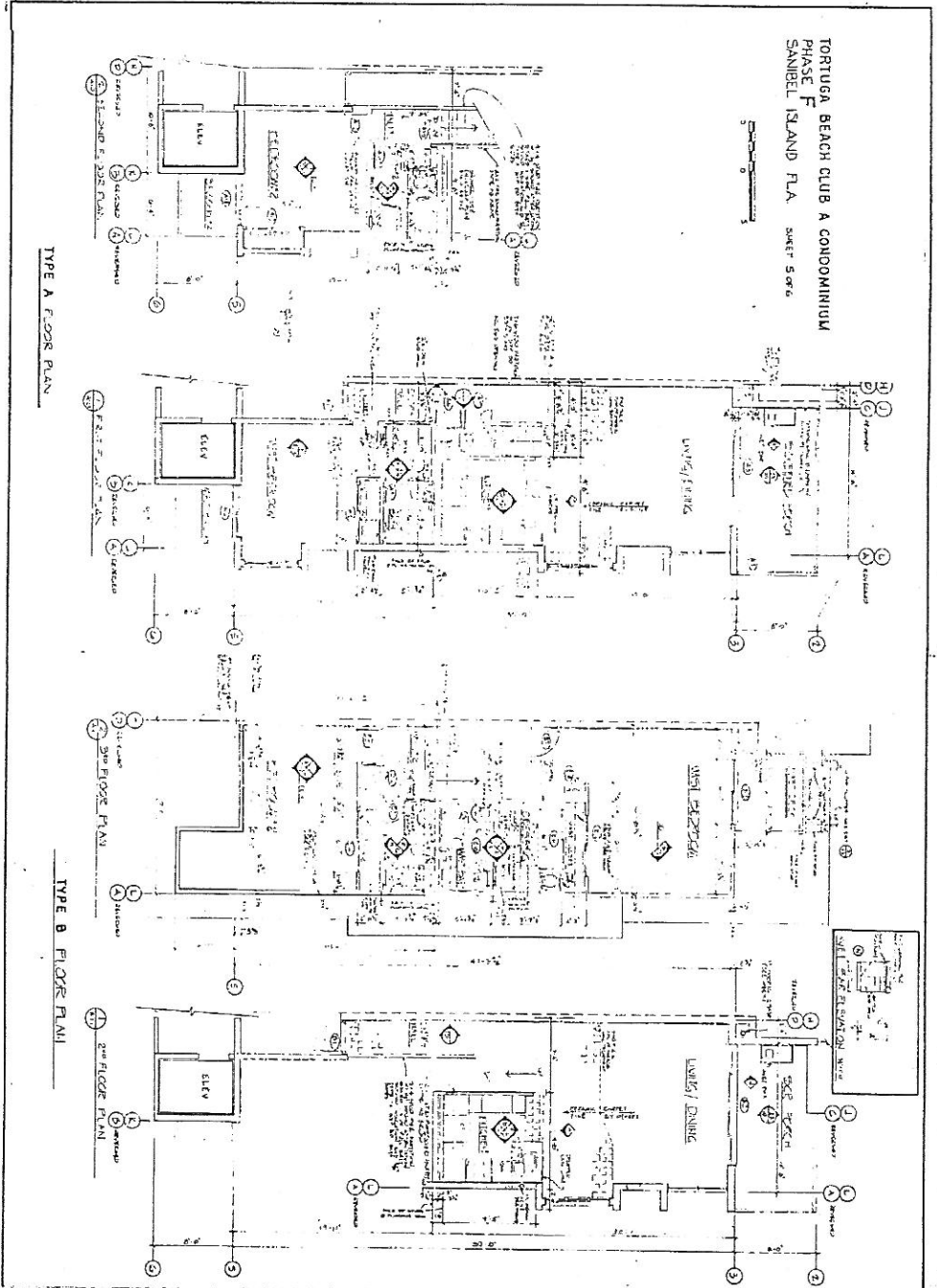


A3



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





UNIT B PLANS, ELEVATIONS, SCHEDULES
TORTUGA BEACH CLUB PHASE F
SANIBEL ISLAND FLORIDA

ARCHITECTURAL RESOURCES CORPORATION 1540 W. GRAND BLD. FORT WORTH, FLORIDA 33008 TEL: 313. 244. 2444

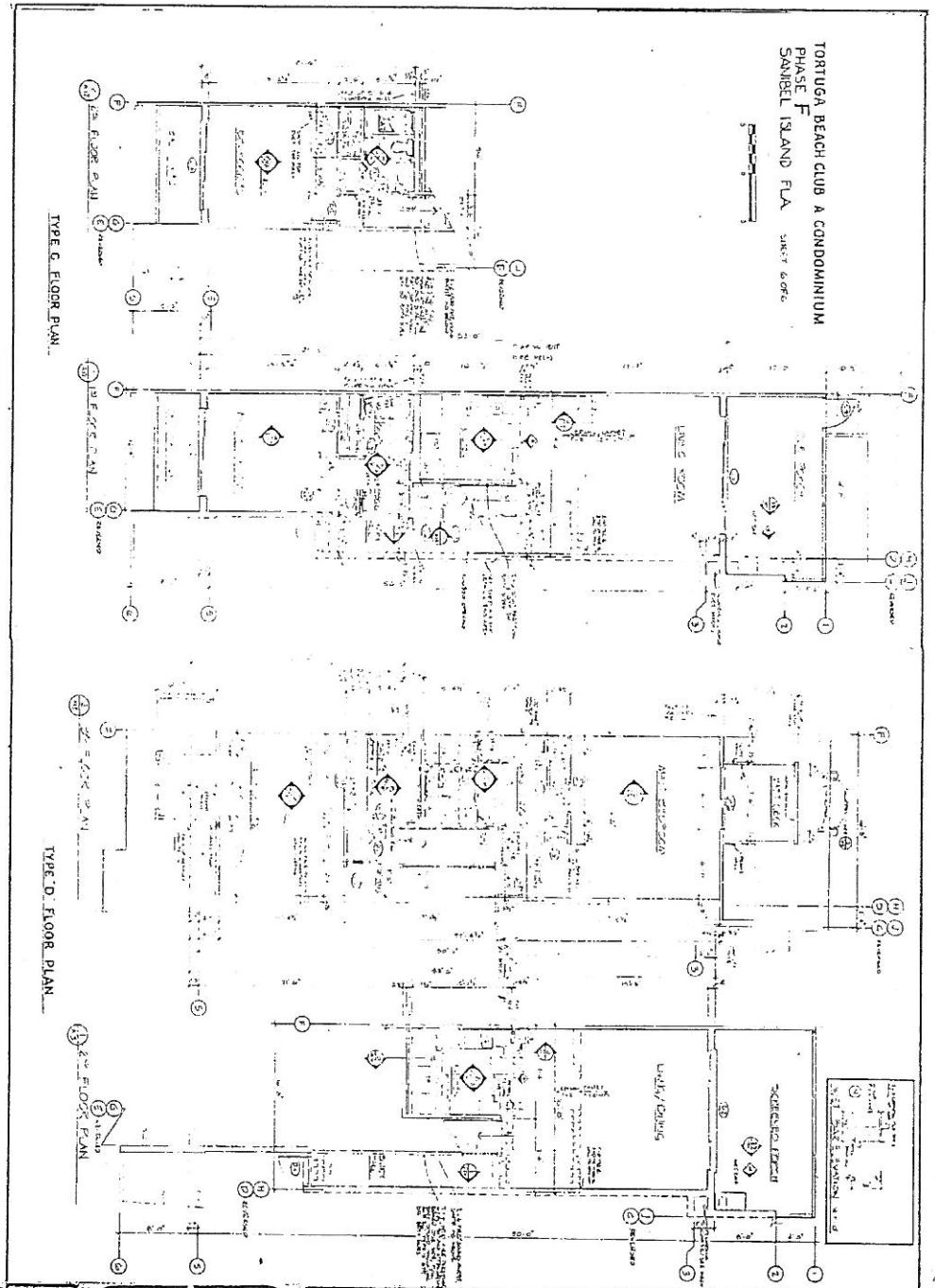
RECORDED AND RETURNED TO
ARCHITECT

CLIENT: GREGORY S. ...
LEE S. ...

SEP 15 10 04 AM '86

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CONDOMINIUM PLATBOOK 17 PAGE 50



TYPE C FLOOR PLAN

TYPE D FLOOR PLAN

TYPE E FLOOR PLAN

UNIT DIMENSIONS / SCHEDULES
TORTUGA BEACH CLUB PHASE F
SANIBEL ISLAND FLORIDA
 ARCHITECTURAL RESOURCES CORPORATION 1507 W. MCGREGOR BLVD. FORT MYERS, FLORIDA 33906 TEL 813-487-1212