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COLLIER COUNTY

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THIS INSTRUMENT PREPARED BY  
 AND AFTER RECORDING RETURN TO:  
 TERRY A. LURIE, Esquire  
 TERRY A. LURIE, P.A.  
 98 Vineyards Boulevard  
 Naples, Florida 33999  
 (813) 353-0020

MCC 17.00  
 PRM 2.50  
 DOC \_\_\_\_\_  
 INT \_\_\_\_\_  
 IND \_\_\_\_\_

FIRST AMENDMENT TO AMENDED AND RESTATED  
 DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS  
 FOR THE VINEYARDS OF NAPLES

THIS FIRST AMENDMENT to the Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples is made this 29<sup>th</sup> day of December, 1993, by MICHAEL J. PROCACCI, JOSEPH G. PROCACCI as "Owners" and THE VINEYARDS DEVELOPMENT CORPORATION as "Developer", hereinafter collectively called "DECLARANT".

WITNESSETH:

WHEREAS, DECLARANT is the Owner and Developer respectively of a Planned Unit Development in Collier County, Florida, known as THE VINEYARDS, and previously recorded an Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples (the "Declaration") in Official Records Book 1763, Pages 1228 through 1307, inclusive of the Public Records of Collier County, Florida; and

WHEREAS, the Declaration imposed Protective Covenants, Conditions and Restrictions on the property described in said Declaration (the "Subject Property"); and

WHEREAS, Section 17.05 of the Amended and Restated Declaration allows the DECLARANT, in its sole discretion, by an instrument filed of record, to modify, enlarge, amend, waive or add to the Covenants, Conditions, Restrictions and other provisions of the Declaration; and

WHEREAS, the DECLARANT desires to so amend the Declaration to add the following amendments and revisions to the Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards.

NOW, THEREFORE, DECLARANT hereby modifies, enlarges, amends, and adds to the Amended and Restated Declaration of Master Covenants, Conditions and Restrictions established by the Amended

and Restated Declaration and amends the same as follows:

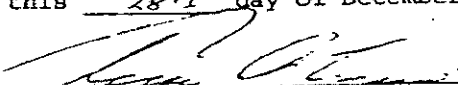
Section 8.02 B. is deleted in it's entirety and the following is inserted in lieu thereof:

Section 8.02 Initial Reserve Assessment.

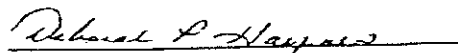
B. The amount of such Initial Reserve Assessment shall be One Hundred Fifty Dollars (\$150.00) for multi-family units and Two Hundred Dollars (\$200.00) for detached single-family units.


In all other respects the Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples remains unchanged.

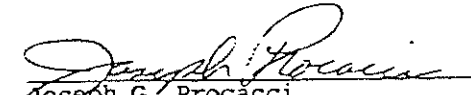
IN WITNESS WHEREOF, MICHAEL J. PROCACCI, JOSEPH G. PROCACCI, and THE VINEYARDS DEVELOPMENT CORPORATION do hereby execute this First Amendment to the Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples this 28<sup>th</sup> day of December, 1993.


  
Witness  
Printed Name of Witness: Terry A. Lurie

  
Michael J. Procacci

  
Witness  
Printed Name of Witness: Deborah P. Haynes

  
Witness  
Printed Name of Witness: Terry A. Lurie

  
Joseph G. Procacci

  
Witness  
Printed Name of Witness: Deborah P. Haynes

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OR BOOK

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PAGE

THE VINEYARDS DEVELOPMENT  
CORPORATION, a Florida  
corporation

[Signature]  
Witness

Printed Name of Witness: TERRY A. LITTLE

BY: [Signature]  
Laurence A. Mullins  
President

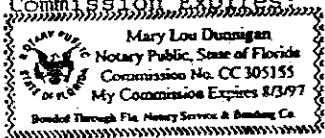
[Signature]  
Witness

Printed Name of Witness: Deborah P. Haynes

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 28<sup>th</sup>  
day of December, 1993, by Michael J. Procacchi, who is personally  
known to me or has produced n/a as  
identification.

My Commission Expires:



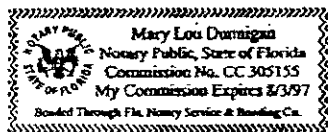
[Signature]  
Signature of Acknowledger

Mary Lou Dunnigan  
Printed Name of Acknowledger  
NOTARY PUBLIC

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 28<sup>th</sup>  
day of December, 1993, by Joseph G. Procacchi, who is personally  
known to me or has produced n/a as  
identification.

My Commission Expires:



[Signature]  
Signature of Acknowledger

Mary Lou Dunnigan  
Printed Name of Acknowledger  
NOTARY PUBLIC

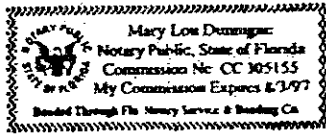
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OR BOOK

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STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of December, 1993, by LAURENCE A. MULLINS as President of Vineyards Development Corporation, a Florida corporation, and who is personally known to me or has produced n/a as identification.

My Commission Expires:



Mary Lou Dunnigan  
Signature of Acknowledger  
Mary Lou Dunnigan  
Printed Name of Acknowledger  
NOTARY PUBLIC

al/vineyard/amend1.doc

First Amendment to Declaration of Master Covenants,  
Conditions and Restrictions for The Vineyards of Naples  
Page 4 of 4

Recorded and verified  
in Official Records of  
COLLIER COUNTY, FLORIDA  
DAWIGHT E. BRICK, CLERK

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:  
Donna M. More, Esquire  
98 Vineyards Boulevard  
Naples, Florida 34119  
941-353-1973

Estn:  
DONNA M MORE  
98 VINEYARDS BLVD  
NAPLES FL 34119

**SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION OF  
MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
THE VINEYARDS OF NAPLES**

**WHEREAS**, VINEYARDS DEVELOPMENT CORPORATION, MICHAEL J. PROCACCI and JOSEPH G. PROCACCI are the Declarant under that certain Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples (the "Declaration"), recorded in O.R. Book 1763, Page 1228, et seq., Public Records of Collier County, Florida; and,

**WHEREAS**, pursuant to Article XVII, Section 17.05 of the Declaration, Declarant may unilaterally amend the Declaration while Declarant is a Class "B" Member; and,

**WHEREAS**, Declarant desires to amend the Declaration for the purpose of clarifying and updating certain provisions thereof.

**NOW, THEREFORE**, in accordance with the provisions of said Article XVII of the Declaration, Declarant does hereby amend the Declaration as follows:

1. Section 9.32 is hereby amended by deleting the first sentence thereof and replacing it with the following language:

Satellite dishes not larger than eighteen (18) inches in diameter shall be permitted to be installed by the Owner of a Unit only with the prior written consent of the Board of Governors, subject to the following restrictions:

(a) Satellite dishes must be confined to the property of the Owner and shall not be permitted on any common areas or limited common areas, except as set forth below in the case of a condominium unit;

(b) In the case of condominium units, satellite dishes may be installed on a lanai, subject to the provisions of this section, and subject to the rules and regulations of the applicable condominium association; and

(c) All satellite dishes must be reasonably buffered by shrubs, plants or trees so as not to be openly visible from the street or from neighboring properties, and such buffering shall also be subject to the review and approval of the MC and the Declarant so long as Declarant owns any property within The Vineyards.

2. Section 9.11 is hereby amended for purposes of clarification by deleting said section in its entirety and replacing it with the following language:

Flagpoles and flags or banners shall be permitted only if the design, size and location of such flags, banners and flagpoles are first approved in writing by the NCC or MC. Flags and banners may only be displayed on a flagpole and shall not be hung or displayed from roofs, windows or otherwise hung from a Unit; however, a flagpole may be attached to a residence in an appropriate area to be determined and approved in writing by the NCC or MC on a case by case basis.

3. Section 9.13 is hereby amended to add the following language at the end thereof:

Garage doors must remain closed at all times except when in use for ordinary and customary ingress and egress to and from the garage. No garage sales shall be permitted within The Vineyards community.

4. Section 9.18 is hereby amended to add the following language at the end thereof:

The Association shall have the right to delegate, and does hereby delegate, to each Neighborhood Association, the responsibility for purchasing Master Association approved signage for the purpose of announcing open houses within each Neighborhood, if such Neighborhood Association chooses to permit and pay for such signage. Notwithstanding the above, no "Open House" signage shall be permitted in a Neighborhood until such time as the developer of that Neighborhood has turned over control of the Neighborhood Association to the homeowners. Further, at no time shall any "For Sale" sign or similar signage be permitted in any community within The Vineyards.

IN WITNESS WHEREOF, the Declarant has caused this SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VINEYARDS OF NAPLES to be executed by its duly authorized officers and its seal to be affixed this day of October, 1996. <sup>9th</sup>

Signed, sealed and delivered in our presence

VINEYARDS DEVELOPMENT CORPORATION  
a Florida corporation

[Signature]

By: Michel Saadeh  
Michel Saadeh, President & CEO

Witness  
Donna More  
Printed Name

[Signature]  
Witness  
Deborah Farris  
Printed Name

Deborah Farris  
Printed Name

[Signature]  
Witness

Michael J. Procacci  
Michael J. Procacci

Donna More  
Printed Name

[Signature]  
Witness

Deborah Farris  
Printed Name

(Signatures continued on next page)

Donna More

Witness

Joseph G. Procacci

Joseph G. Procacci

Donna More

Printed Name

Michael Procacci

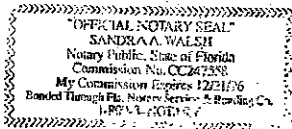
Witness

Michael Procacci

Printed Name

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of October, 1996 by MICHEL SAADEH, as President of VINEYARDS DEVELOPMENT CORPORATION, a Florida corporation, who is personally known to me or who has produced n/a as identification.

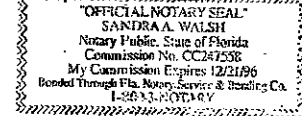


Sandra A. Walsh

Notary Public

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of October, 1996 by Michael J. Procacci, who is personally known to me or who has produced n/a as identification.



Sandra A. Walsh

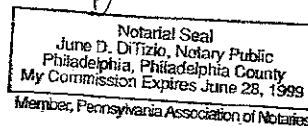
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of October, 1996 by Joseph G. Procacci, who is personally known to me or has produced n/a as identification.

June D. DiTizio

Notary Public



JOINDER BY FIRST UNION NATIONAL BANK f/k/a First Fidelity Bank, N.A.

FIRST UNION NATIONAL BANK hereby joins in the foregoing Second Amendment to Amended and restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples.

FIRST UNION NATIONAL BANK f/k/a  
First Fidelity Bank, N.A.

Mary C Sanger By: Gary J. Cap  
Witness Gary J. Cap, Vice President

Mary P. Sanger  
Printed Name

Janet McPherson  
Witness

JAMES MC MATTON  
Printed Name

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF PHILADELPHIA

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of October, 1996 by GARRY J. CAP as Vice President of FIRST UNION NATIONAL BANK f/k/a First Fidelity Bank, N.A., and he is personally known to me or has produced n/a as identification.



Tina L. Sabir  
Notary Public

NOTARIAL SEAL  
TINA L. SABIR, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires July 24, 2000

JOINDER BY VINEYARDS COMMUNITY ASSOCIATION, INC.

VINEYARDS COMMUNITY ASSOCIATION, INC. hereby joins in the foregoing Second Amendment to Amended and restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples.

VINEYARDS COMMUNITY ASSOCIATION, INC.

*Donna More*  
Witness

By: *Michel Saadeh*  
Michel Saadeh, President

DONNA MORE  
Printed Name

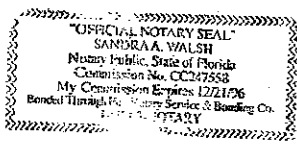
*Allison L. Parish*  
Witness

ALLISON L. PARISH  
Printed Name

STATE OF FLORIDA

COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of October, 1996 by Michel Saadeh as President of VINEYARDS COMMUNITY ASSOCIATION, INC., and he is personally known to me or has produced \_\_\_\_\_ n/a \_\_\_\_\_ as identification.



*Sandra A. Walsh*  
Notary Public

2185987 OR: 2316 PG: 0536

RECORDED IN OFFICIAL RECORDS OF COLLIER COUNTY, FL  
05/23/97 at 08:10AM REGIST. S. BRUCE, CLERK  
REC FEE 21.00

This instrument prepared by  
and after consulting with me for  
Dennis M. Mann, Esquire  
60 Vineyards Boulevard  
Naples, FL 34103

DATE:  
1997 MAY 23 11 45 AM  
PAGE 05

**THIRD AMENDMENT  
TO  
AMENDED AND RESTATED  
DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR THE VINEYARDS OF NAPLES**

This Third Amendment to the Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples is made this day of May, 1997, by VINEYARDS DEVELOPMENT CORPORATION ("Developer") AND MICHAEL J. PROCACCI AND JOSEPH G. PROCACCI ("Owner"), collectively, ("DECLARANT").

**PRELIMINARY STATEMENT**

A. DECLARANT is the Owner and Developer of a Planned Unit Development in Collier County, Florida, known as THE VINEYARDS, and previously recorded an Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples (the "Declaration") in Official Records Book 1763, Pages 1228 through 1307, inclusive; a First Supplemental Declaration in Official Records Book 1876, Page 109; a Second Supplemental Declaration in Official Records Book 2129, Page 1597; a First Amendment in Official Records Book 1998, Page 2324; and a Second Amendment in Official Records Book 2239, Page 343, all of the Public Records of Collier County, Florida.

B. Section 8.11 sets forth the properties that are exempt from the payment of Assessments under the Declaration.

C. Certain property, described on Exhibit "A" attached hereto (the "Subject Property"), was taken from The Vineyards by the State of Florida for possible use as part of the I-75 right-of-way; however, title to the Subject Property has since become re-vested in the DECLARANT.

D. The Subject Property has, at all times, been intended by the DECLARANT to be exempt from the payment of Assessments pursuant to Section 8.11 of the Declaration and has been intended to be treated in the same manner as Tract "B", The Vineyards Unit One, whether the ultimate use of such Subject Property be classified as exemption number 5, 6 or 8 of the aforesaid Section 8.11.

Record and return to John Vega, Vega, Stanley, Selman & Hanlon

E. The DECLARANT desires to ratify, confirm and clarify its intentions with regard to the Subject Property and to ensure its exemption from the payment of Assessments under the Declaration.

NOW, THEREFORE, DECLARANT hereby amends the Declaration as follows:

1. All of the Subject Property as described on Exhibit "A" hereto is hereby declared exempt from the payment of Assessments pursuant to Section 8.11 of the Declaration and is declared to be classified in the same manner as Tract "B", The Vineyards Unit One, per plat recorded in Plat Book 14, Pages 67 through 74 inclusive of the Public Records of Collier County, Florida.

IN WITNESS WHEREOF, the DECLARANT has executed this Third Amendment to the Declaration as of the date first written above.

VINEYARDS DEVELOPMENT CORPORATION

By: Michel Saadeh  
Michel Saadeh, President & CEO

Donna More  
Witness  
DONNA MORE  
Printed Name

Lillian S. David  
Witness  
Lillian S. David  
Printed Name

Donna More  
Witness  
DONNA MORE  
Printed Name

Lillian S. David  
Witness  
Lillian S. David  
Printed Name

Joseph G. Procacci  
Joseph G. Procacci

*Donna More*

Witness  
DONNA MORE  
Printed Name

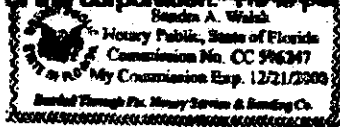
*Allison Parish*  
Witness  
ALLISON PARISH  
Printed Name

*Michael J. Proccaci*

Michael J. Proccaci

STATE OF FLORIDA  
COUNTY OF COLLIER

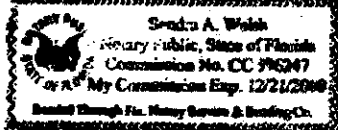
The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of May 1997, by Michel Saadeh, as President & CEO of Vineyards Development Corporation, on behalf of ~~the Corporation~~. He is personally known to me.



