

INSTR # 2015000276047, Doc Type DOC, Pages 9, Recorded 12/28/2015 at 03:30 PM,
Linda Doggett, Lee County Clerk of Circuit Court, Rec. Fee \$78.00 Deputy
Clerk BDURR

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 — — — — —

**TWENTY-SIXTH AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
OF SORRENTO, A CONDOMINIUM**

THIS TWENTY-SIXTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF SORRENTO, A CONDOMINIUM (the "Twenty-Sixth Amendment") is made this 28th day of December, 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 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

4915-51, 2-1756,
33485-0074

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, as amended by that certain Nineteenth Amendment to the Declaration of Condominium of Sorrento, a Condominium on April 20, 2015 as Instrument #2015000082746, as amended by that certain Twentieth Amendment to the Declaration of Condominium of Sorrento, a Condominium on May 5, 2015 as Instrument #2015000096064, as amended by that certain Twenty-First Amendment to the Declaration of Condominium of Sorrento, a Condominium on July 30, 2015 as Instrument #2015000167289, as amended by that certain Twenty-Second Amendment to the Declaration of Condominium of Sorrento, a Condominium on August 25, 2015 as Instrument #2015000185767, as amended by that certain Twenty-Third Amendment to the Declaration of Condominium of Sorrento, a Condominium on October 1, 2015 as Instrument #2015000213013, as amended by that certain Twenty-Fourth Amendment to the Declaration of Condominium of Sorrento, a Condominium on November 17, 2015 as Instrument #2015000247955, and as further amended by that certain Twenty-Fifth Amendment to the Declaration of Condominium of Sorrento, a Condominium, recorded on December 11, 2015 as Instrument #2015000265053 and re-recorded on December 17, 2015 as Instrument #2015000270051, 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 "1.1" through "1.52" 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 11" in Exhibit "A" attached to this Twenty-Sixth 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 11, Building 11 and to add a certificate stating that Phase 11, Building 11 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 11 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 11 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 11, Building 11 as set forth in Exhibit "B" attached hereto and made a part hereof.

3. The formula for allocating to Units in Phase 11 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. 100 Units, such that each Unit shall be allocated an equal and undivided interest in the Common Elements.

4. Each Unit in Phase 11 is allocated one vote in the Association on all matters which Unit Owners are entitled to vote.

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

Witnessed By:

Rebecca Sarver
Print Name: REBECCA SARVER
Terese M Hart
Print Name: TERESE M HART

DEVELOPER:

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

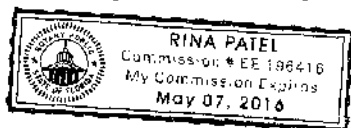
By: Jonathon Pentecost
Name: JONATHAN PENTECOST
Title: DIVISION PRESIDENT

STATE OF FLORIDA)

COUNTY OF LEE) ss

The foregoing instrument was acknowledged before me this 23rd day of December, 2015, by Jonathon Pentecost, as Division President of D.R. Horton, Inc., a Delaware corporation on behalf of the company. He is personally known to me and did not take an oath.

[NOTARIAL SEAL]



By: Rina Patel
Name: RINA PATEL

Serial Number, if any: _____
My Commission Expires: _____

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EXHIBIT "A"

Legal Description of Phase 11

0813-5112-3750-1
3-1885-0073

SORRENTO
A CONDOMINIUM
 LYING IN SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST,
 LEE COUNTY, FLORIDA
 EXHIBIT "1.11"
 PHASE 11

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" L 1 OR 883.05 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 112.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°16'15" FOR 164.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 321.50 FEET TO WHICH POINT A RADIAL LINE BEARS N 04°17'43" E; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°39'42" FOR 54.21 FEET; THENCE N 26°42'37" E FOR 21.68 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N 26°42'37" E FOR 100.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 154.50 FEET TO WHICH POINT A RADIAL LINE BEARS S 26°42'37" W; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°31'02" FOR 18.71 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 43.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°13'10" FOR 55.06 FEET; THENCE S 52°35'15" E FOR 27.83 FEET; THENCE S 27°24'45" W FOR 37.32 FEET; THENCE N 66°16'13" W FOR 92.09 FEET; THENCE N 74°38'10" W FOR 8.46 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED PARCEL CONTAINS 0.230 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 LICENSED PROFESSIONAL ENGINEERS
 FORT MYERS, FLORIDA LICENSE
 (561) 434-5000

