

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
FOR
REGENCY RESERVE, A CONDOMINIUM
SUBMITTING PHASES 15, 16 AND 52**

THIS AMENDMENT made this 17 day February, 2007, by Regency Reserve Developers, Inc., a Florida corporation (the "Developer")

WHEREAS, the Developer has recorded a Declaration of Condominium for Regency Reserve, a Condominium, in Official Records Book 2739, Pages 3046 et seq., of the Public Records of Collier County, Florida; and

WHEREAS, said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium to comply with Section 718 104(4)(e), Florida Statutes which Developer now desires to do; and

WHEREAS, Developer now desires to submit Phases 15, 16 and 52 to Regency Reserve, a Condominium.

NOW THEREFORE, the Developer pursuant to the aforesaid rights, hereby amends the Declaration of Condominium for Regency Reserve, a Condominium, as follows:

A. Article 1 is amended and restated to read as follows:

1. **THE LAND:** The land submitted to the condominium form of ownership by this Declaration and sometimes hereinafter referred to as the "Land" is as follows:

Tracts 15, 16 and 52 (Phases 15, 16 and 52), Regency Reserve, located in Collier County, Florida, and more particularly described in Exhibit "A," Pages 21, 22 and 58, attached to the Declaration of Condominium.

B. The first sentence of the second paragraph of Article 2 is amended and restated to read as follows:

Regency Reserve, a Condominium, contains 76 residential units in 19 buildings and consists of Phases 1-5, 15-22, and 48-52 of a proposed eighty phase development having a maximum of 240 units.

C. Article 5 is amended to read as follows:

5.1 **Survey and Plot Plans.** [Add after first paragraph] A plot plan showing the entire proposed project and the Phase 15, 16 and 52 units and the building in which the units are located, including their identification numbers, and locations is attached to this Amendment to the Declaration of Condominium as Revised Exhibit "B."

[Add after second paragraph] Phase 15 consists of 4 units numbered 1501, 1502, 1503 and 1504, located in Building 15. Phase 16 consists of 4 units numbered 1601, 1602, 1603 and 1604, located in Building 16. Phase 52 consists of 4 units numbered 5201, 5202, 5203 and 5204, located in Building 52.

D. Article 6 is amended and restated to read as follows:

6.1 **Shares of Ownership.** 76 Units - 1/76th share

RECORDED
IN REGISTRY
BOOK 2739 PAGE 3046
FILED IN 2007

2739947 OR: 2767 PG: 0969
RECORDED IN THE OFFICIAL RECORDS OF COLLIER COUNTY, FL
11/15/2007 AT 01:55PM MICHELE K. BRACK, CLERK

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COPY 15
MISC

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11:00
12:00

E. Article 23 is amended to read as follows:

23. **DEVELOPMENT AND PHASING PLAN:** [Revise and restate the first sentence as follows] Regency Reserve, a condominium, contains 76 units in 19 buildings and presently contains the first 19 phases of a proposed eighty phase development having a maximum of 240 residential units.

IN WITNESS WHEREOF, the Developer has caused the foregoing Amendment to the Declaration of Condominium to be executed by its undersigned duly authorized officer on the date set forth above.

Signed sealed and delivered in the presence of.

Claudia Tyczka
Witness

Claudia Tyczka
Printed Name of Witness

Linda S. Larre
Witness

Linda S. Larre
Printed Name of Witness

REGENCY RESERVE DEVELOPERS, INC.,
a Florida corporation

By: Michel Saadeh
Michel Saadeh, President

Address:
98 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 of REGENCY RESERVE DEVELOPERS, INC., 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 12th
day of November, 2004



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

NOTARY PUBLIC

This instrument prepared by
Robert F. Rogers, Esquire
98 Vineyards Boulevard
Naples, Florida 34119
(941) 353-1973

**SECOND CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
FOR
REGENCY RESERVE, A CONDOMINIUM
SUBMITTING PHASES 11-14, 23-26, 44-47 AND 53-56**

THIS AMENDMENT made this 26 day April, 2001, by Regency Reserve Developers, Inc., a Florida corporation (the "Developer").