By: *Sandra A. Walsh*  
NOTARY PUBLIC

STATE OF FLORIDA  
COUNTY OF COLLIER

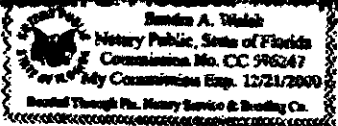
The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of May 1997, by Michael J. Proccaci. He is personally known to me.



By: *Sandra A. Walsh*  
NOTARY PUBLIC

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of May 1997, by Joseph P. Proccaci. He is personally known to me.



By: *Sandra A. Walsh*  
NOTARY PUBLIC

EXHIBIT "A"

Relevant Data Evidenced Right-of-Way

Continued at the southeast corner of Section 9, Township 49 South, Range 24 East, Collier County, Florida; shown along the south line of said Section 9 and the line of survey for Vero Plaza Road (R204); South 59°34'24" West 1157.68 feet; thence North 82°23'25" West 14.50 feet to the North right-of-way line of Vero Plaza Road (R204) and the corner or beginning of the parcel of land hereinafter described; thence North 08°25'24" West 225.40 feet to the point on a non-tangential curve;

THENCE along a curve to the left having a radius of 125.00 feet, a central angle of 21°44'42", an arc length of 31.72 feet, and a chord which bears North 79°33'23" West to the point of tangency;

THENCE South 84°24'24" West a distance of 345.31 feet to a point of curve;

THENCE along a curve to the right having a radius of 145.00 feet, a central angle of 12°12'18", an arc length of 126.20 feet, and a chord which bears North 79°19'23" West to the point of tangency;

THENCE North 60°13'21" West a distance of 175.70 feet to a point of curve;

THENCE along a curve to the right having a radius of 145.00 feet, a central angle of 13°12'18", an arc length of 126.20 feet, and a chord which bears North 41°34'41" West to the point of tangency;

THENCE North 14°34'02" West a distance of 306.11 feet to a point of curve;

THENCE along a curve to the right having a radius of 145.00 feet, a central angle of 15°49'09", an arc length of 230.50 feet, and a chord which bears North 47°21'27" West to the point of tangency;

THENCE North 59°46'30" West a distance of 107.20 feet to a point of curve;

THENCE South 14°34'02" West a distance of 780.50 feet to a point of curve;

THENCE along a curve to the left having a radius of 145.00 feet, a central angle of 17°05'30", an arc length of 246.42 feet, and a chord which bears South 23°29'31" West to a point of tangency;

THENCE along a curve to the left having a radius of 145.00 feet, a central angle of 19°15'10", an arc length of 266.41 feet, and a chord which bears South 30°09'20" West to the point of tangency;

THENCE South 61°18'15" East a distance of 187.44 feet to a point of curve;

THENCE along a curve to the right having a radius of 210.00 feet, a central angle of 21°41'24", an arc length of 366.50 feet, and a chord which bears South 44°24'23" East to a point on a line;

THENCE South 08°26'45" East a distance of 172.76 feet;

THENCE North 89°34'24" East a distance of 172.50 feet to the POINT OF BEGINNING, and containing 227,157 square feet or 5.7204 acres of land, more or less.

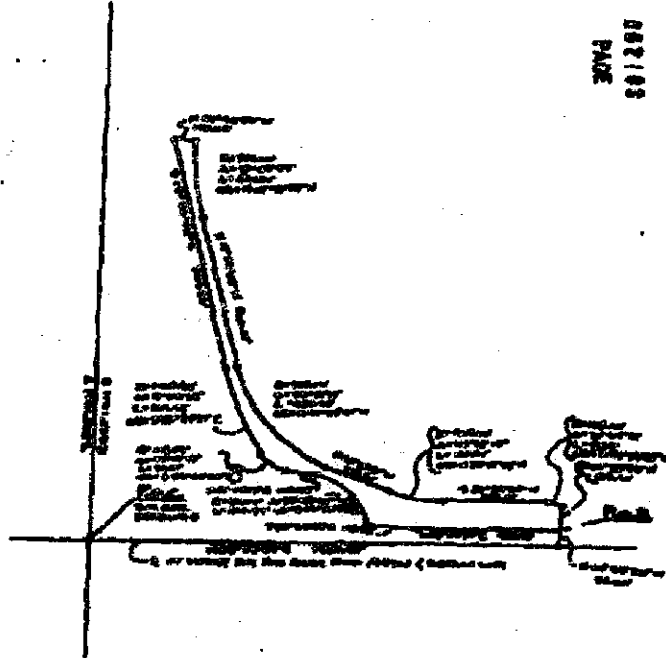
Reference being made upon the construction of CRRP on being 829°24'24" W, as shown on the State of Florida Department of Transportation Right-of-Way map, Route 204 No. 93 (1-73) Collier County, Section 80175-1400, Sheet 6 of 9.

PREPARED BY:  
COLLIER COUNTY  
PUBLIC WORKS DIVISION  
BY: *[Signature]*  
George E. [Name], P.E.  
DATE: July 29, 1988

EXHIBIT "A" - Page 2  
BOUNDARY SKETCH  
SECTION 8, TOWNSHIP 49 S, RANGE 26 E  
COLLIER COUNTY, FLORIDA

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OR BOOK

002103  
PAGE



A SKETCH ONLY, NOT A SURVEY, NOT TO SCALE, PREPARED BY:  
COLLIER COUNTY PUBLIC WORKS DIVISION

BY: *George R. Richmond*  
GEORGE R. RICHMOND PLS. NO. 2406

DATE: *July 27, 1983*

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL  
10/02/97 at 08:10AM DWIGHT B. BROCK, CLERK

RBC FEE	19.50
COPIES	4.00
MISC	1.00

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:  
Robert F. Rogers, Esquire  
98 Vineyards Boulevard  
Naples, Florida 34119  
941-353-1973

Retn:  
ROBERT F ROGERS  
98 VINEYARDS BLVD  
NAPLES FL 34119

**THIRD AMENDMENT TO AMENDED AND RESTATED DECLARATION OF  
MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
THE VINEYARDS OF NAPLES**

**WHEREAS**, VINEYARDS DEVELOPMENT CORPORATION, MICHAEL J. PROCACCI and JOSEPH G. PROCACCI are the Declarant under that certain Declaration of Master Covenants, Conditions and Restrictions for The Vineyards (the "Original Declaration"), recorded in O.R. Book 1284, Page 1938 et seq., Public Records of Collier County, Florida; and,

**WHEREAS**, pursuant to Article XI, Section 11.05, of the Original Declaration, Declarant may unilaterally amend the Original Declaration while Declarant is a Class "B" Member; and,

**WHEREAS**, VINEYARDS DEVELOPMENT CORPORATION, MICHAEL J. PROCACCI and JOSEPH G. PROCACCI are the Declarant under that certain Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples (the "Declaration"), recorded in O.R. Book 1763, Page 1228, et seq., Public Records of Collier County, Florida, as amended, which is a restatement and amendment of the Original Declaration; and,

**WHEREAS**, pursuant to Article XVII, Section 17.05 of the Declaration, Declarant may unilaterally amend the Declaration while Declarant is a Class "B" Member; and,

**WHEREAS**, Declarant desires to amend the Declaration for the purpose of clarifying and updating certain provisions thereof.

**NOW, THEREFORE**, in accordance with the provisions of said Article XVII of the Declaration, Declarant does hereby amend the Declaration as follows:

1. Section 16.01 is hereby deleted and the following is inserted in its place:

**"Section 16.01 CATV Agreement**

The Association may, but shall not be required to, enter into a bulk rate television agreement ("CATV Agreement") for all or a portion of the Property. If the Association does enter into a CATV Agreement, each Neighborhood Association will be bound and obligated to the terms of that agreement.

All Units subject to the CATV Agreement for which a Certificate of Occupancy has been issued shall be charged for basic cable service as an Individual Assessment, regardless of whether the Owner desires cable television service. It is anticipated that if a CATV Agreement is entered into by the Association, tier channels, remotes, pay channels and other services offered by the cable provider will be provided on an individual subscriber basis.

It is the intent of the Declarant that through the bargaining power of the Association as a whole, the various Neighborhood Associations will receive better rates than would otherwise be available; however, there is no requirement that this in fact occur.

IN WITNESS WHEREOF, the Declarant has caused this THIRD AMENDMENT TO AMENDED AND RESTATED DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VINEYARDS OF NAPLES to be executed by its duly authorized officers and its seal to be affixed this 29<sup>th</sup> day of Sept, 1997.

Signed, sealed and delivered in our presence  
Witnesses:

VINEYARDS DEVELOPMENT CORPORATION  
a Florida corporation

Cynthia Vanderlee  
Printed Name: CYNTHIA VANDERLEE

By: Michel Saadeh  
Michel Saadeh, President & CEO

Sandra Walsh  
Printed Name: SANDRA WALSH

Cynthia Vanderlee  
Printed Name: CYNTHIA VANDERLEE

Michael Procacci  
Michael J. Procacci

Sandra Walsh  
Printed Name: SANDRA WALSH

Eveline McCartney  
Printed Name: Eveline McCartney

Joseph G. Procacci  
Joseph G. Procacci

JoAnn Greenwald  
Printed Name: JOANN GREENWALD

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of September, 1997 by MICHEL SAADEH, as President and CEO of VINEYARDS DEVELOPMENT CORPORATION, a Florida corporation, who is personally known to me or who has produced n/a as identification.

Notary Public, State of Florida  
Commission No. CC 396247  
My Commission Exp. 12/21/2009  
Notary Public

Sandra A. Walsh  
Notary Public

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of September, 1997 by Michael J. Procacci, who is personally known to me or who has produced n/a as identification.

Notary Public, State of Florida  
Commission No. CC 396247  
My Commission Exp. 12/21/2009  
Notary Public

Sandra A. Walsh  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of September, 1997 by Joseph G. Procacci, who is personally known to me or has produced n/a as identification.

Notarial Seal  
June D. DiStefano, Notary Public  
Philadelphia, Philadelphia County  
My Commission Expires June 26, 2001  
Member, Pennsylvania Association of Notaries  
Member, Philadelphia Association of Notaries

June D. DiStefano  
Notary Public

JOINDER BY FIRST UNION NATIONAL BANK f/k/a First Fidelity Bank, N.A.

FIRST UNION NATIONAL BANK hereby joins in the foregoing Third Amendment to Amended and restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples, as Mortgagee only.

FIRST UNION NATIONAL BANK f/k/a  
First Fidelity Bank, N.A.

C Brewer  
Witness

By: Garry J. Cap  
Garry J. Cap, Vice President

C. BREWER  
Printed Name

[Signature]  
Witness

GEORGE W. CHALMERS  
Printed Name

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA

The foregoing instrument was acknowledged before me this 29 day of September, 1997 by GARRY J. CAP as Vice President of FIRST UNION NATIONAL BANK f/k/a First Fidelity Bank, N.A., and he is personally known to me or has produced n/a as identification.

NOTARIAL SEAL  
TINA L. SABIR, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires July 24, 2008

Tina L. Sabir  
Notary Public



JOINDER BY VINEYARDS COMMUNITY ASSOCIATION, INC.

VINEYARDS COMMUNITY ASSOCIATION, INC. hereby joins in the foregoing Third Amendment to Amended and restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples.

VINEYARDS COMMUNITY ASSOCIATION, INC.

Sandra Walsh  
Witness

By: Michel Saadeh  
Michel Saadeh, President

Sandra Walsh  
Printed Name

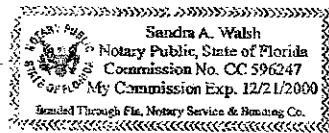
Cynthia VanderZee  
Witness

CYNTHIA VANDERZEE  
Printed Name

STATE OF FLORIDA

COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of September 1997 by **Michel Saadeh** as President of **VINEYARDS COMMUNITY ASSOCIATION, INC.**, and he is personally known to me or has produced n/a as identification.



Sandra A. Walsh  
Notary Public

State of FLORIDA  
County of COLLIER

I HEREBY CERTIFY THAT this is a true and correct copy of a document recorded in the official records of Collier County, Florida, witnessed by both the official seal and this date:

Date: Oct 2 1997  
Deight E. Brown, Clerk of Circuit Court

By: Dale King D.C.

REC FEE 10.50  
COPIES 2.00  
MISC 1.00

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:  
Robert F. Rogers, Esquire  
98 Vineyards Boulevard  
Naples, Florida 34119  
941-353-1973

Re: ROBERT ROGERS  
98 VINEYARDS BLVD  
NAPLES FL 34119

**FOURTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF  
MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
THE VINEYARDS OF NAPLES**

**WHEREAS**, VINEYARDS DEVELOPMENT CORPORATION, MICHAEL J. PROCACCI and JOSEPH G. PROCACCI are the Declarant under that certain Declaration of Master Covenants, Conditions and Restrictions for The Vineyards (the "Original Declaration"), recorded in O.R. Book 1284, Page 1938 et seq., Public Records of Collier County, Florida; and,

**WHEREAS**, pursuant to Article XI, Section 11.05, of the Original Declaration, Declarant may unilaterally amend the Original Declaration while Declarant is a Class "B" Member; and,

**WHEREAS**, VINEYARDS DEVELOPMENT CORPORATION, MICHAEL J. PROCACCI and JOSEPH G. PROCACCI are the Declarant under that certain Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples (the "Declaration"), recorded in O.R. Book 1763, Page 1228, et seq., Public Records of Collier County, Florida, as amended, which is a restatement and amendment of the Original Declaration; and,

**WHEREAS**, pursuant to Article XVII, Section 17.05 of the Declaration, Declarant may unilaterally amend the Declaration while Declarant is a Class "B" Member; and,

**WHEREAS**, Declarant desires to amend the Declaration to allow the Vineyards Community Association to allocate costs associated with maintaining Common Areas in a manner which charges the cost of maintaining the Common Area to the Neighborhood Association which receives the majority of the benefit of the Common Area.

**NOW, THEREFORE**, in accordance with the provisions of said Article XVII of the Declaration, Declarant does hereby amend the Declaration as follows:


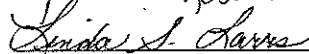
- 1. A new Section 4.10 is hereby added which reads as follows:

Section 4.10 Allocation of Common Expenses

So long as the Declarant owns property in the Vineyards for development, the Declarant may proportion Common Expenses to individual Neighborhood Associations in any manner the Declarant deems appropriate. Said charge will be noted as a line item charge to the particular Neighborhood Association being charged.

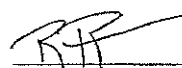

IN WITNESS WHEREOF, the Declarant has caused this THIRD AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VINEYARDS OF NAPLES to be executed by its duly authorized officers and its seal to be affixed this 27<sup>th</sup> day of Oct., 1998.

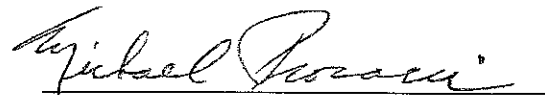
Signed, sealed and delivered  
in our presence  
Witnesses:

  
Printed Name: Robert Rogers  
  
Printed Name: LINDA S. LARRS

VINEYARDS DEVELOPMENT CORPORATION  
a Florida corporation

By:   
Michel Saadeh, President & CEO

  
Printed Name: Robert Rogers  
  
Printed Name: LINDA S. LARRS

  
Michael J. Procacci

*Elizabeth A. Recht*

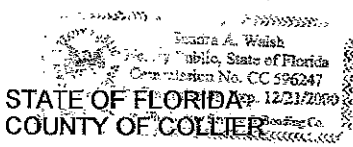
*Joseph G. Procacci*  
Printed Name: Joseph G. Procacci

*Joseph G. Procacci*  
Printed Name: Joseph G. Procacci

*Eveline Mc Carney*  
Printed Name: Eveline Mc Carney

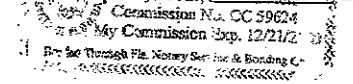
STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of Oct., 1997 by MICHEL SAADEH, as President and CEO of VINEYARDS DEVELOPMENT CORPORATION, a Florida corporation, who is personally known to me or who has produced n/a as identification.

  
STATE OF FLORIDA  
COUNTY OF COLLIER

*Sandra A. Walsh*  
Notary Public

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1997 by Michael J. Procacci, who is personally known to me or who has produced n/a as identification.

  
STATE OF FLORIDA  
COUNTY OF COLLIER

*Sandra A. Walsh*  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of November, 1997 by Joseph G. Procacci, who is personally known to me or has produced n/a as identification.

