

THIS IS NOT A
CERTIFIED COPY

PREPARED BY AND TO BE RETURNED TO:
Robert S. Freedman, Esquire
Carlton, Fields, Ward, Emmanuel,
Smith & Cutler, P.A.
Post Office Box 3239
Tampa, Florida 33601-3239

INSTR # 2000074997
OR BK 10095 PG 1919
RECORDED 03/17/2000 04:00 PM
RICHARD AKE CLERK OF COURT
HILLSBOROUGH COUNTY
DEPUTY CLERK B King

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR EAGLE GREENS CONDOMINIUM

WHEREAS, the Declaration of Condominium for Eagle Greens Condominium (the "Original Declaration") was recorded on July 9, 1999, in Official Records Book 9718, Page 666, and the original condominium drawings were recorded in Condominium Book 17, Page 69, all of the public records of Hillsborough County, Florida; and

WHEREAS, the First Amendment to Declaration of Condominium for Eagle Greens Condominium (the "First Amendment") was recorded on November 12, 1999, in Official Records Book 9916, Page 1736, and the original condominium drawings were recorded in Condominium Book 17, Page 86, all of the public records of Hillsborough County, Florida; and

WHEREAS, the Original Declaration, the First Amendment and any and all substantial completion certificates to date as have been recorded in the public records of Hillsborough County, Florida, collectively constitute the "Declaration;" and

WHEREAS, Section 3 of the Declaration allows WCI COMMUNITIES, INC., a Delaware corporation, formerly known as Florida Design Communities, Inc., (the "Developer"), without joinder by others, to amend the Declaration to submit an additional phase of Eagle Greens Condominium to condominium ownership;

NOW, THEREFORE, the Developer, for itself and its successors, grantees and assigns, hereby makes, declares and publishes its intention to submit and does hereby submit the real property described herein to condominium ownership and use in accordance with Chapter 718 of the Florida Statutes, as follows:

The real property submitted to condominium ownership and use includes the lands lying and being situated in Lee County, Florida, designated and described as Phase II on Exhibit 1 attached hereto and made a part hereof, of which the condominium drawings are recorded in Condominium Book 18, Page 8, of the public records of Hillsborough County, Florida, together with all improvements from time to time erected or installed thereon.

The real property described above shall be subject to all of the terms, provisions, conditions and easements contained in the Declaration.

The proportionate share of the Common Elements and the Common Surplus is not altered by the submission of Phase II condominium ownership, for there are no Units in Phase II but only Common Elements of the Condominium. To the extent applicable, the following is a description of the recreational and other commonly used facilities which have been constructed on the Phase II property and which are being submitted to condominium ownership pursuant to this instrument: (a) a heated swimming pool of free-form design containing approximately 20,000 gallons of water, having an approximate minimum depth of 3 feet and an approximate maximum depth of 5 feet, having a surface area of approximately 610 square feet, and having an approximate capacity of 20 persons; (b) decking surrounding the pool and spa approximately 1,750 square feet in size; and (c) a cabana building containing men's and women's restrooms, each being approximately 126 square feet in size and having an approximate capacity of 3 persons.

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IN WITNESS WHEREOF, this instrument was executed by the undersigned this 18th day of February, 2000

WITNESSES:

DEVELOPER:

WCI COMMUNITIES, INC., a Delaware corporation, formerly known as Florida Design Communities, Inc., as Developer of Eagle Greens Condominium

Name: Susan H. Munn
Print Name: Susan H. Munn

By: R.C. Beyer, Jr.
R.C. Beyer, Jr., Vice President

Name: Lynda Feldman
Print Name: Lynda Feldman

(SEAL)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 18th day of February, 2000, by R.C. Beyer, Jr., as Vice President of WCI COMMUNITIES, INC., a Delaware corporation, formerly known as Florida Design Communities, Inc., on behalf of the corporation, as Developer of Eagle Greens Condominium. He either ☒ is personally known to me or ☐ has produced _____ as identification.