WHEREAS, the Developer has recorded a Declaration of Condominium for Regency Reserve, a Condominium, in Official Records Book 2739, Pages 3046 et seq., of the Public Records of Collier County, Florida; and

WHEREAS, said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium to comply with Section 718.104(4)(e), Florida Statutes which Developer now desires to do; and

WHEREAS, Developer now desires to submit Phases 11-14, 23-26, 44-47 and 53-56 to Regency Reserve, a Condominium.

NOW THEREFORE, the Developer pursuant to the aforesaid rights, hereby amends the Declaration of Condominium for Regency Reserve, a Condominium, as follows:

A. Article 1 is amended and restated to read as follows:

1. **THE LAND:** The land submitted to the condominium form of ownership by this Declaration and sometimes hereinafter referred to as the "Land" is as follows:

Tracts 11-14, 23-26, 44-47 and 53-56 (Phases 11-14, 23-26, 44-47 and 53-56), Regency Reserve, located in Collier County, Florida, and more particularly described in Exhibit "A" attached to the Declaration of Condominium.

B. The first sentence of the second paragraph of Article 2 is amended and restated to read as follows:

Regency Reserve, a Condominium, contains 140 residential units in 35 buildings and consists of Phases 1-6, 11-26, and 44-56 of a proposed eighty phase development having a maximum of 240 units.

C. Article 5 is amended to read as follows:

5.1 **Survey and Plot Plans.** [Add after first paragraph] A plot plan showing the entire proposed project and the Phase 11-14, 23-26, 44-47 and 53-56 units and the building in which the units are located, including their identification numbers, and locations is attached to this Amendment to the Declaration of Condominium as Revised Exhibit "B."

[Add after second paragraph] Phase 11 consists of 4 units numbered 1101, 1102, 1103 and 1104, located in Building 11. Phase 12 consists of 4 units numbered 1201, 1202, 1203 and 1204, located in Building 12. Phase 13 consists of 4 units numbered 1301, 1302, 1303 and 1304, located in Building 13. Phase 14 consists of 4 units numbered 1401, 1402, 1403 and 1404, located in Building 14. Phase 23 consists of 4 units numbered 2301, 2302, 2303 and 2304, located in Building 23. Phase 24 consists of 4 units numbered 2401, 2402, 2403 and 2404, located in Building 24. Phase 25 consists of 4 units numbered 2501, 2502, 2503 and 2504, located in Building 25. Phase 26 consists of 4 units numbered 2601, 2602, 2603 and 2604, located in Building 26. Phase 44 consists of 4 units

REC'D:
ROBERT J. ROGERS
99 VINEYARD BLVD
NAPLES FL 34119

2787124 OR: 2815 PG: 2600
RECORDED In the OFFICIAL RECORDS of COLLIER COUNTY, FL
04/30/2001 at 03:33PM DEPT. R. BLOTT, CLERK

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numbered 4401, 4402, 4403 and 4404, located in Building 44. Phase 45 consists of 4 units numbered 4501, 4502, 4503 and 4504, located in Building 45. Phase 46 consists of 4 units numbered 4601, 4602, 4603 and 4604, located in Building 46. Phase 47 consists of 4 units numbered 4701, 4702, 4703 and 4704, located in Building 47. Phase 53 consists of 4 units numbered 5301, 5302, 5303 and 5304, located in Building 53. Phase 54 consists of 4 units numbered 5401, 5402, 5403 and 5404, located in Building 54. Phase 55 consists of 4 units numbered 5501, 5502, 5503 and 5504, located in Building 55. Phase 56 consists of 4 units numbered 5601, 5602, 5603 and 5604, located in Building 56.

D. Article 6 is amended and restated to read as follows:

6.1 Shares of Ownership. 140 Units - 1/ 140th share

E. Article 23 is amended to read as follows:

23. **DEVELOPMENT AND PHASING PLAN:** [Revise and restate the first sentence as follows] Regency Reserve, a condominium, contains 140 units in 35 buildings and presently contains the first 35 phases of a proposed eighty phase development having a maximum of 240 residential units.

IN WITNESS WHEREOF, the Developer has caused the foregoing Amendment to the Declaration of Condominium to be executed by its undersigned duly authorized officer on the date set forth above.