Notarial Seal  
June D. Ditzio, Notary Public  
Philadelphia, Philadelphia County  
My Commission Expires June 28, 1999  
Member, Pennsylvania Association of Notaries

*June D. Ditzio*  
Notary Public

**WITNESSED BY VINEYARDS COMMUNITY ASSOCIATION, INC.**

VINEYARDS COMMUNITY ASSOCIATION, INC. hereby joins in the foregoing Fourth Amendment to Amended and restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples.

VINEYARDS COMMUNITY ASSOCIATION, INC.

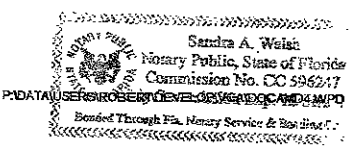
*Robert Rogers*  
Printed Name: Robert Rogers

By: *Michel Saadeh*  
Michel Saadeh, President

*Linda S. Larrs*  
Printed Name: LINDA S. LARRS

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of Oct., 1997 by Michel Saadeh as President of VINEYARDS COMMUNITY ASSOCIATION, INC., and he is personally known to me or has produced n/a as identification.

  
STATE OF FLORIDA  
COUNTY OF COLLIER

*Sandra A. Walsh*  
Notary Public

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:

Robert F. Rogers, Esquire  
98 Vineyards Boulevard  
Naples, Florida 34119  
941-353-1973

Retn:  
ROBERT F ROGERS  
98 VINEYARDS BLVD  
NAPLES FL 34119

**FIFTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF  
MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
THE VINEYARDS OF NAPLES**

WHEREAS, VINEYARDS DEVELOPMENT CORPORATION, MICHAEL J. PROCACCI and JOSEPH G. PROCACCI are the Declarant under that certain Declaration of Master Covenants, Conditions and Restrictions for The Vineyards (the "Original Declaration"), recorded in O.R. Book 1284, Page 1938 at seq., Public Records of Collier County, Florida; and,

WHEREAS, pursuant to Article XI, Section 11.05, of the Original Declaration, Declarant may unilaterally amend the Original Declaration while Declarant is a Class "B" Member; and,

WHEREAS, VINEYARDS DEVELOPMENT CORPORATION, MICHAEL J. PROCACCI and JOSEPH G. PROCACCI are the Declarant under that certain Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples (the "Declaration"), recorded in O.R. Book 1763, Page 1228, at seq., Public Records of Collier County, Florida, as amended, which is a restatement and amendment of the Original Declaration; and,

WHEREAS, pursuant to Article XVII, Section 17.05 of the Declaration, Declarant may unilaterally amend the Declaration while Declarant is a Class "B" Member; and,

WHEREAS, Declarant desires to amend the Declaration to allow the Vineyards Community Association to allocate costs associated with maintaining Common Areas in a manner which charges the cost of maintaining the Common Area to the Neighborhood Association which receives the majority of the benefit of the Common Area.

NOW, THEREFORE, in accordance with the provisions of said Article XVII of the Declaration, Declarant does hereby amend the Declaration as follows:

1. Section 9.20, Annoying Lighting, Sounds, Odors, is hereby deleted in its entirety and the following inserted in its place:

No light or odor shall be emitted from any Unit which is obnoxious or unreasonably offensive to others. No sound shall be emitted from any Unit which is in violation of any Collier County Ordinance.

IN WITNESS WHEREOF, the Declarant has caused this THIRD AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VINEYARDS OF NAPLES to be executed by its duly authorized officers and its seal to be affixed this 22<sup>nd</sup> day of February, 2001.

Signed, sealed and delivered  
in our presence  
Witnesses:

VINEYARDS DEVELOPMENT CORPORATION  
a Florida corporation

Claudia Tygfa  
Printed Name:

By: Michel Saadeh  
Michel Saadeh, President & CEO

[Signature]  
Printed Name:

Claudia Tygfa  
Printed Name:

Michael Procacci  
Michael J. Procacci

[Signature]  
Printed Name:


Claudia Tzyfa  
Printed Name:

Joseph G. Procacci  
Joseph G. Procacci

[Signature]  
Printed Name:


STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of Feb., 2001 by MICHEL SAADEH, as President and CEO of VINEYARDS DEVELOPMENT CORPORATION, a Florida corporation, who is personally known to me or who has produced n/a as identification.

 MY COMMISSION # CC912114 EXPIRES March 19, 2004  
[Signature]  
Notary Public

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of Feb., 2001 by Michael J. Procacci, who is personally known to me or who has produced n/a as identification.

 Robert Rogers  
MY COMMISSION # CC912114 EXPIRES March 19, 2004  
[Signature]  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of Feb., 2001 by Joseph G. Procacci, who is personally known to me or has produced n/a as identification.

 Robert Rogers  
MY COMMISSION # CC912114 EXPIRES March 19, 2004  
[Signature]  
Notary Public

JOINDER BY VINEYARDS COMMUNITY ASSOCIATION, INC.

VINEYARDS COMMUNITY ASSOCIATION, INC. hereby joins in the foregoing Fourth Amendment to Amended and restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples.

VINEYARDS COMMUNITY ASSOCIATION, INC.

Claudia Tzyfa  
Printed Name:

By: Michel Saadeh  
Michel Saadeh, President

[Signature]  
Printed Name:

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of Feb., 2001 by Michel Saadeh as President of VINEYARDS COMMUNITY ASSOCIATION, INC., and he is personally known to me or has produced n/a as identification.

 Robert Rogers  
MY COMMISSION # CC912114 EXPIRES March 19, 2004  
[Signature]  
Notary Public

PLUSSER@ROBERTDEVELOPMENTCORPORATION.COM

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:

Robert F. Rogers, Esquire  
98 Vineyards Boulevard  
Naples, Florida 34119  
841-353-1973

RETR:  
ROBERT F ROGERS  
98 VINEYARDS BLVD  
NAPLES FL 34119

RETR:  
ROBERT F ROGERS  
98 VINEYARDS BLVD  
NAPLES FL 34119

**FIFTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF  
MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
THE VINEYARDS OF NAPLES**

This document is being re-recorded to reflect the changes contained herein.  
**WHEREAS, VINEYARDS DEVELOPMENT CORPORATION, MICHAEL J. PROCACCI and JOSEPH G. PROCACCI** are the Declarant under that certain Declaration of Master Covenants, Conditions and Restrictions for The Vineyards (the "Original Declaration"), recorded in O.R. Book 1284, Page 1938 et seq., Public Records of Collier County, Florida; and,

**WHEREAS,** pursuant to Article XI, Section 11.05, of the Original Declaration, Declarant may unilaterally amend the Original Declaration while Declarant is a Class "B" Member; and,

**WHEREAS, VINEYARDS DEVELOPMENT CORPORATION, MICHAEL J. PROCACCI and JOSEPH G. PROCACCI** are the Declarant under that certain Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples (the "Declaration"), recorded in O.R. Book 1763, Page 1228, et seq., Public Records of Collier County, Florida, as amended, which is a restatement and amendment of the Original Declaration; and,

**WHEREAS,** pursuant to Article XVII, Section 17.05 of the Declaration, Declarant may unilaterally amend the Declaration while Declarant is a Class "B" Member; and,

**WHEREAS,** Declarant desires to amend the Declaration to allow the Vineyards Community Association to allocate costs associated with maintaining Common Areas in a manner which charges the cost of maintaining the Common Area to the Neighborhood Association which receives the majority of the benefit of the Common Area.

**NOW, THEREFORE,** in accordance with the provisions of said Article XVII of the Declaration, Declarant does hereby amend the Declaration as follows:

1. Section 9.20, Annoying Lighting, Sounds, Odors, is hereby deleted in its entirety and the following inserted in its place:

No light or odor shall be emitted from any Unit which is obnoxious or unreasonably offensive to others. No sound shall be emitted from any Unit which is in violation of any Collier County Ordinance.

IN WITNESS WHEREOF, the Declarant has caused this ~~THIRD~~ <sup>Fifth</sup> AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VINEYARDS OF NAPLES to be executed by its duly authorized officers and its seal to be affixed this 28<sup>th</sup> day of February, 2001.

Signed, sealed and delivered  
in our presence  
Witnesses:

Claudia Tyska  
Printed Name:

[Signature]  
Printed Name:

Claudia Tyska  
Printed Name:

[Signature]  
Printed Name:

VINEYARDS DEVELOPMENT CORPORATION  
a Florida corporation

By: Michel Saadeh  
Michel Saadeh, President & CEO

Michael Procacci  
Michael J. Procacci

RECORDED in the OFFICIAL RECORDS of COLLIER COUNTY, FL  
08/27/2001 at 03:09PM DWIGHT E. BROCK, CLERK  
/2849346 OR: 2882 PG: 1540  
RRC 188 10.50

Claudia Typha  
Printed Name:

Joseph G. Procacci  
Joseph G. Procacci

[Signature]  
Printed Name:

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of Feb., 2001 by MICHEL SAADEH, as President and CEO of VINEYARDS DEVELOPMENT CORPORATION, a Florida corporation, who is personally known to me or who has produced n/a as identification.



Robert Rogers  
MY COMMISSION # CC912116 EXPIRES  
March 19, 2004  
BONDED THROUGH FARM INSURANCE, INC.

[Signature]  
Notary Public

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of Feb., 2001 by Michael J. Procacci, who is personally known to me or who has produced n/a as identification.



Robert Rogers  
MY COMMISSION # CC912116 EXPIRES  
March 19, 2004  
BONDED THROUGH FARM INSURANCE, INC.

[Signature]  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of Feb., 2001 by Joseph G. Procacci, who is personally known to me or has produced n/a as identification.



Robert Rogers  
MY COMMISSION # CC912116 EXPIRES  
March 19, 2004  
BONDED THROUGH FARM INSURANCE, INC.

[Signature]  
Notary Public

JOINDER BY VINEYARDS COMMUNITY ASSOCIATION, INC.

VINEYARDS COMMUNITY ASSOCIATION, INC. hereby joins in the foregoing Fourth Amendment to Amended and restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples.

VINEYARDS COMMUNITY ASSOCIATION, INC.

Claudia Typha  
Printed Name:

By: Michel Saadeh  
Michel Saadeh, President

[Signature]  
Printed Name:

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of Feb., 2001 by Michel Saadeh as President of VINEYARDS COMMUNITY ASSOCIATION, INC., and he is personally known to me or has produced n/a as identification.



Robert Rogers  
MY COMMISSION # CC912115 EXPIRES  
March 19, 2004  
BONDED THROUGH FARM INSURANCE, INC.

[Signature]  
Notary Public

✓ \*\*\* OR: 2882 PG: 1541 \*\*\* ✓

REC FEE 16.50  
COPIES 2.00  
MISC 1.00

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:  
Robert F. Rogers, Esquire  
98 Vineyards Boulevard  
Naples, Florida 34119  
941-353-1973

Retn:  
ROBERT F ROGERS  
98 VINEYARDS BLVD  
NAPLES FL 34119

**SIXTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF  
MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
THE VINEYARDS OF NAPLES**

WHEREAS, VINEYARDS DEVELOPMENT CORPORATION, MICHAEL J. PROCACCI and JOSEPH G. PROCACCI are the Declarant under that certain Declaration of Master Covenants, Conditions and Restrictions for The Vineyards (the "Original Declaration"), recorded in O.R. Book 1284, Page 1938 et seq., Public Records of Collier County, Florida; and,

WHEREAS, pursuant to Article XI, Section 11.05, of the Original Declaration, Declarant may unilaterally amend the Original Declaration while Declarant is a Class "B" Member; and,

WHEREAS, VINEYARDS DEVELOPMENT CORPORATION, MICHAEL J. PROCACCI and JOSEPH G. PROCACCI are the Declarant under that certain Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples (the "Declaration"), recorded in O.R. Book 1763, Page 1228, et seq., Public Records of Collier County, Florida, as amended, which is a restatement and amendment of the Original Declaration; and,

WHEREAS, pursuant to Article XVII, Section 17.05 of the Declaration, Declarant may unilaterally amend the Declaration while Declarant is a Class "B" Member; and,

WHEREAS, Declarant desires to amend the Declaration as stated below.

NOW, THEREFORE, in accordance with the provisions of said Article XVII of the Declaration, Declarant does hereby amend the Declaration as follows:

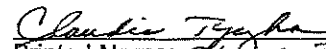
1. A new paragraph, Section 17.16, Roof Overhangs, is added which reads as follows:


As specifically permitted by Collier County Code, in zero lot line communities, roof eaves may overhang the zero lot line.


IN WITNESS WHEREOF, the Declarant has caused this SIXTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VINEYARDS OF NAPLES to be executed by its duly authorized officers and its seal to be affixed this 17<sup>th</sup> day of July, 2002.

Signed, sealed and delivered  
in our presence  
Witnesses:

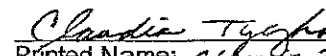
VINEYARDS DEVELOPMENT CORPORATION  
a Florida corporation


  
Printed Name: Claudia Tuzza

By:   
Michel Saadeh, President & CEO

  
Printed Name: LINDA H. POWELL

  
Michael J. Procacci

  
Printed Name: Claudia Tuzza

  
Printed Name: LINDA H. POWELL

[Signature]  
Printed Name: Robert Rogers

[Signature]  
Joseph G. Procacci

[Signature]  
Printed Name: Claudia Tzafes

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2002 by Michel Saadeh, as President and CEO of VINEYARDS DEVELOPMENT CORPORATION, a Florida corporation, who is personally known to me or who has produced n/a as identification.



Robert Rogers  
MY COMMISSION # CC912116 EXPIRES  
March 19, 2004  
BONDED THRU TROY FAIN INSURANCE, INC.

[Signature]  
Notary Public

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2002 by Michael J. Procacci, who is personally known to me or who has produced n/a as identification.



Robert Rogers  
MY COMMISSION # CC912116 EXPIRES  
March 19, 2004  
BONDED THRU TROY FAIN INSURANCE, INC.

[Signature]  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2002 by Joseph G. Procacci, who is personally known to me or has produced n/a as identification.



Robert Rogers  
MY COMMISSION # CC912116 EXPIRES  
March 19, 2004  
BONDED THRU TROY FAIN INSURANCE, INC.

[Signature]  
Notary Public

JOINDER BY VINEYARDS COMMUNITY ASSOCIATION, INC.

VINEYARDS COMMUNITY ASSOCIATION, INC. hereby joins in the foregoing Sixth Amendment to Amended and restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples.

VINEYARDS COMMUNITY ASSOCIATION, INC.

[Signature]  
Printed Name: Claudia Tzafes

By: [Signature]  
Michel Saadeh, President & CEO

[Signature]  
Printed Name: LINDA H. FOWELL

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2002 by Michel Saadeh as President of VINEYARDS COMMUNITY ASSOCIATION, INC., and he is personally known to me or has produced n/a as identification.



Robert Rogers  
MY COMMISSION # CC912116 EXPIRES  
March 19, 2004  
BONDED THRU TROY FAIN INSURANCE, INC.

[Signature]  
Notary Public

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:  
Robert F. Rogers, Esquire  
75 Vineyards Boulevard  
Naples, Florida 34119-4748  
239-353-1973

Retn:  
ROBERT F ROGERS  
75 VINEYARDS BLVD  
NAPLES FL 34119

**SEVENTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF  
MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
THE VINEYARDS OF NAPLES**

**WHEREAS**, VINEYARDS DEVELOPMENT CORPORATION, MICHAEL J. PROCACCI and JOSEPH G. PROCACCI are the Declarant under that certain Declaration of Master Covenants, Conditions and Restrictions for The Vineyards (the "Original Declaration"), recorded in O.R. Book 1284, Page 1938 et seq., Public Records of Collier County, Florida; and,

**WHEREAS**, pursuant to Article XI, Section 11.05, of the Original Declaration, Declarant may unilaterally amend the Original Declaration while Declarant is a Class "B" Member; and,

**WHEREAS**, VINEYARDS DEVELOPMENT CORPORATION, MICHAEL J. PROCACCI and JOSEPH G. PROCACCI are the Declarant under that certain Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples (the "Declaration"), recorded in O.R. Book 1763, Page 1228, et seq., Public Records of Collier County, Florida, as amended, which is a restatement and amendment of the Original Declaration; and,

**WHEREAS**, pursuant to Article XVII, Section 17.05 of the Declaration, Declarant may unilaterally amend the Declaration while Declarant is a Class "B" Member; and,

**WHEREAS**, Declarant desires to amend the Declaration as stated below:

**NOW, THEREFORE**, in accordance with the provisions of said Article XVII of the Declaration, Declarant does hereby amend the Declaration as follows:

1. It is the intent of the Developer of the community and of each individual community that common areas, including, but not limited to, roads, right-of-ways and entry statements (collectively the "Common Area"), that serve a particular neighborhood, be maintained by that neighborhood. As such, the Developer, if he has not already, intends to deed over all Common Areas to the individual neighborhoods. Whether this deeding occurs or not, maintenance responsibilities, including the costs associated therewith, are allocated to the individual neighborhoods for the Common Areas that serve those individual neighborhoods. Also, it is the intention that the sidewalk along Arbor Boulevard would be maintained by the Master Association. Where the sidewalk turns off of Arbor Boulevard, the individual neighborhoods would take over maintenance responsibilities.