EXHIBIT "1.11" - PHASE 11 LEGAL DESCRIPTION
SORRENTO, A CONDOMINIUM
 LEE COUNTY, FLORIDA

DATE	REVISION	DRAWING	OWNER	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
1-22-13	13030	13030_PLOT	ANY	RMR	N/A	1	3	4-48-26

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EXHIBIT "B"

Certified As-Built for Phase 11, Building 11

4814 3112-0259
17-85-0073

CERTIFICATE OF SURVEYOR
AS TO PHASE 11 OF SORRENTO

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

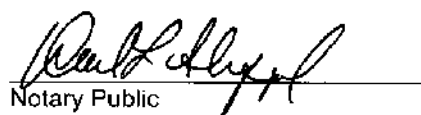
1. That he is a duly registered and duly licensed land surveyor, authorized to practice under the laws of the State of Florida.
2. That the construction of all improvements constituting Phase 11 of Sorrento, a Condominium are substantially complete so that the material, together with the provisions of 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.



Thomas R. Lehnert, Jr.
Professional Surveyor & Mapper
Florida Certification No. 5541
State of Florida

Sworn to and Subscribed before me this 23rd day of December, 2015.

MY COMMISSION EXPIRES:



Notary Public

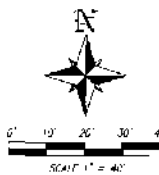
DAVID L. SHEPPARD
Printed Name



S:\Jobs\13xi\1303D\Surveying\Condominium\Substantially Complete\Phase 11\1303D Certificate of Substantial Completion by Surveyor, PH-11.rtf

SORRENTO
A CONDOMINIUM
LYING IN SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

EXHIBIT "4"
PHASE 11 PLOT PLAN



BUILDING CORNER COORDINATE TABLE

CORNER (INF #)	NORTHING	EASTING
CP #1	N409942.23	E101177.54
CP #2	N509775.56	E103060.29
CP #3	N409562.71	E103088.71
CP #4	N409652.15	E103148.05

NOTES.

ALL MEMBERS OF THE COMMISSION ARE INVOLVED WITHIN 24 HOURS
OF THE DATE THE COMMISSION MEETS AND 1 MONTH AFTERWARDS EXPIRE.

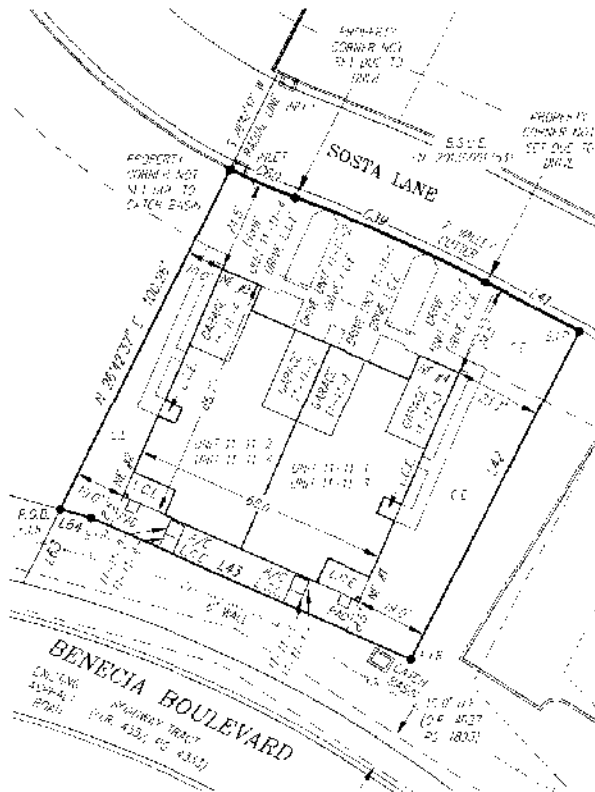
Each data item is labeled as "Data" on Exhibit "A" shall be a limited common element (LCE) reserved for the exclusive use of and for the benefit of the association unit to which it serves. The data item shall be maintained by the association and space located to serve the unit shall be common elements (CE).

THE UNITED STATES DEPARTMENT OF JUSTICE, FBI, NEW YORK OFFICE, IS UNDER CURRENT DESIGNATION TO CONDUCT AN INVESTIGATION INTO THE 1965 BOMBING OF THE NEW YORK OFFICE OF THE FEDERAL BUREAU OF INVESTIGATION.

CONFIDENTIAL 2235 5 4562362

4. GROUND STATES AND A FIRST-ORDER PHASE TRANSITION

000004161610 Page 2 of 2

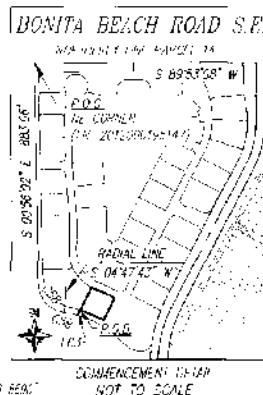


NOT:

DOI: 10.1002/for

157END.