My Commission Expires: 2/8/02

(AFFIX NOTARY SEAL)

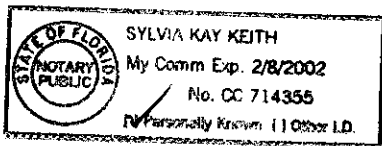
Sylvia Kay Keith (Signature)
Name: SYLVIA KAY KEITH

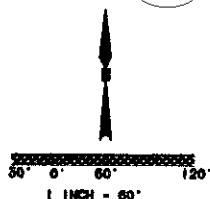
(Legibly Printed)

Notary Public, State of Florida

CC 714355

(Commission Number, if any)





357100 - FIVE GOLF COURSE

[illegible]

References

The subcommittee today is a resource allocated to priorities in the State of Florida, hereby certifying that the money will not be expended elsewhere. Consistent with the Declaration of Commitment for ESEA, ESEA 2002 (P.L. 107-259), and its subsequent amendments, the subcommittee is committed to ESEA 2002 (P.L. 107-259), and its subsequent amendments, and to the Declaration of Commitment for ESEA, ESEA 2002 (P.L. 107-259), and its subsequent amendments. There are no other commitments in Florida to ESEA 2002 (P.L. 107-259), and its subsequent amendments. The subcommittee is committed to ESEA 2002 (P.L. 107-259), and its subsequent amendments.

3/16/06

Raymond Thompson

ATTENTION: We are looking for someone who has not been convicted of a

ADVANTAGE SURVEYING, INC.
Licensed Business No. 6722

207 WEST MORGAN STREET
BRANDON, FLORIDA 32610
TELEPHONE (918) 694-2808

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A tract of land in Section 6, Township 29 South, Range 22 East, Hillsborough County, Florida being more particularly described as follows:

Commencing at the Westerly most corner of Walden Lake Unit 14, as recorded in Plat Book 54, Page 20 of the Public Records of Hillsborough County, Florida. Said point being on the Northernly right-of-way line of Clubhouse Drive. Then along said right-of-way line South 56°30'00" East at distance of 128.88 to the beginning of a curve concave to the South east having a radius of 230.00 feet and a central angle of 25°00'00". thence along the arc of said curve a distance of 100.36 feet; said arc subtended by a chord of 99.56 feet bearing South 44°00'00" East to the end of said curve, thence continue along said right-of-way line South 31°30'00" East a distance of 33.09 feet; thence departing said right-of-way line South 58°30'00" West a distance of 60.00 feet to a point on the Southernly right-of-way line of Clubhouse Drive; thence along the southernly right-of-way line the following calls: South 31°30'00" East a distance of 166.91 feet to the beginning of a curve concave Northeast having a radius of 230.00 feet and a central angle of 28°30'00", thence along the arc of said curve 114.41 feet, said arc subtended by a chord of 113.23 feet bearing South 45°45'00" East to the end of said curve; thence South 60°00'00" East a distance of 200.00 feet to the beginning of a curve concave South easterly, having a radius of 170.00 feet and a central angle of 10°00'00"; thence along the arc of said curve a distance of 29.67 feet; said arc subtended by a chord of 29.63 feet which bears South 55°00'00" East to the end of said curve; thence South 50°00'00" East a distance of 49.99 feet to the beginning of a curve concave South easterly, having a radius of 25.00 feet and a central angle of 90°00'00", thence along the arc of said curve a distance of 39.27 feet; said arc subtended by a chord of 35.36 feet which bears South 05°00'00" East to the end of said curve; thence along the Northernly right-of-way line of West Timberlane Drive South 40°00'00" West a distance of 56.64 feet to the beginning of a curve concave Southeasterly having a radius of 700.00 feet and a central angle of 10°29'59", said point lying on the said Northernly right-of-way line of said West Timberlane Drive, thence along the arc of said curve a distance of 128.28 feet; said arc subtended by a chord of 128.10 feet, bearing South 34°44'59" West to the end of said curve; thence North 56°27'04" West, a distance of 62.03 feet to the POINT OF BEGINNING of the herein described parcel; thence North 46°22'00" West, a distance of 16.50 feet; thence South 79°13'00" West, a distance of 22.77 feet; thence North 46°22'00" West, a distance of 30.50 feet; thence North 43°38'00" East, a distance of 55.00 feet; thence South 46°22'00" East, a distance of 7.50 feet; thence North 43°38'00" East, a distance of 17.00 feet; thence South 46°22'00" East, a distance of 21.50 feet; thence South 43°38'00" West, a distance of 17.00 feet; thence South 46°22'00" East, a distance of 11.77 feet; thence South 15°31'48" West, a distance of 41.35 feet to the POINT OF BEGINNING.

Containing 2.896 square feet or 0.07 acres, more or less.

THIS LEGAL DESCRIPTION IS PROVIDED FOR THE SAKE OF CLARITY.

EXHIBIT 1

Page 2 of 2