IN WITNESS WHEREOF, the Declarant has caused this SEVENTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VINEYARDS OF NAPLES to be executed by its duly authorized officers and its seal to be affixed this 11 day of Feb., 2004.

Signed, sealed and delivered  
in our presence

Witnesses:



Printed Name: Robert Rogers



Printed Name: LINDA H. FOWELL

VINEYARDS DEVELOPMENT CORPORATION  
a Florida corporation

By:   
Michel Saadeh, President & CEO

RA  
Printed Name: Robert Rogers  
Linda H. Fowell  
Printed Name: LINDA H. FOWELL

Michael Procacci  
Michael J. Procacci

RA  
Printed Name: Robert Rogers  
Linda H. Fowell  
Printed Name: LINDA H. FOWELL

Joseph Procacci  
Joseph G. Procacci

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 11TH day of FEBRUARY, 2004 by Michel Saadeh, as President and CEO of VINEYARDS DEVELOPMENT CORPORATION, a Florida corporation, who is personally known to me or who has produced n/a as identification.

Linda H. Fowell  
Notary Public



STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 11TH day of FEBRUARY, 2004 by Michael J. Procacci, who is personally known to me or who has produced n/a as identification.

Linda H. Fowell  
Notary Public



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF PHILADELPHIA

The foregoing instrument was acknowledged before me this 11TH day of FEBRUARY, 2004 by Joseph G. Procacci, who is personally known to me or has produced n/a as identification.



Linda H. Fowell  
Notary Public

JOINDER BY VINEYARDS COMMUNITY ASSOCIATION, INC.

VINEYARDS COMMUNITY ASSOCIATION, INC. hereby joins in the foregoing Seventh Amendment to Amended and restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples.

VINEYARDS COMMUNITY ASSOCIATION, INC.

RA  
Printed Name: Robert Rogers  
Linda H. Fowell  
Printed Name: LINDA H. FOWELL

By: Michel Saadeh  
Michel Saadeh, President & CEO

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of FEBRUARY, 2004 by Michel Saadeh as President of VINEYARDS COMMUNITY ASSOCIATION, INC., and he is personally known to me or has produced n/a as identification.

  
Notary Public

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THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:  
Robert F. Rogers, Esquire  
75 Vineyards Boulevard  
Naples, Florida 34119-4748  
239-353-1973

**EIGHTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF  
MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
THE VINEYARDS OF NAPLES**

**WHEREAS**, VINEYARDS DEVELOPMENT CORPORATION is the Declarant under that certain Declaration of Master Covenants, Conditions and Restrictions for The Vineyards (the "Original Declaration"), recorded in O.R. Book 1284, Page 1938 et seq., Public Records of Collier County, Florida; and,

**WHEREAS**, pursuant to Article XI, Section 11.05, of the Original Declaration, Declarant may unilaterally amend the Original Declaration while Declarant is a Class "B" Member; and,

**WHEREAS**, VINEYARDS DEVELOPMENT CORPORATION is the Declarant under that certain Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples (the "Declaration"), recorded in O.R. Book 1763, Page 1228, et seq., Public Records of Collier County, Florida, as amended, which is a restatement and amendment of the Original Declaration; and,

**WHEREAS**, pursuant to Article XVII, Section 17.05 of the Declaration, Declarant may unilaterally amend the Declaration while Declarant is a Class "B" Member; and,

**WHEREAS**, Declarant desires to amend the Declaration as stated below.

**NOW, THEREFORE**, in accordance with the provisions of said Article XVII of the Declaration, Declarant does hereby amend the Declaration as follows:

1. The Declaration is hereby amended to include all of the provisions contained in the attached Affidavit. The intent of this Amendment is to satisfy the terms and conditions of the South Florida Water Management District necessary to complete the Permit Transfer and Conversion from Construction to Operation Phase for Vineyards Development Corporation, District Permit No. 11-00371-S. In addition, as required in item 7 of the attached Affidavit, the South Florida Water Management District Permit No. 11-00371-S is attached thereto as Exhibit A.

IN WITNESS WHEREOF, the Declarant has caused this EIGHTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VINEYARDS OF NAPLES to be executed by its duly authorized officers and its seal to be affixed this 20 day of Dec., 2004.

Signed, sealed and delivered  
in our presence  
Witnesses:

VINEYARDS DEVELOPMENT CORPORATION  
a Florida corporation

Printed Name: Robert Rogers

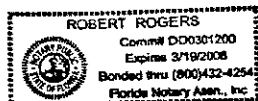
By: Michel Saadeh  
Michel Saadeh, President & CEO

Printed Name: LINDA H. FOWLER

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of Dec., 2004 by Michel Saadeh, as President and CEO of VINEYARDS DEVELOPMENT CORPORATION, a Florida corporation, who is personally known to me or who has produced n/a as identification.

Notary Public



Rel: ROBERT F. ROGERS  
75 VINEYARDS BLVD  
NAPLES FL 34119

RECORDED In the OFFICIAL RECORDS OF COLLIER COUNTY, FL  
03/16/2013 at 12:34PM DEIGHT B. BRICK, CLERK

3577213 OR: 3754 PG: 0240


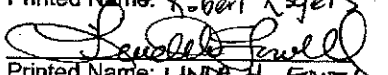
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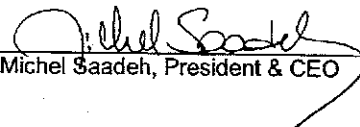
146.00

**JOINDER BY VINEYARDS COMMUNITY ASSOCIATION, INC.**

VINEYARDS COMMUNITY ASSOCIATION, INC. hereby joins in the foregoing Eighth Amendment to Amended and restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples.


VINEYARDS COMMUNITY ASSOCIATION, INC.

  
Printed Name: Robert Rogers  
  
Printed Name: LINDA H. Fowler

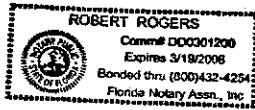
By:   
Michel Saadeh, President & CEO

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of Dec, 2004 by Michel Saadeh as President of VINEYARDS COMMUNITY ASSOCIATION, INC., and he is personally known to me or has produced n/a as identification.

  
Notary Public

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Application No's: \_\_\_\_\_  
 Permit No: \_\_\_\_\_  
 Project Name: \_\_\_\_\_

**AFFIDAVIT**

I, Michel Saadeh, on behalf of  
Vineyards Community Assoc. in  
my, Pres capacity, hereby attest to the following pertaining to  
 the above project:

(9.2.3, BOR) I attest that the Home or Property Owners' or Community or Master Association has the following general powers and attributes set forth in the Articles of Incorporation or other documents on the page numbers indicated:	
1. a. All the powers set forth in Section 617, FL Statute b. All the powers set forth in Section 718, FL Statute	Page No: <u>5<sup>th</sup> Amend.</u>
OR	Page No: <u>" "</u>
1. The power to:	
a. Own and Convey Property	Page No: <u>" "</u>
b. Operate and Maintain Common Property, specifically the Surface Water Management (SWM) as permitted by the SFWMD including all lakes, retention areas, culverts and related appurtenances;	Page No: <u>" "</u>
c. Establish Rules and Regulations;	Page No: <u>" "</u>
d. Assess Members and Enforce Assessments;	Page No: <u>" "</u>
e. To Sue and be Sued; and	Page No: <u>" "</u>
f. Contract for Services to provide for Operation and Maintenance Services	Page No: <u>" "</u>
2. All homeowners, lot owners, property owners, unit owners and golf course(s), if any, are members of the Association	Page No: <u>" "</u>
3. The Association exists in perpetuity; however, if the Association is dissolved, the property consisting of the Surface Water Management System will be conveyed to an appropriate agency of local government. If this is not accepted, then the Surface Water Management System will be dedicated to a similar non-profit corporation.	Page No: <u>" "</u>

<p><b>(9.2.4, BOR)</b> I further attest that the following covenants and restrictions are contained in the Declaration of Protective Covenants, Declaration of Condominium, Deed Restrictions or Articles of Incorporation (documents) on the page numbers indicated:</p>	
<p>1. The Association is responsible for the operation and maintenance of the SWM System described in the permit.</p>	<p>Page No: " "</p>
<p>2. The SWM System is:</p> <p>a. Owned by the Association</p> <p>b. Described in the documents as Common Property</p>	<p>Page No: " "</p> <p>Page No: " "</p>
<p>3. The Association is responsible for accessing and collecting fees for the operation, maintenance, and if necessary, replacement of the SWM System</p>	<p>Page No: " "</p>
<p>4. Any Amendment proposed by these documents which would affect the SWM System, Conservation Areas or Water Management Portions of the Commons Areas will be submitted to the District for Determination of whether the Amendment necessitates a Modification of the SFWMD Permit. If a Modification is necessary, the District will so advise the Permittee.</p>	<p>Page No: " "</p>
<p>5. The Rules and Regulations will remain in effect for a minimum of twenty-five (25) years and shall be automatically renewed thereafter.</p>	<p>Page No: " "</p>
<p>6. Of Wetland Mitigation or Monitoring is required the Association shall be responsible to carry out this obligation. The Rules and Regulations state that it shall be the Association's responsibility to complete the task successfully, including meeting all (permit) conditions associated with Wetland Mitigation, Maintenance and Monitoring.*</p>	<p>Page No: " "</p>
<p>7. a. The SFWMD Permit No: _____ is attached to the documents as Exhibit _____</p> <p>b. Copies of the Permit and any future SFWMD Permit actions shall be maintained by the Association's Registered Agent for the Association's Benefit.*</p>	<p>Page No: " "</p>
<p>8. The District has the right to take enforcement action, including a civil action for an injunction and penalties against the Association to compel it to correct any outstanding problems with the SWM System facilities or in Mitigation or Conservation Areas under the responsibility or control of the Association.</p>	<p>Page No: " "</p>



**SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
SURFACE WATER MANAGEMENT  
GENERAL PERMIT NO. 11-00371-S**

Form #0942  
08/95

DATE ISSUED: September 22, 1999

PERMITTEE: VINEYARDS DEVELOPMENT CORPORATION  
98 VINEYARDS BLVD  
NAPLES, FL 34119

PROJECT DESCRIPTION: MODIFICATION OF A SURFACE WATER MANAGEMENT SYSTEM SERVING 66.57  
ACRE(S) OF RESIDENTIAL DEVELOPMENT KNOWN AS VINEYARDS TRACT AA.

PROJECT LOCATION: COLLIER COUNTY, SECTION 5 TWP 49S RGE 26E

PERMIT DURATION: Five years from the date issued to complete construction of the  
surface water management system as authorized herein. See attached  
Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Permit Application No.  
990706-12, dated July 6, 1999. This action is taken pursuant to Rule 40E-1.606 and  
Chapter 40E-40, Florida Administrative Code (F.A.C.).

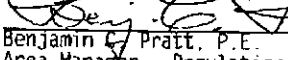
Based on the information provided, District rules have been adhered to and a Surface  
Water Management General Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached Standard Limiting Conditions.
3. the attached 9 Special Conditions, and
4. the attached 8 Exhibit(s).

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 22nd day of September, 1999, in accordance with Section 120.60(3), Florida Statutes.

BY:   
Benjamin G. Pratt, P.E.  
Area Manager - Regulation  
Ft Myers Service Center

Certified Mail No. Z 459 511 629

Enclosures

OR: 3754 PG: 0245

## STANDARD LIMITING CONDITIONS

1. THE PERMITTEE SHALL IMPLEMENT THE WORK AUTHORIZED IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACT OF THE WORKS ON FISH, WILDLIFE, NATURAL ENVIRONMENTAL VALUES, AND WATER QUALITY. THE PERMITTEE SHALL INSTITUTE NECESSARY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING FULL COMPACTION OF ANY FILL MATERIAL PLACED AROUND NEWLY INSTALLED STRUCTURES, TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING AND SEDIMENTATION IN THE RECEIVING WATERS.
2. WATER QUALITY DATA FOR THE WATER DISCHARGED FROM THE PERMITTEE'S PROPERTY OR INTO SURFACE WATERS OF THE STATE WILL BE SUBMITTED TO THE DISTRICT AS REQUIRED BY SECTION 5.9, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994." PARAMETERS TO BE MONITORED MAY INCLUDE THOSE LISTED IN CHAPTER 62-302, F.A.C. IF WATER QUALITY DATA IS REQUIRED, THE PERMITTEE SHALL PROVIDE DATA ON VOLUMES OF WATER DISCHARGED, INCLUDING TOTAL VOLUME DISCHARGED DURING THE DAYS OF SAMPLING AND TOTAL MONTHLY DISCHARGES FROM THE PROPERTY OR INTO SURFACE WATERS OF THE STATE.
3. THIS PERMIT SHALL NOT RELIEVE THE PERMITTEE OF ANY OBLIGATION TO OBTAIN NECESSARY FEDERAL, STATE, LOCAL OR SPECIAL DISTRICT APPROVALS.
4. THE OPERATION PHASE OF THIS PERMIT WILL NOT BECOME EFFECTIVE UNTIL THE DISTRICT'S ACCEPTANCE OF CERTIFICATION OF THE COMPLETED SURFACE WATER MANAGEMENT SYSTEM. THE PERMITTEE SHALL REQUEST TRANSFER OF THE PERMIT TO THE RESPONSIBLE OPERATIONAL ENTITY ACCEPTED BY THE DISTRICT. IF DIFFERENT FROM THE PERMITTEE, THE TRANSFER REQUEST CAN BE SUBMITTED CONCURRENTLY WITH THE CONSTRUCTION COMPLETION CERTIFICATION.
5. ALL ROAD ELEVATIONS SHALL BE SET IN ACCORDANCE WITH THE CRITERIA SET FORTH IN SECTION 6.5, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994."
6. ALL BUILDING FLOOR ELEVATIONS SHALL BE SET IN ACCORDANCE WITH THE CRITERIA SET FORTH IN SECTION 6.4, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994."
7. OFF-SITE DISCHARGES DURING CONSTRUCTION AND DEVELOPMENT WILL BE MADE ONLY THROUGH THE FACILITIES AUTHORIZED BY THIS PERMIT.
8. A PERMIT TRANSFER TO THE OPERATION PHASE SHALL NOT OCCUR UNTIL A RESPONSIBLE ENTITY MEETING THE REQUIREMENT IN SECTION 9.0, "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN SOUTH FLORIDA WATER MANAGEMENT DISTRICT - MARCH, 1994," HAS BEEN ESTABLISHED TO OPERATE AND MAINTAIN THE SYSTEM. THE ENTITY MUST BE PROVIDED WITH SUFFICIENT OWNERSHIP OR LEGAL INTEREST SO THAT IT HAS CONTROL OVER ALL WATER MANAGEMENT FACILITIES AUTHORIZED HEREIN.
9. THE PERMIT DOES NOT CONVEY TO THE PERMITTEE ANY PROPERTY RIGHT NOR ANY RIGHTS OR PRIVILEGES OTHER THAN THOSE SPECIFIED IN THE PERMIT AND CHAPTER 40E-4, FAC.
10. THE PERMITTEE SHALL HOLD AND SAVE THE DISTRICT HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, OR LIABILITIES WHICH MAY ARISE BY REASON OF THE CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY FACILITY AUTHORIZED BY THE PERMIT.

