

INSTR # 2015000096064, Doc Type DOC, Pages 9, Recorded 05/05/2015 at 02:47 PM,
Linda Doggett, Lee County Clerk of Circuit Court, Rec. Fee \$78.00 Deputy
Clerk JMILLER

UPON RECORDING RETURN TO:

Jennifer M. Lawton, Esq.
Broad and Cassel
7777 Glades Road, Suite 300
Boca Raton, FL 33434

ABOVE THIS LINE FOR RECORDER'S USE

**TWENTIETH AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
OF SORRENTO, A CONDOMINIUM**

THIS TWENTIETH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF SORRENTO, A CONDOMINIUM (the "**Twentieth Amendment**") is made this 4th day of May, 2015, by D.R. Horton, Inc., a Delaware corporation ("**Developer**").

WITNESSETH

WHEREAS, Developer recorded that certain Declaration of Condominium of Sorrento, a Condominium on October 24, 2013, as Instrument #2013000242074, as amended by that certain First Amendment to the Declaration of Condominium of Sorrento, a Condominium on February 4, 2014 as Instrument #2014000023545, as amended by that certain Second Amendment to the Declaration of Condominium of Sorrento, a Condominium on February 4, 2014 as Instrument #2014000023550, as amended by that certain Third Amendment to the Declaration of Condominium of Sorrento, a Condominium on February 4, 2014 as Instrument #2014000023578, as amended by that certain Fourth Amendment to the Declaration of Condominium of Sorrento, a Condominium on March 24, 2014 as Instrument #2014000058917, as amended by that certain Fifth Amendment to the Declaration of Condominium of Sorrento, a Condominium on March 24, 2014 as Instrument #2014000058925, as amended by that certain Sixth Amendment to the Declaration of Condominium of Sorrento, a Condominium on April 3, 2014 as Instrument #2014000067728, as amended by that certain Seventh Amendment to the Declaration of Condominium of Sorrento, a Condominium on April 3, 2014 as Instrument #2014000067736, as amended by that certain Eighth Amendment to the Declaration of Condominium of Sorrento, a Condominium on July 7, 2014 as Instrument #2014000141026, as amended by that certain Ninth Amendment to the Declaration of Condominium of Sorrento, a Condominium on July 8, 2014 as Instrument #2014000141935, as amended by that certain Tenth Amendment to the Declaration of Condominium of Sorrento, a Condominium on August 25, 2014 as Instrument #2014000175653, as amended by that certain Eleventh Amendment to the Declaration of Condominium of Sorrento, a Condominium on October 22, 2014 as Instrument #2014000217158, as amended by that certain Twelfth Amendment to the Declaration of Condominium of Sorrento, a Condominium on October 23, 2014 as Instrument #2014000218517, as amended by that certain Thirteenth Amendment to the Declaration of Condominium of Sorrento, a Condominium on November 17, 2014 as Instrument #2014000234884, as amended by that certain Fourteenth Amendment to the Declaration of Condominium of Sorrento, a Condominium on December 15, 2014 as Instrument #2014000253909, as

4442-0211-00001
J.M.B./D.C./J

amended by that certain Fifteenth Amendment to the Declaration of Condominium of Sorrento, a Condominium on December 15, 2014 as Instrument #2014000254067, as amended by that certain Sixteenth Amendment to the Declaration of Condominium of Sorrento, a Condominium on February 13, 2015 as Instrument #2015000030985, as amended by that certain Seventeenth Amendment to the Declaration of Condominium of Sorrento, a Condominium on February 18, 2015 as Instrument #2015000033815, as amended by that certain Eighteenth Amendment to the Declaration of Condominium of Sorrento, a Condominium on February 26, 2015 as Instrument #2015000040288, and as further amended by that certain Nineteenth Amendment to the Declaration of Condominium of Sorrento, a Condominium on April 20, 2015 as Instrument #2015000082746, all in the Public Records of Lee County, Florida (as may be amended from time to time, the "**Declaration**"); and

WHEREAS, pursuant to Section 3.2 of the Declaration, Developer reserved the right to unilaterally amend the Declaration from time to time to add to the Condominium all or portions of the additional property described in Exhibits "L.1" through "L.52" to the Declaration and to designate all or portions of such added property as Units, Common Elements, Limited Common Elements, or a combination thereof, and to change each Unit's percentage of undivided interest in the Common Elements and liability for Common Expenses; and

WHEREAS, Developer desires to amend the Declaration to add to the Condominium the real property described as "Phase 13" in Exhibit "A" attached to this Twentieth Amendment and to change each Unit's percentage of undivided interest in the Common Elements and liability for Common Expenses to reflect the addition of Units to the Condominium; and

WHEREAS, Developer desires to amend the Declaration to add the final survey and floor plans for Phase 13, Building 13 and to add a certificate stating that Phase 13, Building 13 of the Condominium is now substantially complete pursuant to Fla. Stat. § 718.104(4)(e);

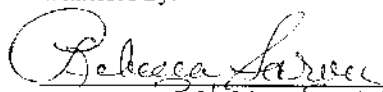
NOW, THEREFORE, the Declaration is hereby amended as set forth below. Except as provided herein, capitalized terms shall have the meaning ascribed to them in the Declaration.