Signed sealed and delivered in the presence of:

Claudia Teyzka
Witness
Claudia Teyzka
Printed Name of Witness
Robert Rogers
Witness
Robert Rogers
Printed Name of Witness

REGENCY RESERVE DEVELOPERS, INC.,
a Florida corporation

By: Michel Saadeh
Michel Saadeh, President

Address:
98 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, personally known to me, who did not take an oath, President of REGENCY RESERVE DEVELOPERS, INC., a Florida corporation, acknowledged executing the foregoing, in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 26th day of April, 2001.

This instrument prepared by:
Robert F. Rogers, Esquire
98 Vineyards Boulevard
Naples, Florida 34119
(941) 353-1973



Robert Rogers
MY COMMISSION # CC912116 EXPIRES
March 19, 2004
BORNED THROUGH THE LAW OF FLORIDA, I AM

Robert Rogers
NOTARY PUBLIC

RECORDED IN OFFICIAL RECORDS OF COLLIER COUNTY, FL
09/19/2001 at 09:35PM DWIGHT E. BROCK, CLERK
REC FEE 13.50

Re: ROBERT F ROGERS
68 VINEYARDS BLVD
NAPLES FL 34110

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
FOR
REGENCY RESERVE, A CONDOMINIUM
SUBMITTING CERTIFICATES OF SUBSTANTIAL COMPLETION**

THIS AMENDMENT made this 14th day August, 2001, by Regency Reserve Developers, Inc., a Florida corporation (the "Developer").

WHEREAS, the Developer has recorded a Declaration of Condominium for Regency Reserve, a Condominium, in Official Records Book 2739, Pages 3046 et seq., of the Public Records of Collier County, Florida; and

WHEREAS, said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium to comply with Section 718.104(4)(e), Florida Statutes which Developer now desires to do; and

WHEREAS, Developer now desires to submit Certificates of Substantial Completion for the Phases referenced below to Regency Reserve, a Condominium.

NOW THEREFORE, the Developer pursuant to the aforesaid rights, hereby amends the Declaration of Condominium for Regency Reserve, a Condominium, as follows:

The following attached Certificates of Substantial Completion are hereby added to the Declaration:

Phases 1, 2, 3, 5, 6, 15, 16, 17, 18, 19, 20, 21, 50 and 51 - Buildings 1, 2, 3, 5, 6, 15, 16, 17, 18, 19, 20, 21, 50 and 51.

IN WITNESS WHEREOF, the Developer has caused the foregoing Amendment to the Declaration of Condominium to be executed by its undersigned duly authorized officer on the date set forth above

Signed sealed and delivered in the presence of:

RF
Witness Robert Rogers
Printed Name of Witness

Witness
Printed Name of Witness

REGENCY RESERVE DEVELOPERS, INC.,
a Florida corporation

By: Michel Saadeh
Michel Saadeh, President

Address:
98 Vineyards Boulevard
Naples, Florida 34119

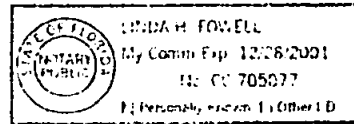
STATE OF FLORIDA
COUNTY OF COLLIER

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 of REGENCY RESERVE DEVELOPERS, INC., 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 _____ day of _____, 2001.

NOTARY PUBLIC

This instrument prepared by:
Robert F. Rogers, Esquire
98 Vineyards Boulevard
Naples, Florida 34119
(941) 353-1973



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RHODES & RHODES LAND SURVEYING, INC.

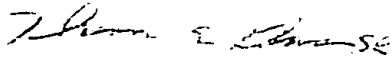
JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1820 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 593-0670 FAX (941) 593-0591

Regency Reserve, A Condominium
PHASE I - BUILDING I

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (c), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase I-Building I of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the Condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-523CONDO

DATE: 9-13-01

RHODES & RHODES LAND SURVEYING, INC.