11. THIS PERMIT IS ISSUED BASED ON THE APPLICANT'S SUBMITTED INFORMATION WHICH REASONABLY DEMONSTRATES THAT ADVERSE WATER RESOURCE RELATED IMPACTS WILL NOT BE CAUSED BY THE COMPLETED PERMIT ACTIVITY. SHOULD ANY ADVERSE IMPACTS CAUSED BY THE COMPLETED SURFACE WATER MANAGEMENT SYSTEM OCCUR, THE DISTRICT WILL REQUIRE THE PERMITTEE TO PROVIDE APPROPRIATE MITIGATION TO THE DISTRICT OR OTHER IMPACTED PARTY. THE DISTRICT WILL REQUIRE THE PERMITTEE TO MODIFY THE SURFACE WATER MANAGEMENT SYSTEM, IF NECESSARY, TO ELIMINATE THE CAUSE OF THE ADVERSE IMPACTS.
12. WITHIN 30 DAYS OF ISSUANCE OF THIS PERMIT, THE PERMITTEE OR AUTHORIZED AGENT SHALL NOTIFY THE DISTRICT (VIA THE SUPPLIED CONSTRUCTION COMMENCEMENT NOTICE OR EQUIVALENT) OF THE ACTUAL OR ANTICIPATED CONSTRUCTION START DATE AND THE EXPECTED COMPLETION DATE.
13. WHEN THE DURATION OF CONSTRUCTION EXCEEDS ONE YEAR, THE PERMITTEE OR AUTHORIZED AGENT SHALL SUBMIT CONSTRUCTION STATUS REPORTS ON AN ANNUAL BASIS (VIA THE SUPPLIED ANNUAL STATUS REPORT OR EQUIVALENT) BEGINNING ONE YEAR AFTER THE INITIAL COMMENCEMENT OF CONSTRUCTION.
14. WITHIN 30 DAYS AFTER COMPLETION OF CONSTRUCTION OF THE SURFACE WATER MANAGEMENT SYSTEM, THE PERMITTEE OR AUTHORIZED AGENT SHALL FILE A WRITTEN STATEMENT OF COMPLETION AND CERTIFICATION BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. THESE STATEMENTS MUST SPECIFY THE ACTUAL DATE OF CONSTRUCTION COMPLETION AND MUST CERTIFY THAT ALL FACILITIES HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE DISTRICT (VIA THE SUPPLIED CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION OR EQUIVALENT). THE CONSTRUCTION COMPLETION CERTIFICATION MUST INCLUDE, AT A MINIMUM, EXISTING ELEVATIONS, LOCATIONS AND DIMENSIONS OF THE COMPONENTS OF THE WATER MANAGEMENT FACILITIES. ADDITIONALLY, IF DEVIATIONS FROM THE APPROVED DRAWING ARE DISCOVERED DURING THE CERTIFICATION PROCESS, THE CERTIFICATION MUST BE ACCOMPANIED BY A COPY OF THE APPROVED PERMIT DRAWINGS WITH DEVIATIONS NOTED.
15. WITHIN 30 DAYS OF ANY SALE, CONVEYANCE OR OTHER TRANSFER OF ANY OF THE LAND WHICH IS PROPOSED FOR DEVELOPMENT UNDER THE AUTHORIZATION OF THIS PERMIT, THE PERMITTEE SHALL NOTIFY THE DISTRICT OF SUCH TRANSFER IN WRITING VIA EITHER FORM 0483, REQUEST FOR PERMIT TRANSFER; OR FORM 0920, REQUEST FOR TRANSFER OF SURFACE WATER MANAGEMENT CONSTRUCTION PHASE TO OPERATION PHASE (TO BE COMPLETED AND SUBMITTED BY THE OPERATING ENTITY), IN ACCORDANCE WITH SECTIONS 40E-1.6105 AND 40E-4.351, F.A.C.
16. A PRORATED SHARE OF SURFACE WATER MANAGEMENT RETENTION/DETENTION AREAS, SUFFICIENT TO PROVIDE THE REQUIRED FLOOD PROTECTION AND WATER QUALITY TREATMENT, MUST BE PROVIDED PRIOR TO OCCUPANCY OF ANY BUILDING OR RESIDENCE.
17. A STABLE, PERMANENT AND ACCESSIBLE ELEVATION REFERENCE SHALL BE ESTABLISHED ON OR WITHIN ONE HUNDRED (100) FEET OF ALL PERMITTED DISCHARGE STRUCTURES NO LATER THAN THE SUBMISSION OF THE CERTIFICATION REPORT. THE LOCATION OF THE ELEVATION REFERENCE MUST BE NOTED ON OR WITH THE CERTIFICATION REPORT.
18. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO INSURE THAT ADVERSE OFF-SITE WATER RESOURCE RELATED IMPACTS DO NOT OCCUR DURING CONSTRUCTION.
19. THE PERMITTEE MUST OBTAIN A WATER USE PERMIT PRIOR TO CONSTRUCTION DEWATERING, UNLESS THE WORK QUALIFIES FOR A GENERAL PERMIT PURSUANT TO SUBSECTION 40E-20.302(4), F.A.C.

OR: 3754 PG: 0247

## SPECIAL CONDITIONS

1. DISCHARGE FACILITIES: THROUGH PREVIOUSLY PERMITTED FACILITIES.
2. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION, SHOALING OR WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION OR OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM.
3. MEASURES SHALL BE TAKEN DURING CONSTRUCTION TO INSURE THAT SEDIMENTATION AND/OR TURBIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.
4. THE DISTRICT RESERVES THE RIGHT TO REQUIRE THAT ADDITIONAL WATER QUALITY TREATMENT METHODS BE INCORPORATED INTO THE DRAINAGE SYSTEM IF SUCH MEASURES ARE SHOWN TO BE NECESSARY.
5. FACILITIES OTHER THAN THOSE STATED HEREIN SHALL NOT BE CONSTRUCTED WITHOUT AN APPROVED MODIFICATION OF THIS PERMIT.
6. ALL SPECIAL CONDITIONS PREVIOUSLY STIPULATED BY PERMIT NUMBER 11-00371-S REMAIN IN EFFECT UNLESS OTHERWISE REVISED AND SHALL APPLY TO THIS MODIFICATION.
7. MINIMUM FLOOR ELEVATION: 15.0' NGVD
8. MINIMUM ROAD GRADE: 13.5' NGVD
9. OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE RESPONSIBILITY OF THE CORRESPONDING CONDOMINIUM ASSOCIATION.



PROJECT: VINEYARDS TRACT AA

OR: 3754 PG: 0250

PERMIT SUMMARY SHEET

APPLICATION NUMBER: 990706-12

PERMIT MODIFICATION NO.: 11-00371-S

LOCATION: COLLIER COUNTY, S5/T49S/R26E

OWNER: VINEYARDS DEVELOPMENT CORPORATION

ENGINEER: LOCKHART ENGINEERING INC

PROJECT AREA: 66.57 ACRES DRAINAGE AREA: 66.57 ACRES

PROJECT USE: RESIDENTIAL

## FACILITIES:

1. EXISTING: The Vineyards P.U.D. is a residential and commercial platted subdivision that covers 1925.4 acres of land and was issued Permit No. 11-00371-S on November 13, 1986 for the construction and operation of a master storm water management system with discharge into the I-75 (D-2) canal.

The master storm water management system provides the necessary water quality and quantity treatment for Regency Reserve, Glen Lake Estates and Villa Florenza, located within Basin II of the Vineyards Subdivision.

2. PROPOSED: The applicant is proposing the development of 3 residential pods all within Tract AA, Unit 3A of the Vineyards platted subdivision. The proposed improvements vary according to the specific pod.

The first development referred to as Regency Reserve covers 35.44 acres of land. Improvements consist of 60 four-plex buildings accommodating a total of 240 units plus a recreational pool and building which account for a total building area of 9.92 acres.

The plans show two access points off of Vintage Colony Boulevard, the internal road has a closed loop configuration and a cul-de-sac for access to some residential dwellings. Roadways and parking spaces account for 8.11 acres. A water management lake covering 4.42 acres is located in the center of the development. The proposed improvements for Regency Reserve have a total impervious area of 22.45 acres (63%). The remaining pervious area is 12.99 Ac. which represent (37%) of the project site.

The second development referred to as Glen Lake Estates covers 19.16 acres of land. Improvements consist of 25 single family plus approximately 1.650 L.F. of Vintage Colony Boulevard extension. The total building area for this tract is 3.05 acres.

Exhibit 2

APPLICATION NUMBER: 990706-12

The plans show one access point off of Vintage Colony Boulevard, the internal road has a closed loop configuration for access to residential lots. Roadways and parking spaces account for 3.41 acres. A water management lake covering 2.65 acres is located in the center of the development. The proposed improvements for Glen Lake Estates have a total impervious area of 9.11 acres (48%). The remaining pervious area is 10.05 Ac. which represent (52%) of the project site.

The third and final development referred to as Villa Florenza covers 11.97 acres of land. Improvements consist of 38 villa lots accommodating a total building area of 3.6 acres.

The plans show one access points off of Vintage Colony Boulevard, the internal road has a cul-de-sac for access to residential dwellings. Roadways and parking spaces account for 1.37 acres. The proposed improvements for Villa Florenza have a total impervious area of 4.97 acres (42%). The remaining pervious area is 7.0 Ac. which represent (58%) of the project site.

In general for all previously described improvements, storm runoff is conveyed into roadside gutters and catch basins. Drainage between buildings is achieved by sloping along the property lines. The proposed storm sewer network will discharge storm-water runoff into the master storm sewer where it is finally conveyed into the existing water management lakes for treatment. Existing and proposed facilities provide the necessary water quality and attenuation for Regency Reserve, Glen Lake Estates and Villa Florenza.

[REDACTED] Regency Reserve, plus [REDACTED] Glen Lake Estates, plus [REDACTED] Villa Florenza, plus [REDACTED] control plan sheet [REDACTED] by Lockhart Engineering, Inc. signed and sealed by [REDACTED] P.E. on August 26, 1999, are incorporated by reference into this General Permit Modification and will be retained in the permit file.

PROJECT LEVEL:

Exhibit 3

OR: 3754 PG: 0252

APPLICATION NUMBER: 990706-12

DRAINAGE BASIN: I - 75 CANAL BASIN

RECEIVING BODY: EXISTING SWM SYSTEM

WATER QUALITY: PROVIDED IN THE MASTER SWM SYSTEM.

ENVIRONMENTAL ASSESSMENT:

## PROJECT SITE DESCRIPTION:

The proposed project site comprises 66.57 acres within the Vineyards residential/golf development. The eastern portion of the project is located on the south side of Arbor Drive and extends to the southwest, wedged between existing golf holes and surface water management lakes. The property has been previously cleared and graded. A gravel road traverses the site from south to north in the center of it and then veers off to the northeast. No wetlands are present on the site and no significant environmental impacts are anticipated as a result of project construction.

## ENDANGERED, THREATENED &amp; SPECIES OF SPECIAL CONCERN SUMMARY:

The project site does not contain preferred habitat for wetland-dependent endangered/threatened species or species of special concern. No wetland-dependent endangered/threatened species or species of special concern were observed on site, and submitted information indicates that potential use of the site by such species is minimal. This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if in the future, endangered/threatened species or species of special concern are discovered on the site.

Exhibit 4

OR: 3754 PG: 0253

APPLICATION NUMBER: 990706-12

## APPLICABLE LAND USE:

AREA DISTRIBUTION IN ACRES. PER TRACT. IS AS FOLLOWS:

1. REGENCY RESERVE  
 TOTAL 35.44  
 BUILDING 9.92  
 ROADS 8.11  
 LAKE 4.42  
 PERVIOUS 12.99

2. GLEN LAKE ESTATES  
 TOTAL 19.16  
 BUILDING 3.05  
 ROADS 3.41  
 LAKE 2.65  
 PERVIOUS 10.05

3. VILLA FLORENZA  
 TOTAL 11.97  
 BUILDING 3.6  
 ROADS 1.37  
 LAKE 0.0  
 PERVIOUS 7.0

	TOTAL PROJECT	PREVIOUSLY PERMITTED	THIS PHASE	
TOTAL ACRES	1930.20		66.57	acres
WTRM ACREAGE	285.30		7.07	acres
PAVEMENT	704.40		12.89	acres
BUILD COVERAGE			16.57	acres
PERVIOUS	940.50		30.04	acres

Exhibit 5

OR: 3754 PG: 0254

APPLICATION NUMBER: 990706-12


DIVISIONAL APPROVAL:

SURFACE WATER MANAGEMENT

  
Richard H. Thompson, P.E.

DATE: 7-21-99

NATURAL RESOURCE MANAGEMENT

  
Karen M. Johnson

DATE: 9-20-99

Exhibit 6

OR: 3754 PG: 0255

EXHIBIT 7

990706-12

EXISTING/PROPOSED LAND USE INFORMATION

MOD PHASE VINEYARDS TRACT AA

ONSITE

Env Category	Site Id	Acreage	Quality	Habitat	Pre-Development			Post-Development			Rest Cr
					Presv	Undist	Imp	Enhan	Rest Cr		
UPLAND	1	66.57	N/A	DISTURBED LANDS	.00	.00	.00	.00	.00	.00	.00
UPLAND	1		N/A	ROADS AND HIGHWAYS	.00	.00	.00	.00	.00	.00	.00
<b>Totals</b>		<b>66.57</b>			<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>

\*\*\* OR: 3754 PG: 0256 \*\*\*

ADDRESSES

Brian Kenedy  
24965 Bay Cedar Drive  
Bonita Springs, FL 33923

Collier County Audubon Society  
1441 Gulf Coast Drive  
P.O. Box 11387  
Naples, FL 34101-1387

Div of Recreation and Park - District 8  
FDEP  
1843 S Tamiami Trail  
Osprey, FL 34229

Florida Fish & Wildlife Conservation Commission  
Bureau of Protected Species Management  
620 S Meridian Street  
Tallahassee, FL 32399-6000

Leonore Reich  
713 Reef Point Circle  
Naples, FL 33963

EXHIBIT 8 *B*

L2

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL  
01/12/2007 at 01:17PM DWIGHT E. BROCK, CLERK  
REC FEE 86.50  
DOC-.70 .70

This Document Prepared By and Return to:  
WITHOUT OPINION OF TITLE  
Robert F. Rogers, Esquire  
75 Vineyards Boulevard, Suite 500  
Naples, Florida 34119-4748  
(239) 353-1973

Re: ROBERT F ROGERS  
75 VINEYARDS BLVD #500  
NAPLES FL 34119

Parcel ID Number: 80708200258  
Grantee #1 TIN:  
Grantee #2 TIN:

# Quitclaim Deed

This Quitclaim Deed, Made this 8th day of January, 2007 A.D., Between VINEYARDS DEVELOPMENT CORPORATION, a corporation existing under the laws of the State of Florida of the County of Collier, State of Florida, grantor, and THE VINEYARDS COMMUNITY ASSOCIATION, INC.

whose address is: 75 Vineyards Boulevard, Naples, FL 34119

of the County of Collier, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of -----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of State of Florida to wit: See attached Exhibit "A."

Subject to easements, restrictions and reservations of record and taxes for the year 2007 and subsequent years.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever;

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

VINEYARDS DEVELOPMENT CORPORATION

Printed Name: Robert Rogers  
Witness

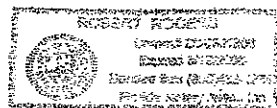
By: Michel Saadeh (Seal)  
MICHEL SAADEH, PRESIDENT & CEO  
P.O. Address: 75 Vineyards Boulevard, Naples, FL 34119.

Printed Name: LINDA H. FOWLER  
Witness

(Corporate Seal)

STATE OF Florida  
COUNTY OF Collier

The foregoing instrument was acknowledged before me this 8th day of January, 2007 by MICHEL SAADEH, PRESIDENT & CEO of VINEYARDS DEVELOPMENT CORPORATION, a Florida Corporation, on behalf of the corporation he is personally known to me or he has produced his Florida driver's license as identification.



Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**

**PARCEL "AA-1"  
DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 50 OF WEDGEWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 24, PAGES 11 THROUGH 19 OF SAID PUBLIC RECORDS, RUN S01°17'52"E ALONG THE BOUNDARY OF SAID WEDGEWOOD SUBDIVISION A DISTANCE OF 54.66 FEET TO A POINT OF CURVATURE AND THE POINT OF BEGINNING;

THENCE CONTINUE 335.41 FEET ALONG SAID BOUNDARY AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 96°05'21", A CHORD DISTANCE OF 297.47 FEET, BEARING S67°54'14"E TO A POINT OF REVERSE CURVATURE;  
 THENCE 63.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 18°09'22", A CHORD DISTANCE OF 63.11 FEET, BEARING N73°07'46"E TO A POINT OF TANGENCY;  
 THENCE N82°12'28"E A DISTANCE OF 26.32 FEET TO A POINT OF CURVATURE;  
 THENCE 42.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°28'21", A CHORD DISTANCE OF 37.29 FEET, BEARING S49°33'22"E TO A POINT OF TANGENCY;  
 THENCE S01°19'12"E A DISTANCE OF 224.52 FEET TO A POINT OF CURVATURE;  
 THENCE 37.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 24.00 FEET, A CENTRAL ANGLE OF 90°01'22", A CHORD DISTANCE OF 33.95 FEET, BEARING S43°41'29"W TO A POINT OF TANGENCY;  
 THENCE S88°42'10"W A DISTANCE OF 51.69 FEET;  
 THENCE 95.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 234.00 FEET, A CENTRAL ANGLE OF 23°21'54", A CHORD DISTANCE OF 94.76 FEET, BEARING N79°36'53"W TO A POINT

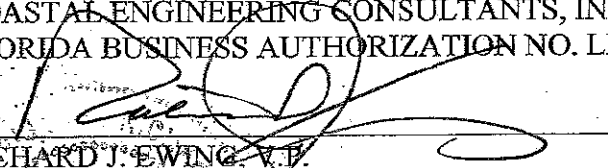
Parcel AA-1  
Page 2  
November 29, 2006

OF REVERSE CURVATURE;  
THENCE 372.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT  
HAVING A RADIUS OF 574.00 FEET, A CENTRAL ANGLE OF 37°11'31", A  
CHORD DISTANCE OF 366.09 FEET, BEARING N86°31'42"E TO A POINT  
ON A CIRCULAR CURVE AND AN INTERSECTION WITH THE  
EASTERLY LINE OF TRACT L-22 OF SAID VINEYARDS UNIT 3A  
SUBDIVISION;  
THENCE 314.39 FEET ALONG SAID LINE AND THE ARC OF A CURVE  
TO THE LEFT HAVING A RADIUS OF 312.00 FEET, A CENTRAL ANGLE  
OF 57°44'03", A CHORD DISTANCE OF 301.25 FEET, BEARING  
N27°34'10"E TO A POINT OF TANGENCY;  
THENCE N01°17'52"W A DISTANCE OF 58.09 FEET TO THE POINT OF  
BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 100,188 SQUARE  
FEET OR 2.30 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF  
RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.  
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464



RICHARD J. EWING, P.E.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5295  
NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER  
CEC FILE NO. 06.489-AA1  
DATE OF SIGNATURE: 11-29-06



**EXHIBIT "A"**

**PARCEL "AA-2"  
DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 50 OF WEDGEWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 24, PAGES 11 THROUGH 19 OF SAID PUBLIC RECORDS RUN N01°17'52"W ALONG THE BOUNDARY OF SAID WEDGEWOOD SUBDIVISION A DISTANCE OF 24.86 FEET TO A POINT OF CURVATURE;

THENCE 69.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 13°46'00", A CHORD DISTANCE OF 69.03 FEET, BEARING N05°35'08"E TO A POINT OF COMPOUND CURVATURE AND THE POINT OF BEGINNING;

THENCE 318.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 91°12'28", A CHORD DISTANCE OF 285.81 FEET, BEARING N69°15'51"E TO A POINT OF REVERSE CURVATURE;

THENCE 102.61 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 32°39'38", A CHORD DISTANCE OF 101.22 FEET, BEARING S81°27'44"E TO A POINT OF TANGENCY;

THENCE N82°12'28"E A DISTANCE OF 31.43 FEET TO A POINT OF CURVATURE;

THENCE 133.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 153°20'36", A CHORD DISTANCE OF 97.31 FEET, BEARING N05°32'09"E TO A POINT OF TANGENCY;

THENCE N71°08'09"W A DISTANCE OF 354.87 FEET TO A POINT OF CURVATURE;

THENCE 42.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 24°08'47", A CHORD DISTANCE OF 41.83 FEET, BEARING N59°03'45"W TO A POINT OF NON-TANGENCY AND AN INTERSECTION WITH THE EASTERLY

Parcel AA-2  
Page 2  
November 29, 2006

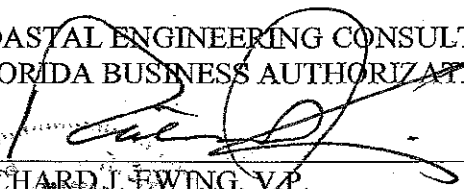
LINE OF TRACT L-22 OF SAID VINEYARDS UNIT 3A SUBDIVISION;  
THENCE 139.57 FEET ALONG SAID LINE AND THE ARC OF A CURVE

TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE  
OF 66°38'27", A CHORD DISTANCE OF 131.84 FEET, BEARING  
S13°40'08"E TO A POINT OF TANGENCY;  
THENCE S19°39'06"W A DISTANCE OF 170.69 FEET TO A POINT OF  
CURVATURE;  
THENCE 36.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT  
HAVING A RADIUS OF 288.00 FEET, A CENTRAL ANGLE OF 07°10'58", A  
CHORD DISTANCE OF 36.08 FEET, BEARING S16°03'37"E TO THE POINT  
OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 54,739 SQUARE  
FEET OR 1.26 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF  
RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.  
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464



RICHARD J. EWING, V.P.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5295  
NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER  
CEC FILE NO. 06.489-AA2  
DATE OF SIGNATURE: 11-29-06



**EXHIBIT "A"**

**PARCEL "AA-3"  
DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 87 OF WEDGEWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 24, PAGES 11 THROUGH 19 OF SAID PUBLIC RECORDS, RUN 35.22 FEET ALONG THE BOUNDARY OF SAID WEDGEWOOD SUBDIVISION AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 13°27'16", A CHORD DISTANCE OF 35.14 FEET, BEARING S25°16'15"E TO A POINT OF TANGENCY;

THENCE S31°59'53"E A DISTANCE OF 34.75 FEET TO A POINT OF CURVATURE AND THE POINT OF BEGINNING;

THENCE 109.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 48°09'41", A CHORD DISTANCE OF 106.09 FEET, BEARING S56°04'43"E TO A POINT OF TANGENCY;

THENCE S80°09'34"E A DISTANCE OF 117.32 FEET TO A POINT OF CURVATURE;

THENCE 34.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 33°09'06", A CHORD DISTANCE OF 34.23 FEET, BEARING N83°15'53"E TO A POINT OF REVERSE CURVATURE;

THENCE 195.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 111°59'28", A CHORD DISTANCE OF 165.80 FEET, BEARING S57°18'56"E TO A POINT OF TANGENCY;

THENCE S01°19'12"E A DISTANCE OF 397.79 FEET TO A POINT OF CURVATURE;

THENCE 96.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 110°11'03", A CHORD DISTANCE OF 82.01 FEET, BEARING S53°46'20"W TO A POINT OF TANGENCY;

THENCE N71°08'09"W A DISTANCE OF 71.72 FEET TO A POINT OF

Parcel AA-3

Page 2

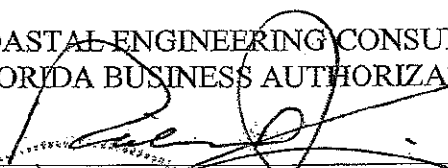
November 29, 2006

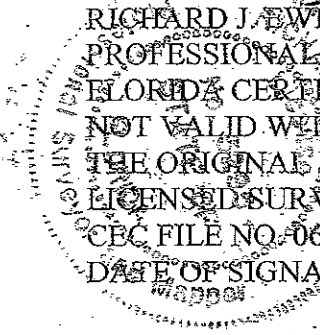
CURVATURE;  
 THENCE 60.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 69°50'19", A CHORD DISTANCE OF 57.24 FEET, BEARING N36°12'59"W TO A POINT OF TANGENCY;  
 THENCE N01°17'50"W A DISTANCE OF 27.93 FEET TO A POINT OF CURVATURE;  
 THENCE 351.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 103°09'16", A CHORD DISTANCE OF 305.54 FEET, BEARING N13°43'33"W TO A POINT OF COMPOUND CURVATURE;  
 THENCE 168.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 64°17'06", A CHORD DISTANCE OF 159.61 FEET, BEARING S82°33'16"W TO A POINT ON A CIRCULAR CURVE AND AN INTERSECTION WITH THE EASTERLY LINE OF TRACT L-25 OF SAID VINEYARDS UNIT 3A SUBDIVISION;  
 THENCE 19.92 FEET ALONG SAID LINE AND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 15°13'09", A CHORD DISTANCE OF 19.86 FEET, BEARING N42°48'09"E TO A POINT COMPOUND CURVATURE;  
 THENCE 175.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 67°11'27", A CHORD DISTANCE OF 166.00 FEET, BEARING N01°35'00"E TO A POINT OF TANGENCY;  
 THENCE N31°59'53"W A DISTANCE OF 29.68 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 97,364 SQUARE FEET OR 2.24 ACRES OF LAND.

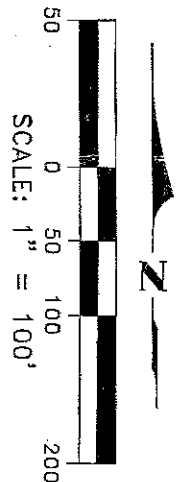
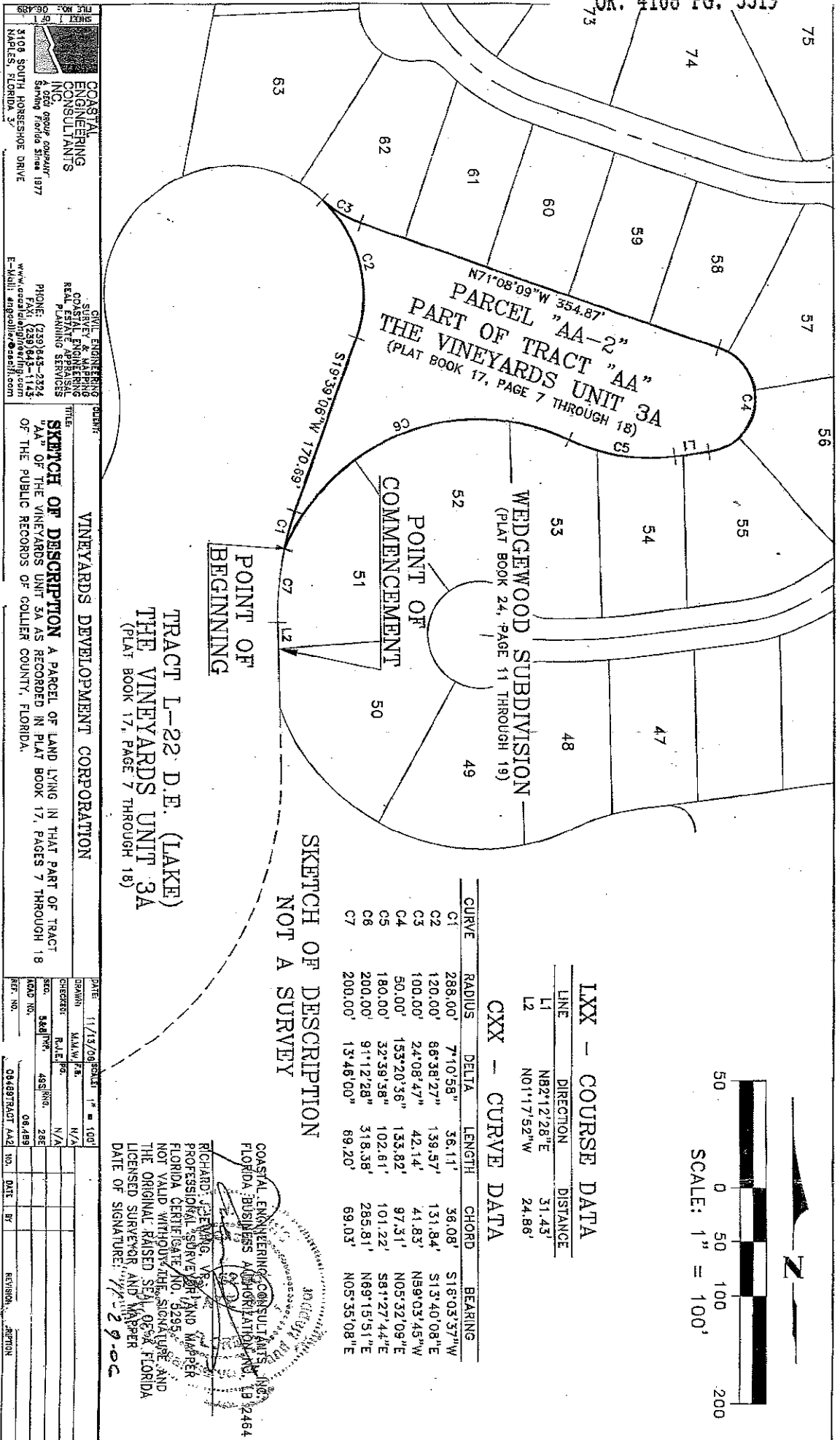
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.  
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

  
 \_\_\_\_\_  
 RICHARD J. EWING, V.P.  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5295  
 NOT VALID WITHOUT THE SIGNATURE AND  
 THE ORIGINAL RAISED SEAL OF A FLORIDA  
 LICENSED SURVEYOR AND MAPPER  
 CBC FILE NO. 06-489-AA3  
 DATE OF SIGNATURE: 11-29-06







**LXX - COURSE DATA**

LINE	DIRECTION	DISTANCE
L1	N82°12'28"E	31.43'
L2	N01°17'52"W	24.86'

**CXX - CURVE DATA**

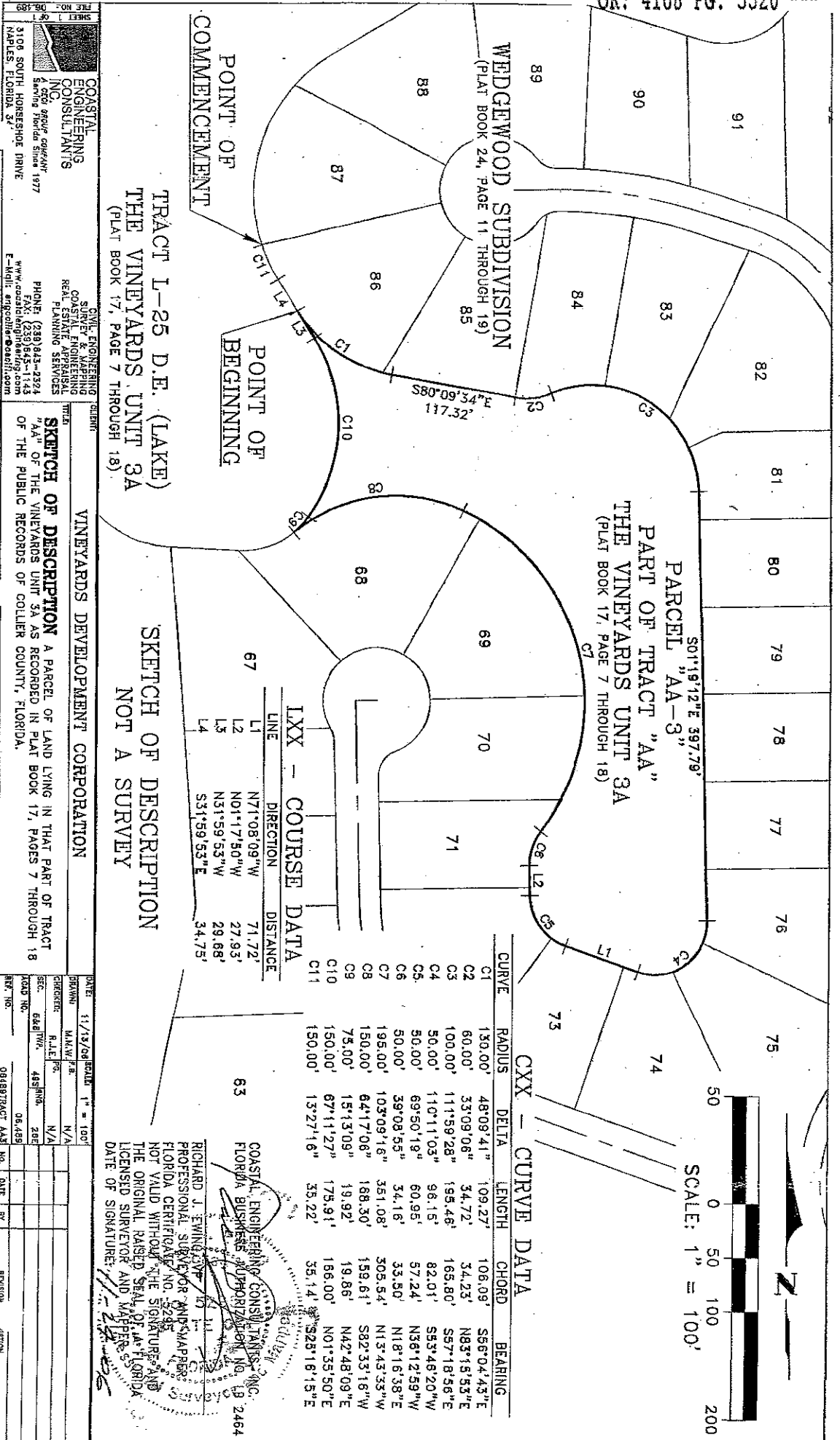
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	288.00'	7°10'58"	36.11'	36.08'	S16°03'37"W
C2	120.00'	66°38'27"	139.57'	131.84'	S13°40'08"E
C3	100.00'	24°08'47"	42.14'	41.83'	N89°03'45"W
C4	50.00'	153°20'36"	133.82'	97.31'	N05°32'09"E
C5	180.00'	32°39'38"	102.61'	101.22'	S81°27'44"E
C6	200.00'	91°12'28"	318.38'	285.81'	N89°15'51"E
C7	200.00'	13°46'00"	69.20'	69.03'	N05°35'08"E