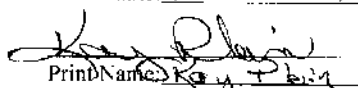
1. The Declaration is hereby amended to add the Phase 13 land, as more particularly described in Exhibit "A" attached hereto and made a part hereof, to the Condominium.
2. The survey exhibit pages for Phase 13 in Exhibit "4" to the Declaration are hereby replaced in their entirety with the certified as-built survey, plot plan and floor plans of Phase 13, Building 13 as set forth in Exhibit "B" attached hereto and made a part hereof.
3. The formula for allocating to Units in Phase 13 and for reallocating to Units previously submitted to the Condominium a percentage of undivided interest in the Common Elements and liability for Common Expenses shall be one divided by the total number of Units within the Condominium, i.e. 76 Units, such that each Unit shall be allocated an equal and undivided interest in the Common Elements.
4. Each Unit in Phase 13 is allocated one vote in the Association on all matters which Unit Owners are entitled to vote.

[SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned Developer hereby executes this Twentieth Amendment by and through its representatives as of the date and year first above written.

Witnessed By:


Print Name: REBECCA SARVER


Print Name: Kay Plein

DEVELOPER:

D.R. HORTON, INC., a Delaware corporation

By:

Name: Jonathon Pentecost

Title: Division President

STATE OF FLORIDA)

) ss

COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 4th day of May, 2015, by Jonathon Pentecost, as Division President of D.R. Horton, Inc., a Florida corporation on behalf of the company. He is personally known to me and did not take an oath.

[NOTARIAL SEAL]


Name: Kay Plein

Serial Number, if any: _____

My Commission Expires: _____



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EXHIBIT "A"

Legal Description of Phase 13

4840-C211-0493 :
JULY 2007

SORRENTO
A CONDOMINIUM
 LYING IN SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST,
 LEE COUNTY, FLORIDA
 EXHIBIT "1.13"
 PHASE 13

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 4, TOWNSHIP 48 SOUTH, RANGE 26 EAST, BEING A PART OF LANDS DESCRIBED IN INSTRUMENT NUMBER 2012000195147, OF THE PUBLIC RECORDS OF SAID LEE COUNTY, SAID LANDS ALSO BEING A PORTION OF PARCEL 14 OF PARKLANDS LEE, DULY RECORDED IN PLAT BOOK 79, PAGES 84 THROUGH 98, OF THE PUBLIC RECORDS OF SAID LEE COUNTY, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN INSTRUMENT NUMBER 2012000195147, OF THE PUBLIC RECORDS OF SAID LEE COUNTY, SAID CORNER ALSO BEING ON THE NORTH LINE OF SAID PARCEL 14 OF PARKLANDS LEE, DULY RECORDED IN PLAT BOOK 79, PAGES 84 THROUGH 98, OF PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S 00°56'02" E FOR 844.29 FEET; THENCE N 89°03'58" E FOR 215.93 FTFT TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE N 36°15'25" E FOR 90.71 FEET; THENCE S 62°35'15" E FOR 130.04 FEET; THENCE S 27°24'45" W FOR 81.76 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 22.50 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 35.34 FEET; THENCE N 62°35'15" W FOR 27.83 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 466.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°13'10" FOR 58.72 FTFT TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 135.50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°06'37" FOR 16.81 FEET; THENCE N 27°30'53" E FOR 18.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 117.50 FEET TO WHICH POINT A RADIAL LINE BEARS S 27°16'15" W; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°59'09" FOR 18.43 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED PARCEL CONTAINS 0.325 ACRES, MORE OR LESS.

NOTE:

SEE SHEET 2 OF 3 FOR PLOT PLAN.

Banks Engineering

Professional Engineers, Planners & Land Surveyors
 FORT MYERS • FORT CHARLOTTE • SARASOTA
 FLORIDA BUSINESS CERTIFICATION NUMBER 18 0680
 10011 28th AVE. SUITE 100
 FORT MYERS, FLORIDA 33907
 (941) 481-5400

EXHIBIT "1.13" PHASE 13 LEGAL DESCRIPTION
SORRENTO, A CONDOMINIUM
 LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-F-R)
1-22-18	15030	LEGAL/LEGAL	AMV	PMR	N/A	1	3	4-68-28

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EXHIBIT "B"

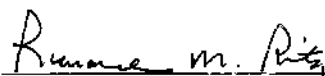
Certified As-Built for Phase 13, Building 13

4846-0211-0198 1
374850073

CERTIFICATE OF SURVEYOR
AS TO PHASE 13 OF SORRENTO

Before me, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared Richard M. Ritz known by me to me to be the person hereinafter described does hereby certify as follows:


1. That he is a duly registered and duly licensed land surveyor, authorized to practice under the laws of the State of Florida.
2. That the construction of all improvements constituting Phase 13 of Sorrento, a Condominium are substantially complete so that the material, together with the provisions of the declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.