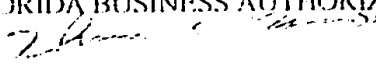
JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1320 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 593-0570 FAX (941) 593-0581

Regency Reserve, A Condominium
PHASE 2 -- BUILDING 2

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (c), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 2-Building 2 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897


Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-473CONDO
DATE: 9/15/01

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1820 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 593-0570 FAX (941) 593-0581

Regency Reserve, A Condominium
PHASE 3 - BUILDING 3

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (c), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 3-Building 3 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-299CONDO
DATE: 9-17-01 C.A.

RHODES & RHODES LAND SURVEYING, INC.

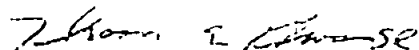
JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1320 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 593-0570 FAX (941) 593-0541

Regency Reserve, A Condominium
PHASE 5 - BUILDING 5

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (c), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 5-Building 5 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-301CONDO
DATE: 07-15-2001

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1820 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (811) 683-0670 FAX (811) 683-0681

Regency Reserve, A Condominium
PHASE 6-- BUILDING 6

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (c), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 6-Building 6 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-655CONDO

DATE: 4-13-01

RHODES & RHODES LAND SURVEYING, INC.

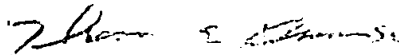
JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1320 RAIL HEAD BLVD. #8 NAPLES, FLORIDA 34110
PHONE: (941) 593-0570 FAX: (941) 593-0581

Regency Reserve, A Condominium
PHASE 15 -- BUILDING 15

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 15-Building 15 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-1095CONDO
DATE: 9-13-01

RHODES & RHODES LAND SURVEYING, INC.

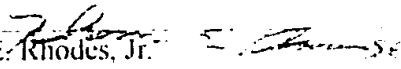
JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1820 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 593 0670 FAX (941) 593 0681

Regency Reserve, A Condominium
PHASE 16 -- BUILDING 16

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4)(c), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 16-Building 16 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897

Thomas E. Rhodes, Jr. 
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-1096CONDO
DATE: 5-27-01

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
GEO RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 593-0570 FAX (941) 593-0581

Regency Reserve, A Condominium
PHASE 17 – BUILDING 17

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 17-Building 17 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Jr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-972CONDO

DATE: 5-27-01

RHODES & RHODES LAND SURVEYING, INC.


JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1320 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 593-0570 FAX (941) 593-0581

Regency Reserve, A Condominium
PHASE 18 -- BUILDING 18

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 18-Building 18 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-931CONDO
DATE: 9-13-01

RHODES & RHODES LAND SURVEYING, INC.

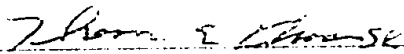
JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
620 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 593-0570 FAX (941) 593-0591

Regency Reserve, A Condominium
PHASE 19 - BUILDING 19

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 19-Building 19 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897


Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-930CONDO

DATE: 9-13-01

RHODES & RHODES LAND SURVEYING, INC.

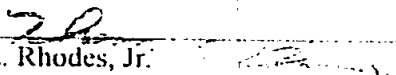
JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1830 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 593-0570 FAX (941) 593-0581

Regency Reserve, A Condominium
PHASE 20 – BUILDING 20

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (c), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 20-Building 20 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897


Thomas E. Rhodes, Jr.
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State of Florida, License Number 5854
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LICENSED SURVEYOR AND MAPPER

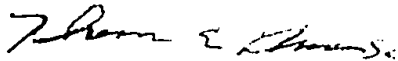
R&R FILE NO. 00-929CONDO
DATE: 5-27-01

Regency Reserve, A Condominium
PHASE 21 -- BUILDING 21

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 21-Building 21 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-928CONDO

DATE: 9-13-01

RHODES & RHODES LAND SURVEYING, INC.

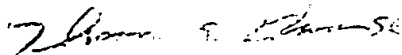
JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1320 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 693-0570 FAX (941) 693-0581

Regency Reserve, A Condominium
PHASE 50 – BUILDING 50

CERTIFICATE OF SURVEY.

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (c), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 50-Building 50 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-1099CONDO
DATE: 1-13-01

RHODES & RHODES LAND SURVEYING, INC.


JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1820 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 593-0570 FAX (941) 593-0681

Regency Reserve, A Condominium
PHASE 51 -- BUILDING 51

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 51-Building 51 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897


Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-727CONDO

DATE: 9-13-01

Retn:
ROBERT P ROGERS
98 VINEYARDS BLVD
NAPLES FL 34119

2911388 OR: 2956 PG: 2856

RECORDED in the OFFICIAL RECORDS of COLLIER COUNTY, FL
01/02/2002 at 04:15PM DWIGHT E. BROCK, CLERK

RBC FEB 10.50

CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
FOR
REGENCY RESERVE, A CONDOMINIUM
SUBMITTING PHASES 7-10

THIS AMENDMENT made this 30th day December, 2001, by Regency Reserve Developers, Inc., a Florida corporation (the "Developer").

WHEREAS, the Developer has recorded a Declaration of Condominium for Regency Reserve, a Condominium, in Official Records Book 2739, Pages 3046 et seq., of the Public Records of Collier County, Florida; and

WHEREAS, said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium to comply with Section 718.104(4)(e), Florida Statutes which Developer now desires to do; and

WHEREAS, Developer now desires to submit Phases 7-10 to Regency Reserve, a Condominium.

NOW THEREFORE, the Developer pursuant to the aforesaid rights, hereby amends the Declaration of Condominium for Regency Reserve, a Condominium, as follows:

A. Article 1 is amended and restated to read as follows:

1. **THE LAND:** The land submitted to the condominium form of ownership by this Declaration and sometimes hereinafter referred to as the "Land" is as follows:

Tracts 1-26 and 44-56 (Phases 1-26 and 44-56), Regency Reserve, located in Collier County, Florida, and more particularly described in Exhibit "A" attached to the Declaration of Condominium.

B. The first sentence of the second paragraph of Article 2 is amended and restated to read as follows:

Regency Reserve, a Condominium, contains 156 residential units in 39 buildings and consists of Phases 1-26, and 44-56 of a proposed eighty phase development having a maximum of 240 units.

C. Article 5 is amended to read as follows:

5.1 **Survey and Plot Plans.** [Add after first paragraph] A plot plan showing the entire proposed project and the Phases 1-26 and 44-56 units and the buildings in which the units are located, including their identification numbers, and locations is attached to this Amendment to the Declaration of Condominium as Revised Exhibit "B."

[Add after second paragraph] Phase 7 consists of 4 units numbered 701, 702, 703 and 704, located in Building 7. Phase 8 consists of 4 units numbered 801, 802, 803 and 804, located in Building 8. Phase 9 consists of 4 units numbered 901, 902, 903 and 904, located in Building 9. Phase 10 consists of 4 units numbered 1001, 1002, 1003 and 1004, located in Building 10.

D. Article 6 is amended and restated to read as follows:

6.1 **Shares of Ownership.** 156 Units - 1/ 156th share

E. Article 23 is amended to read as follows:

23. **DEVELOPMENT AND PHASING PLAN:** [Revise and restate the first sentence as follows] Regency Reserve, a condominium, contains 156 units in 39 buildings and presently contains the first 39 phases of a proposed eighty phase development having a maximum of 240 residential units.

IN WITNESS WHEREOF, the Developer has caused the foregoing Amendment to the Declaration of Condominium to be executed by its undersigned duly authorized officer on the date set forth above.

Signed sealed and delivered in the presence of:

Claudia Tyzka
Witness
Claudia Tyzka
Printed Name of Witness
[Signature]
Witness
Robert Rogers
Printed Name of Witness

REGENCY RESERVE DEVELOPERS, INC.,
a Florida corporation

By: [Signature]
Michel Saadeh, President

Address:
98 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, personally known to me, who did not take an oath, President of REGENCY RESERVE DEVELOPERS, INC., a Florida corporation, acknowledged executing the foregoing, in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 31st
day of Jan. Dec., 2002

[Signature]
NOTARY PUBLIC

This instrument prepared by:

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



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

2915837 OR: 2962 PG: 1479

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
01/11/2002 at 04:37PM DWIGHT B. BROCK, CLERK
REC FEE 118.50

Retn:
PRO TITLE & ABSTRACT INC
98 VINEYARDS BLVD
NAPLES FL 34119

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
FOR
REGENCY RESERVE, A CONDOMINIUM
SUBMITTING CERTIFICATES OF SUBSTANTIAL COMPLETION**

THIS AMENDMENT made this 3rd day Jan, 2002, by Regency Reserve Developers, Inc., a Florida corporation (the "Developer").