SKETCH OF DESCRIPTION  
NOT A SURVEY

TRACT L-22 D.E. (LAKE)  
THE VINEYARDS UNIT 3A  
(PLAT BOOK 17, PAGE 7 THROUGH 18)

COASTAL ENGINEERING CONSULTANTS, INC.  
FLORIDA BUSINESS AUTHORIZATION NO. 1832484  
RICHARD J. SHERING, REGISTERED PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5295  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE LICENSED SURVEYOR AND MAPPER  
DATE OF SIGNATURE: 11/13/08  
29-00

<p>COASTAL ENGINEERING CONSULTANTS, INC. A OFFICE GROUP COMPANY Serving Florida Since 1977 3108 SOUTH HORSESHOE DRIVE NAPLES, FLORIDA 34109</p> <p>CIVIL ENGINEERING CLIENT SURVEY, MAPPING, PHOTOGRAMMETRY, REMOTE SENSING, REAL ESTATE APPRAISAL, PLANNING SERVICES</p> <p>PHONE: (239) 843-2324 WWW.COASTALCONSULTANTS.COM E-Mail: ans@ceci.com</p>	<p>VINEYARDS DEVELOPMENT CORPORATION</p> <p>SKETCH OF DESCRIPTION A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.</p>	<p>DATE: 11/13/08 SCALE: 1" = 100'</p> <p>CHECKED: R.A.E. PER: N/A DRAWN: S.S.D. PER: 483 NING. 282 APP'D: 08/489</p> <p>REF. NO. 0848975ACT AA2 NO. DATE BY REVISION</p>
--	--	---



COASTAL ENGINEERING CONSULTANTS, INC.  
A 1964 equal opportunity law firm since 1977  
310A SOUTH HORSESHOE DRIVE  
NAPLES, FLORIDA 34109

CIVIL ENGINEERING SURVEY & MAPPING  
COASTAL ENGINEERING CONSULTANTS, INC.  
RECORD PLANNING SERVICES  
PHONE: (239) 843-2324  
FAX: (239) 845-1143  
WWW: www.ce-engineering.com  
E-MAIL: ce-engineering@earthlink.net

DATE: 11/19/08  
DRAWN: M.M.W./B.  
CHECKED: A.L.E./P.  
SEC. E&M: 49S/NO  
ROAD NO. 28E  
REF. NO. 06.428

084887TRACT AA3 NO. DATE BY REVISION

DATE: 11/19/08  
DRAWN: M.M.W./B.  
CHECKED: A.L.E./P.  
SEC. E&M: 49S/NO  
ROAD NO. 28E  
REF. NO. 06.428

This instrument prepared by:

Robert F. Rogers, Esquire  
75 Vineyards Boulevard, Ste. 500  
Naples, Florida 34119  
(239) 353-1973

Retn:  
ROBERT F ROGERS  
75 VINEYARDS BLVD  
NAPLES FL 34119

**NINTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF  
MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
THE VINEYARDS OF NAPLES**

WHEREAS, VINEYARDS DEVELOPMENT CORPORATION is the Declarant under that certain Declaration of Master Covenants, conditions and Restrictions for The Vineyards (the "Original Declaration"), recorded in Official Records Book 1284, Page 1938 et seq., of the Public Records of Collier County, Florida; and,

WHEREAS, pursuant to Article XI, Section 11.05, of the Original Declaration, Declarant may unilaterally amend the Original Declaration while Declarant is a Class "B" Member; and,

WHEREAS, VINEYARDS DEVELOPMENT CORPORATION is the Declarant under that certain Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples (the "Declaration"), recorded in O.R. Book 1763, Page 1228, et seq., Public Records of Collier County, Florida, as amended, which is a restatement and amendment of the Original Declaration; and,

WHEREAS, Declarant desires to amend the Declaration as stated below.

NOW, THEREFORE, in accordance with the provisions of said Article XVII of the Declaration, Declarant does hereby amend the Declaration as follows:

This Declaration is hereby amended to allow satellite dishes to be placed in condominium owner's yards, at ground level, provided the request is otherwise approved by the Condominium Association. The installation must be completely surrounded by landscaping and not visible from any roadways.


IN WITNESS WHEREOF, the Declarant has caused this NINTH AMENDMENT to be executed by its duly authorized officers and its seal to be affixed this 11<sup>th</sup> day of Oct., 2005.

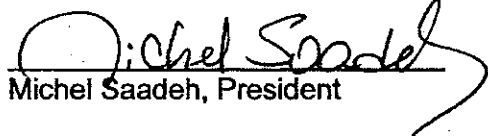
Signed sealed and delivered in the presence of:

VINEYARDS DEVELOPMENT CORPORATION  
a Florida corporation

Witness:

Print Name:

  
Print Name: LINDA H. FOWLER


  
Michel Saadeh, President

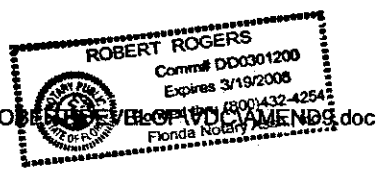
Address:  
75 Vineyards Boulevard  
Naples, Florida 34119

STATE OF FLORIDA  
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MICHEL SAADEH, (one of the following should be checked; if none are checked, he is personally known to me)  X  who is personally known to me, or has produced  N/A  as identification, and who did take an oath, and who is known to be the President & CEO of VINEYARDS DEVELOPMENT CORPORATION, a Florida corporation, the corporation named in the foregoing instrument and that he acknowledged executing the same, in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this  11<sup>th</sup>  day of  Oct. , 2004.

  
NOTARY PUBLIC



V:\VDC\Legal\ROBERT ROGERS\VE OF VDC\AMEND9.doc

\*\*\* OR: 3911 PG: 1344 \*\*\*

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:  
Robert F. Rogers, Esquire  
75 Vineyards Boulevard  
Naples, Florida 34119-4748  
239-353-1973

**NINTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF  
MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
THE VINEYARDS OF NAPLES**

**WHEREAS**, VINEYARDS DEVELOPMENT CORPORATION is the Declarant under that certain Declaration of Master Covenants, Conditions and Restrictions for The Vineyards (the "Original Declaration"), recorded in O.R. Book 1284, Page 1938 et seq., Public Records of Collier County, Florida; and,

**WHEREAS**, pursuant to Article XI, Section 11.05, of the Original Declaration, Declarant may unilaterally amend the Original Declaration while Declarant is a Class "B" Member; and,

**WHEREAS**, VINEYARDS DEVELOPMENT CORPORATION is the Declarant under that certain Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples (the "Declaration"), recorded in O.R. Book 1763, Page 1228, et seq., Public Records of Collier County, Florida, as amended, which is a restatement and amendment of the Original Declaration; and,

**WHEREAS**, pursuant to Article XVII, Section 17.05 of the Declaration, Declarant may unilaterally amend the Declaration while Declarant is a Class "B" Member; and,

**WHEREAS**, Declarant desires to amend the Declaration as stated below.

**NOW, THEREFORE**, in accordance with the provisions of said Article XVII of the Declaration, Declarant does hereby amend the Declaration as follows:

1. In all Developer controlled communities, no open house signs will be allowed within the community excepting Developer events.

IN WITNESS WHEREOF, the Declarant has caused this EIGHTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VINEYARDS OF NAPLES to be executed by its duly authorized officers and its seal to be affixed this 4 day of MARCH, 2007.

Signed, sealed and delivered  
in our presence  
Witnesses:

Printed Name: ROBERT F. ROGERS

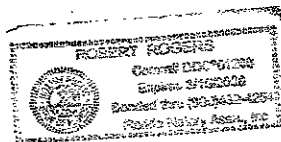
Linda H. Fouell  
Printed Name: LINDA H. FOUELL

VINEYARDS DEVELOPMENT CORPORATION  
a Florida corporation

By: Michel Saadeh  
Michel Saadeh, President & CEO

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of March, 2007 by Michel Saadeh, as President and CEO of VINEYARDS DEVELOPMENT CORPORATION, a Florida corporation, who is personally known to me or who has produced n/a as identification.



Notary Public

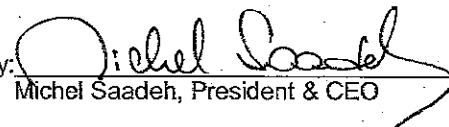
RECORDED IN THE OFFICIAL RECORDS OF COLLIER COUNTY, FL  
03/06/2007 AT 04:11PM DWIGHT E. BROCK, CLERK  
REC FEE 18.50  
CORRES 2.00  
MISC 1.50

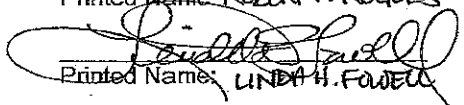
**JOINDER BY VINEYARDS COMMUNITY ASSOCIATION, INC.**

VINEYARDS COMMUNITY ASSOCIATION, INC. hereby joins in the foregoing Eighth Amendment to Amended and restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples.

VINEYARDS COMMUNITY ASSOCIATION, INC.


  
Printed Name: ROBERT F. ROGERS

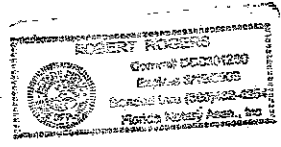
By:   
Michel Saadeh, President & CEO

  
Printed Name: LINDA H. FOWLER

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of March, 2007 by Michel Saadeh as President of VINEYARDS COMMUNITY ASSOCIATION, INC., and he is personally known to me or has produced n/a as identification.

  
Notary Public


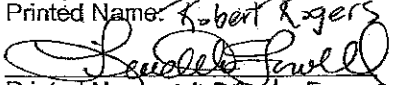



... UN: 4130 PG: 1000 ...

JOINDER BY VINEYARDS COMMUNITY ASSOCIATION, INC.

VINEYARDS COMMUNITY ASSOCIATION, INC. hereby joins in the foregoing Eighth Amendment to Amended and restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples.

VINEYARDS COMMUNITY ASSOCIATION, INC.

  
Printed Name: Robert Rogers  
  
Printed Name: LINDA H. Fowler

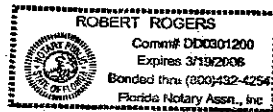
By:   
Michel Saadeh, President & CEO

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of Dec, 2004 by Michel Saadeh as President of VINEYARDS COMMUNITY ASSOCIATION, INC., and he is personally known to me or has produced n/a as identification.

  
Notary Public

V:\WCL\Legal\ROBERT\DEVELOP\WCA\DOC\CAM07.doc



This Document Prepared By and Return to:

Robert F. Rogers, Esquire  
75 Vineyards Boulevard, Suite 500  
Naples, Florida 34119-4748  
(239) 353-1973

Retn:  
ROBERT ROGERS  
75 VINEYARDS BLVD  
NAPLES FL 34119

Parcel ID Number:  
Grantee #1 TIN:  
Grantee #2 TIN:

# Quitclaim Deed

This Quitclaim Deed, Made this 7th day of June, 2007 A.D., Between VINEYARDS DEVELOPMENT CORPORATION, INC., a corporation existing under the laws of the State of Florida of the County of Collier, State of Florida, grantor, and AUGUSTA FALLS HOMEOWNERS' ASSOCIATION, INC., a corporation existing under the laws of the State of Florida whose address is: 100 Vineyards Boulevard, Naples, FL 34119.

of the County of Collier, State of Florida, grantee.  
Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of State of Florida to wit:  
See attached Exhibit A.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever;

SUBJECT TO current taxes, easements and restrictions of record.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

VINEYARDS DEVELOPMENT CORPORATION, INC.

*Kardlyn G. Adkins*  
Printed Name: KARDLYN G. ADKINS  
Witness

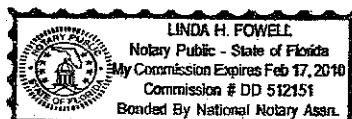
By: *Michel Saadeh* (Seal)  
MICHEL SAADEH, PRESIDENT  
P.O. Address: 75 Vineyards Boulevard, Naples, FL 34119

*Linda H. Fowell*  
Printed Name: LINDA H. FOWELL  
Witness

(Corporate Seal)

STATE OF Florida  
COUNTY OF Collier

The foregoing instrument was acknowledged before me this 7th day of June, 2007 by MICHEL SAADEH, PRESIDENT of VINEYARDS DEVELOPMENT CORPORATION, INC., a Florida Corporation, on behalf of the corporation he is personally known to me or he has produced his Florida driver's license as identification.



*Linda H. Fowell*  
Printed Name:  
Notary Public  
My Commission Expires:

**EXHIBIT A**

**AUGUSTA FALLS**

DESCRIPTION:

A PORTION OF AUGUSTA FALLS AS RECORDED IN PLAT BOOK 27, PAGE 51 AND 52 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

ALL OF TRACT A OF AUGUSTA FALLS OF SAID PUBLIC RECORDS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.



This instrument prepared by:

Robert F. Rogers, Esquire  
75 Vineyards Boulevard, Ste. 500  
Naples, Florida 34119  
(239) 353-1973

Retn:  
ROBERT F ROGERS  
75 VINEYARDS BLVD  
NAPLES FL 34119

**TENTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF  
MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
THE VINEYARDS OF NAPLES**

WHEREAS, VINEYARDS DEVELOPMENT CORPORATION is the Declarant under that certain Declaration of Master Covenants, conditions and Restrictions for The Vineyards (the "Original Declaration"), recorded in Official Records Book 1284, Page 1938 et seq., of the Public Records of Collier County, Florida; and,

WHEREAS, pursuant to Article XI, Section 11.05, of the Original Declaration, Declarant may unilaterally amend the Original Declaration while Declarant is a Class "B" Member; and,

WHEREAS, VINEYARDS DEVELOPMENT CORPORATION is the Declarant under that certain Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples (the "Declaration"), recorded in O.R. Book 1763, Page 1228, et seq., Public Records of Collier County, Florida, as amended, which is a restatement and amendment of the Original Declaration; and,

WHEREAS, Declarant desires to amend the Declaration as stated below.