Richard M. Ritz, R.L.S.
Registered Land Surveyor
Florida Certification No. LS 4009
State of Florida

Sworn to and Subscribed before me this 4th day of May, 2015.

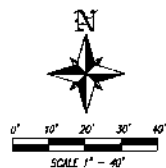
MY COMMISSION EXPIRES: 8/21/18


Notary Public

Emily E. Golden
Printed Name

S:\Jobs\1300\13030\Surveying\Condominium\Substantially Complete\Phase 13\ 3030 Certificate of Substantial Completion by Surveyor_P4-13.rtf

SORRENTO
A CONDOMINIUM
LYING IN SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA
EXHIBIT "4"
PHASE 13 PLOT PLAN



EOC
NW CORNER
S.A. 2012007451171

5 89 53'08" W

LINE	BLARING	DISTANCE
128	N 62°35'15" W	21.83'
129	N 27°30'53" E	18.00'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C19	222.50'	90°00'00"	35.34'	31.82'	S 72°24'45" W
C20	466.00'	07°13'40"	58.79'	58.68'	S 66°11'50" E
C21	135.50'	07°06'37"	16.81'	16.80'	N 56°35'06" W
C65	117.50'	08°59'08"	18.43'	18.41'	N 58°47'40" W

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// GEND:

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| 145 | REPORTS FIRST |
| 146 | REPORTS ARE COMPLETED |
| 147 | REPORTS BEING APPROVED |
| 148 | REPORTS BEING EVALUATED |
| 149 | REPORTS BEING FOR REVIEW |
| 150 | REPORTS BEING FOR REVIEW |
| P.O.R | REPORTS POINT OF REVIEWING |
| 151 | REPORTS BEING FOR REVIEW |
| 152 | REPORTS BEING FOR REVIEW |
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| 200 | REPORTS BEING FOR REVIEW |

BUILDING CORNER COORDINATE TABLE

CORNER (NE #)	NORTHING	EASTING
NE #1	N.50009.60	E.503146.26
NE #2	N.503753.96	E.503177.57
NE #3	N.502723.23	E.503215.80
NE #4	N.503661.39	E.503254.55

NGTFS-

ALL MEMBERS OF THE COMMUNION WILL RECOGNIZE
WITHIN SIX MONTHS OF THE UNIT ARE COMMON
ELEMENTS OF A UNITED CHURCH.

EACH DRIVEWAY SHALL BE LABELED AS "DRIVE" ON EXHIBIT "B" SHALL BE A LIMITED COMMON ELEMENT (L.C.E.) RESERVING FOR THE EXCLUSIVE USE OF THE OWNER OF THE ADJACENT UNIT TO WHICH IT SERVES. THE DRIVEWAY SHALL BE MAINTAINED BY THE ASSOCIATION. ANY SPACE LOCATED BETWEEN DRIVEWAYS SHALL BE COMMON ELEMENTS (C.E.).

ANY SHUTTLE, AIRING, DOGGEREL, SHAWKAY
 FIGHTER, AIR CONDITIONER, OR OTHER EXPENSIVE
 DESIGNS TO SERVE A SINGLE UNIT, BUT LOCATED
 OUTSIDE THE UNIT BOUNDARIES, ARE TYPICALLY
 COMMON FEATURES (E.G.) ALLOCATED EXCLUSIVELY
 TO THE (OVER) BULKY SERVICE

白雲黑龍江 (44.5°N, 125.0°E)

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

DATE OF LAST FULL WORK: 4-30-2025

NOTE:

SPECIES OF SEASONAL LEGAL DESCRIPTION

Banks Engineering

Professional Engineers, Planners & Land Surveyors
PORT MYERS • PORT CHARLOTTE • SARASOTA
 FLORIDA BUSINESS CERTIFICATION NUMBER: LC 1134
 10511 SIX AME CYBERS PARKWAY
 PORT MYERS, FLORIDA 33906
 (889) 338-0491

EXHIBIT "4" - PHASE 13 PLOT PLAN
SORRENTO, A CONDOMINIUM
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-1-K)
1-22-55	13030	13030 PL-13	AWY	RWR	1"=40'	2	3	4-48-26