- | | |
|----|---|
| 07 | INDICATES PAGE |
| 08 | INDICATES AIR COMPOSITION |
| 09 | INDICATES WARMING ELEMENT |
| 10 | INDICATES PRESSURE MEASUREMENT |
| 11 | INDICATES UNLOCATED DEVIATIONS |
| 12 | INDICATES POINTS TO BE MONITORED |
| 13 | INDICATES INSTRUMENT NAME |
| 14 | INDICATES OFFICIAL RECORDS NUMBER |
| 15 | INDICATES POINT OF COMPARISON |
| 16 | INDICATES NUMBER OF SAMPLES TO BE TAKEN |
| 17 | INDICATES SCHEDULED LABOR SAMPLE TIME |
| 18 | INDICATES TIME DATE SET AND TEST |
| 19 | INDICATES NUMBER OF THE SET OF SAMPLES |
| 20 | INDICATES NUMBER OF SAMPLES TO BE TAKEN |
| 21 | INDICATES TYPE OF SAMPLE |
| 22 | INDICATES POINT OF COMPARISON |
| 23 | INDICATES TYPE OF SAMPLE |
| 24 | INDICATES TYPE OF SAMPLE |
| 25 | INDICATES TYPE OF SAMPLE |
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NOT TO SCALE

LINE TABLE

LIN	BEARING	DISTANCE
L41	S 62°35'15" E	27.83'
L42	S 77°24'45" W	97.32'
L43	N 56°16'13" W	92.09'
L63	N 26°42'34" F	21.68'
L64	N 74°38'10" W	8.45'

CURVE TABLE

CHAVE	RADIUS	DELTA	ARC	CHORO	CHGHS: H2:MM:SS
C39	437.00"	074.50"	55.08"	55.03	S 66°11'50" E
C52	152.00"	84°46'55"	164.73"	150.28"	S 43°41'10" E
C58	521.50"	087°39'42"	54.71"	54.15"	S 86°22'28" E
C60	164.50"	085°31'58"	18.71"	18.70"	N 66°32'54" W

Banks Engineering

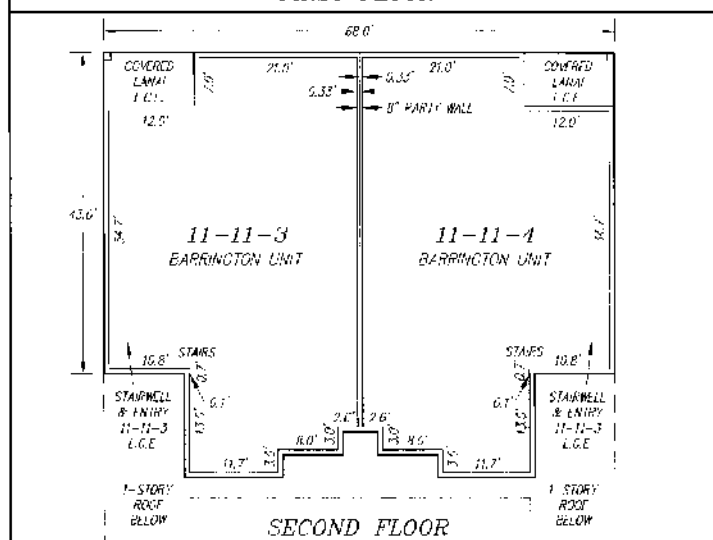
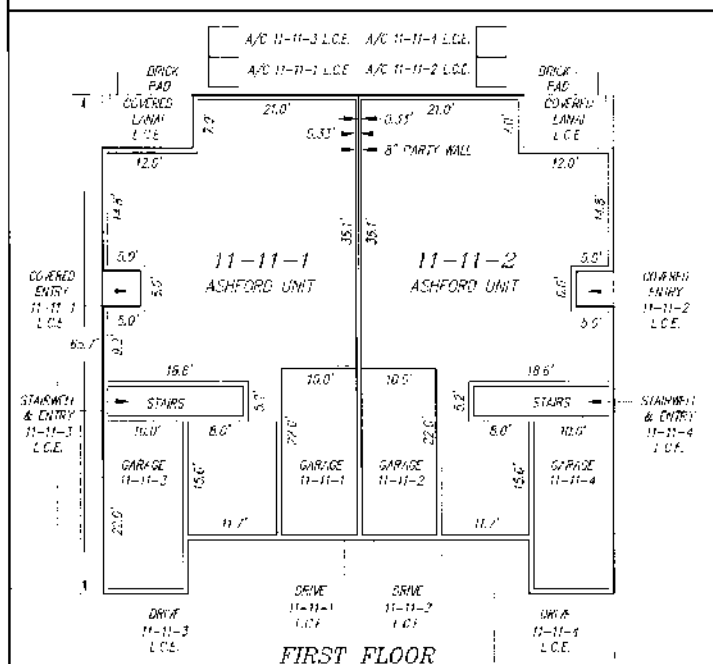
Professional Engineers, Planners & Land Surveyors
FORT MYERS • FORT CHARLOTTE • SARASOTA
 10100 SUBZERO CIRCLE, SUITE 111 • FORT MYERS, FL 33907
 201 201 MILL CIRCLE, SUITE 200 • FORT CHARLOTTE, FL 34701
 701 MYERS • SUITE 100 • SARASOTA, FL 34230
 (813) 335-5500