NOW, THEREFORE, in accordance with the provisions of said Article XVII of the Declaration, Declarant does hereby amend the Declaration as follows:

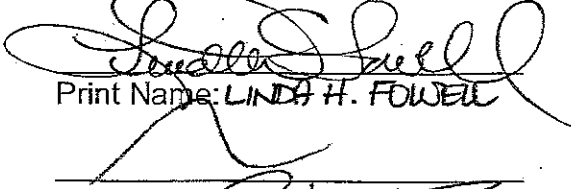
The Declaration requires the establishment of Voting Groups by the Declarant. As such, Voting Groups have been established as stated on the attached Exhibit A. There are four Voting Groups and each Voting Group will elect one Governor.

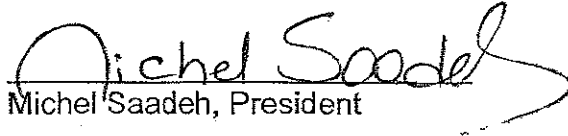
IN WITNESS WHEREOF, the Declarant has caused this TENTH AMENDMENT to be executed by its duly authorized officers and its seal to be affixed this 13TH day of SEPTEMBER, 2007.

Signed sealed and delivered in the presence of:

VINEYARDS DEVELOPMENT CORPORATION  
a Florida corporation

Witness:

  
Print Name: LINDA H. FOWELL

  
Michel Saadeh, President

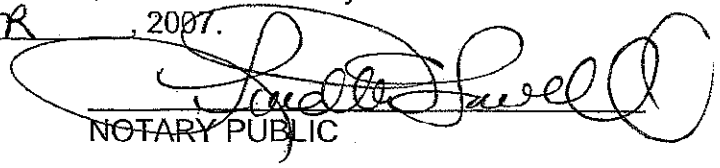
Print Name: Robert Rogers

Address:  
75 Vineyards Boulevard  
Naples, Florida 34119

STATE OF FLORIDA  
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MICHEL SAADEH, (one of the following should be checked; if none are checked, he is personally known to me)  X  who is personally known to me, or has produced  N/A  as identification, and who did take an oath, and who is known to be the President & CEO of VINEYARDS DEVELOPMENT CORPORATION, a Florida corporation, the corporation named in the foregoing instrument and that he acknowledged executing the same, in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this  13th  day of  SEPTEMBER , 2007.

  
NOTARY PUBLIC

V:\VOC\Legal\ROBERT\DEVELOP\VDC\AMEND10.doc

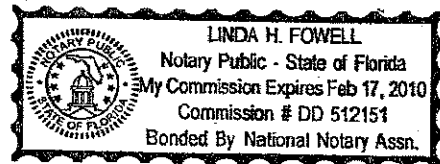


EXHIBIT A

Voting Group #1

Augusta Falls  
Camelot Park  
Fountainhead  
Glen Lake Estates  
Lalique  
Regency Reserve  
Villa Vistana  
Vintage Reserve

Voting Group #2

Avellino Isles  
Bellerive  
Clubsides Reserve  
Laguna Royale  
Venezia Grande  
Villa Florenza  
Vineyards Country Club  
Vista Pointe

Voting Group #3

Arbor Glen  
Erin Lake  
Hammock Isles Estates  
Hammock Isles Homes  
Hammock Isles Villas  
Oak Colony  
Palo Verde  
Terracina  
Tierra Lago  
Valley Oak  
Wedgewood

Voting Group #4

Chardonnay  
Concord  
Montelena  
Napa Patio  
Napa Villas  
San Miguel  
San Rafael  
Silver Oaks  
Sonoma Lakes  
Tra Vigne  
Tuscany  
Villa Verona

This instrument prepared by:

Richard D. Yovanovich, Esquire  
Goodlette, Coleman, Johnson, Yovanovich & Koester, PA  
4001 Tamiami Trail North, Suite 300  
Naples, FL 34103  
(239) 435-3535

Retn:  
PMP PROPERTY MANAGEMENT  
75 VINEYARDS BLVD 3RD FL  
NAPLES FL 34119

**ELEVENTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF  
MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
THE VINEYARDS OF NAPLES**

WHEREAS, Section 17-05 under that certain Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples (the "Declaration"), recorded in O.R. Book 1763, Page 1228, et. seq., Public Records of Collier County, Florida, as amended, provides that the Declaration can be amended by an affirmative vote or written consent, or any combination thereof of the Neighborhood Representatives representing sixty-seven percent (67%) of the votes held by Members other than the Declarant and the written consent of the Declarant, so long as the Declarant owns one (1) or more units; and

WHEREAS, Vineyards Development Corporation is the Declarant under the Declaration and has agreed to delay the transfer of the Declarant's rights as outlined in the amendment below;

NOW, THEREFORE, in accordance with the provisions of said Section 17.05 of the Declaration, Section 5.02 of the Declaration is amended as follows:

Section 5.02 Classes of Voting Rights

The Association shall have three (3) classes of membership:

Class A. Class A Members shall be all Owners, with the exception of the Declarant while it is a Class B Member and the owner of the Country Club Property.

Class B. The Class B Member shall be the Declarant who shall have voting rights as provided below for each Unit owned. The Class B Membership shall cease and be converted to Class A Membership on the happening of either of the four following events, whichever occurs earlier:

(i) when the Declarant only has fifty (50) units left to sell in the Vineyards. In order to assure a smooth transfer of Declarant's rights and obligations, the Declarant will notify the non Class B Members when it has only seventy five (75) units left to sell in the Vineyards. The Declarant shall work with the non-Class B Members to coordinate the election of the new Board of Governors as soon as practicable after the termination of the Class B membership.

- (ii) on December 31, 2020,
- (iii) such earlier date as Declarant in its sole discretion establishes by recorded instrument executed by Declarant or
- (iv) A majority of the Members other than the Class B Member vote to terminate the Class B membership. Notwithstanding any provisions in the Governing Documents to the contrary, the Neighborhood Representatives representing at least thirty three (33) percent of the Class A members can call a meeting of the Neighborhood Representatives to hold a vote on whether or not to terminate the Class B member.

Class C: The Class C Member shall be the owner of the Country Club Property.

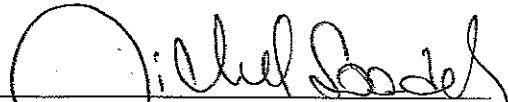
Evidence that the necessary affirmative vote has occurred is attached hereto as Exhibit "A".

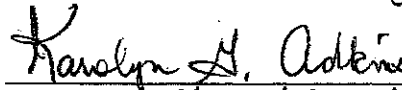
Signed sealed and delivered in the presence of

VINEYARDS DEVELOPMENT CORPORATION  
a Florida Corporation

Witness:

  
Print Name: Robert Rogers

  
Michael Saadeh, President

  
Print Name KAROLYN G. ADKINS

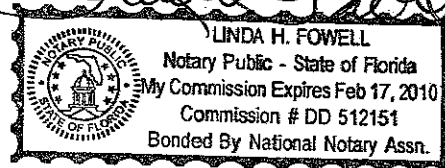
Address:  
75 Vineyards Boulevard  
Naples, Florida 34119

STATE OF FLORIDA  
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared MICHEL SAADEH, (one of the following should be checked; if none are checked, he is personally known to me) \_\_\_\_\_ who is personally known to me, or has produced N/A as identification, and who did take an oath, and who is known to be the President & CEO of VINEYARDS DEVELOPMENT CORPORATION, a Florida Corporation, the corporation named in the foregoing instrument and that he acknowledged executing the same, in the presence of two subscribing witnesses, freely and voluntarily, under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 25 day of APRIL, 2008

Add Signature Blocks for each Neighborhood Representative



**VINEYARDS COMMUNITY ASSOCIATION, INC.  
NEIGHBORHOOD REPRESENTATIVES &  
TRANSITION/NOMINATING COMMITTEE**

**April 30, 2008  
Tally Sheet**

<u>Name of Association</u>		<b>YES</b>	<b>NO</b>
<b>Avellino Isles</b>	Rein Mannik	<u>79</u>	<u>      </u>
<b>Arbor Glen</b>	Thomas Gallichant	<u>37</u>	<u>  2  </u>
<b>Augusta Falls</b>	Ed Sager	<u>35</u>	<u>      </u>
<b>Bellerive</b>	Kent Tice	<u>86</u>	<u>      </u>
<b>Camelot Park</b>	Walter Feldgoise.	<u>35</u>	<u>      </u>
<b>Chardonnay</b>	William Fronmuller	<u>60</u>	<u>      </u>
<b>Clubside Reserve</b>	Donald Bucknam	<u>84</u>	<u>      </u>
<b>Concord</b>	Sandy Panther (Joel Germond)	<u>136</u>	<u>      </u>
<b>Erin Lake</b>	Delbert Booher	<u>27</u>	<u>      </u>
<b>Fountainhead</b>	George Walters	<u>68</u>	<u>  1  </u>
<b>Glen Lake</b>	Rick Feldt (George Raines)	<u>25</u>	<u>      </u>
<b>Hammock Isles</b>	HI, HE, & HV	<u>55</u>	<u>  1  </u>
<b>Laguna Royale</b>	Will Orlove	<u>40</u>	<u>      </u>
<b>Lalique</b>	Leo Arria	<u>104</u>	<u>      </u>
<b>Montelena</b>	Dennis Dowd	<u>33</u>	<u>      </u>
<b>Napa Ridge Patio</b>	Sy Rosen	<u>29</u>	<u>      </u>
<b>Napa Ridge Villas</b>	Al Role	<u>34</u>	<u>      </u>
<b>Oak Colony</b>	Richard Stillman	<u>7</u>	<u>  2  </u>
<b>Palo Verde</b>	Doug Munson	<u>17</u>	<u>  5  </u>

Tally  
Page 2

Name of Association

Regency Reserve	Farrell Kupersmith	<u>240</u>	<u>          </u>
San Miguel	Clyde Fobes	<u>28</u>	<u>          </u>
San Rafael (T.N.C.)	Murray Krinsky	<u>24</u>	<u>          </u>
Silver Oaks	Jeff Fund	<u>106</u>	<u>          </u>
Sonoma Lake	Robert Schultz	<u>          </u>	<u>          </u>
Terracina	Frank Mambuca	<u>82</u>	<u>          </u>
Tierra Lago	Michael Werner	<u>44</u>	<u>          </u>
Tra-Vigne	William Theisen	<u>77</u>	<u>          </u>
Tuscany	Mary Clark	<u>114</u>	<u>1</u>
Valley Oak	Martin Bryant	<u>213</u>	<u>          </u>
Venezia Grande		<u>1</u>	<u>          </u>
Villa Florenza	Bob Stewart	<u>38</u>	<u>          </u>
Villa Verona	Adele Duba (Antonio Sciarrino)	<u>34</u>	<u>          </u>
Villa Vistana	Merle Howard	<u>64</u>	<u>          </u>
Vintage Reserve	Fred Minter	<u>112</u>	<u>          </u>
Vista Pointe	Tony Acquarulo	<u>96</u>	<u>          </u>
Wedgewood	Douglas Burke	<u>49</u>	<u>          </u>

**TALLY TOTAL:**

2313  
YES

12  
NO

(67% of 2477 units = 1660 'yes' to pass)

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:  
Robert F. Rogers, Esquire  
75 Vineyards Boulevard  
Naples, Florida 34119-4748  
239-353-1973

**TWELFTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF  
MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
THE VINEYARDS OF NAPLES**

**WHEREAS**, VINEYARDS DEVELOPMENT CORPORATION is the Declarant under that certain Declaration of Master Covenants, Conditions and Restrictions for The Vineyards (the "Original Declaration"), recorded in O.R. Book 1284, Page 1938 et seq., Public Records of Collier County, Florida; and,

**WHEREAS**, pursuant to Article XI, Section 11.05, of the Original Declaration, Declarant may unilaterally amend the Original Declaration while Declarant is a Class "B" Member; and,

**WHEREAS**, VINEYARDS DEVELOPMENT CORPORATION is the Declarant under that certain Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples (the "Declaration"), recorded in O.R. Book 1763, Page 1228, et seq., Public Records of Collier County, Florida, as amended, which is a restatement and amendment of the Original Declaration; and,

**WHEREAS**, pursuant to Article XVII, Section 17.05 of the Declaration, Declarant may unilaterally amend the Declaration while Declarant is a Class "B" Member; and,

**WHEREAS**, Declarant desires to amend the Declaration as stated below.

**NOW, THEREFORE**, in accordance with the provisions of said Article XVII of the Declaration, Declarant does hereby amend the Declaration as follows:

1. Notwithstanding anything in the Declaration to the contrary, VCA voting and associated rights shall be as follows:
  - A. When a unit is owned by a Corporation, only a Director may have voting rights and serve on the Board of the VCA;
  - B. When a unit is owned by a Limited Partnership, only a General Partner may have voting rights and serve on the Board;
  - C. When a unit is owned by a Trust, only a Trustee may have voting rights and serve on the Board; and,
  - D. When a unit is owned by a Limited Liability Company, only a Managing Member may have voting rights and serve on the Board.

Retn:  
ROBERT ROGERS  
75 VINEYARDS BLVD  
NAPLES FL 34119

4207905 OR: 4391 PG: 1726  
RECORDED in the OFFICIAL RECORDS of COLLIER COUNTY, FL  
09/05/2008 at 12:39PM DWIGHT H. BROOK, CLERK


RRC PER

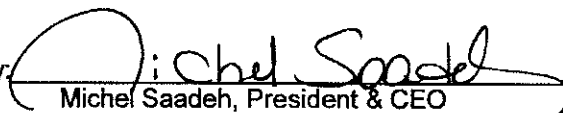
27.00

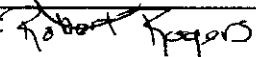
IN WITNESS WHEREOF, the Declarant has caused this TWELFTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VINEYARDS OF NAPLES to be executed by its duly authorized officers and its seal to be affixed this 4TH day of SEPTEMBER 2008.

Signed, sealed and delivered  
in our presence  
Witnesses:

VINEYARDS DEVELOPMENT CORPORATION  
a Florida corporation

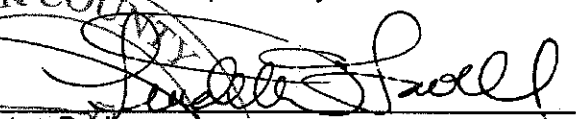
  
Printed Name: LINDA H. FOWELL

By:   
Michel Saadeh, President & CEO

Printed Name: 

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 4TH day of SEPTEMBER, 2008 by Michel Saadeh, as President and CEO of VINEYARDS DEVELOPMENT CORPORATION, a Florida corporation, who is personally known to me.

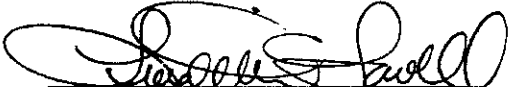
  
Notary Public

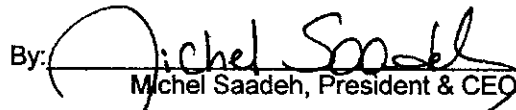
LINDA H. FOWELL  
Notary Public - State of Florida  
My Commission Expires Feb 17, 2010  
Commission # DD 512151  
Bonded By National Notary Assn.

**JOINDER BY VINEYARDS COMMUNITY ASSOCIATION, INC.**

VINEYARDS COMMUNITY ASSOCIATION, INC. hereby joins in the foregoing TWELFTH Amendment to Amended and restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples.

VINEYARDS COMMUNITY ASSOCIATION, INC.

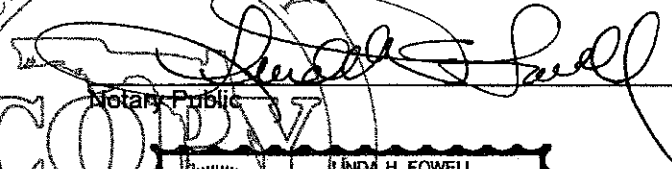
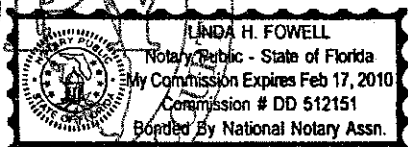
  
Printed Name: LINDA H. FOWELL

By:   
Michel Saadeh, President & CEO

Printed Name: Robert Rogers

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 4th day of ~~SEPTEMBER~~, 2008 by Michel Saadeh as President of VINEYARDS COMMUNITY ASSOCIATION, INC., and he is personally known to me.

  
Notary Public  
  
CLERK OF THE CIRCUIT