EXHIBIT "4" - PHASE 11 PLOT PLAN
SORRENTO, A CONDOMINIUM
LEE COUNTY, FLORIDA

DATE	ASSET	PARANUM	ORIGIN	CHECKED	SCALE	SHEET	OF	FILE NO. (5-1-R)
1-25-73	13130	(114) 6-11-50	AMC	RMR	1"=40'	7	2	4-48-28

SORRENTO
A CONDOMINIUM
LYING IN SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

EXHIBIT "4"
UNIT FLOOR PLAN



NOTES

1. ALL ISLANDS SHOWN IN FIG 1 AND REGION 5
THROU OF GULF STREAM SHOWN.
2. 1-11-1 IDENTIFY PROPOSED PHASE NUMBERS,
EXISTING NUMBER AND UNIT NUMBER OF EXPOSURE, A
CORRELATION.
3. OIL INDICATE COMMON ELEMENT AS OFFERS IN THE
CLASSIFICATION.
4. LIST CORRELATION COMMON ELEMENTS OFFERED
IN THE EXPOSURE.
5. ALL REQUIRED: AN EXPOSURE.

GENERAL NOTES:

- 3) UNIT BOUNDARIES - Every unit shall include that part of the subterranean property that lies within the following boundaries:
- (a) UPPER AND LOWER BOUNDARIES - The upper and lower boundaries of the unit shall be the horizontal boundaries extending in every plane perpendicular to the horizontal boundaries.
 - (b) VERTICAL BOUNDARIES - The upper boundary of a unit shall be the undisturbed lower surface of its common ceiling, and the lower boundary and lateral boundaries shall be the horizontal boundaries of the common ceiling.
 - (c) LOWER BOUNDARIES - The lower boundary of the unit shall be the horizontal plane of the undisturbed upper surface of the floor of the unit.
 - (d) UNITED CHAINS - Except as provided in subsections (b) and (c), above, the part of the common boundary adjoining another unit shall be the horizontal boundary walls which is considered a boundary of the unit.
 - (e) HORIZONTAL BOUNDARIES - The horizontal boundaries of the unit shall be the vertical planes of the horizontal boundary surfaces of the walls enclosing the unit, extending in their horizontal directions with each other and with the upper and lower boundaries except as provided below.
 - (f) EXCLUSIONS - The unit shall not include any boundary including but not limited to boundaries, walls, windows and partitions, such boundaries shall be excluded to include the windows, doors and other fixtures located in such boundary, including all fixtures, window casings and weather stripping thereof, including any window sashes or glass panes, partitions, window, the exterior door and its window frame, and other common elements of the boundary, including common elements for purposes of a horizontal boundaries extending to the boundary, the horizontal boundaries of the unit are expressly excluded from the unit and are hereby deemed common boundaries.

Banks Engineering

Professional Engineers, Planners & Land Surveyors

FOR MYRIS • POPE CHARLES II • SARATOGA

FLORIDA BUSINESS CERTIFICATION NUMBER LC 6592
ISSUED BY ME: FLS-MS-244894

[illegible]

2.59: 536 545

EXHIBIT "4" - UNIT FLOOR PLAN

SORRENTO, A CONDOMINIUM

LEE COUNTY, FLORIDA

DATE	PROJECT	INVENTOR	DRAWN	CHECKED	SCALE	SHEET	OF	TAC NO. (S-T-9)
1 22 13	13030	SAUL FLX RYN	AMY	RWN	1"=20'	3	3	4-48-26