WHEREAS, the Developer has recorded a Declaration of Condominium for Regency Reserve, a Condominium, in Official Records Book 2739, Pages 3046 et seq., of the Public Records of Collier County, Florida; and

WHEREAS, said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium to comply with Section 718.104(4)(e), Florida Statutes which Developer now desires to do; and

WHEREAS, Developer now desires to submit Certificates of Substantial Completion for the Phases referenced below to Regency Reserve, a Condominium.

NOW THEREFORE, the Developer pursuant to the aforesaid rights, hereby amends the Declaration of Condominium for Regency Reserve, a Condominium, as follows:

The following attached Certificates of Substantial Completion are hereby added to the Declaration:

Phases 1-6, 15-22, and 45-54 - Buildings 1-6, 15- 22, and 45-54.

IN WITNESS WHEREOF, the Developer has caused the foregoing Amendment to the Declaration of Condominium to be executed by its undersigned duly authorized officer on the date set forth above.

Signed sealed and delivered in the presence of:

Claudia Tyozka
Witness
CLAUDIA TYOZKA
Printed Name of Witness

[Signature]
Witness
Robert F Rogers
Printed Name of Witness

REGENCY RESERVE DEVELOPERS, INC.,
a Florida corporation

By: [Signature]
Michel Saadeh, President

Address:
98 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 of REGENCY RESERVE DEVELOPERS, INC., 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 3
day of Jan., 2002



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

[Signature]
NOTARY PUBLIC

This instrument prepared by:
Robert F. Rogers, Esquire
98 Vineyards Boulevard
Naples, Florida 34119
(941) 353-1973

V:\VDC\Legal\ROBERT\DEVELOP\REGRES\CERTAMD3.wpd

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.E.M.

THOMAS E. RHODES, P.S.M.

1800 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110

PHONE (941) 583-0570

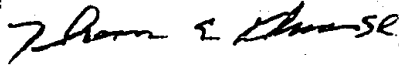
FAX (941) 583-0581

Regency Reserve, A Condominium
PHASE 1 - BUILDING 1

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 1-Building 1 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-523CONDO

DATE: 9-13-01

OR: 2962 PG: 1481

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.E.M.

THOMAS E. RHODES, P.E.M.

1330 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110

PHONE (941) 533-0570

FAX (941) 533-0581

Regency Reserve, A Condominium PHASE 2 – BUILDING 2

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (c), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 2-Building 2 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

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FLORIDA BUSINESS AUTHORIZATION NO. LB 6897

Thomas E. Rhodes, Sr.

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Professional Surveyor and Mapper
State of Florida, License Number 5854
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LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-473CONDO

DATE: 9-13-01

OR: 2962 PG: 1482

RHODES & RHODES LAND SURVEYING, INC.

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1530 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 583-0570 FAX (941) 583-0581

**Regency Reserve, A Condominium
PHASE 3 - BUILDING 3**

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 3-Building 3 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

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FLORIDA BUSINESS AUTHORIZATION NO. LB 6897

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Professional Surveyor and Mapper
State of Florida, License Number 5854
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LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-299CONDO

DATE: 9-13-01

OR: 2962 PG: 1483

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S.M.

THOMAS E. RHODES, P.S.M.

1300 RAIL HEAD BLVD. #5 NAPLES, FLORIDA 34110

PHONE (941) 883-0570

FAX (941) 883-0571

Regency Reserve, A Condominium
PHASE 4 – BUILDING 4

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 4-Building 4 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897

Thomas E. Rhodes, Sr.

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Professional Surveyor and Mapper
State of Florida, License Number 5854
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LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-300CONDO

DATE: 1-2-02

OR: 2962 PG: 1484

RHODES & RHODES LAND SURVEYING, INC.


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1300 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 583-0570 FAX (941) 583-0581

Regency Reserve, A Condominium
PHASE 5 – BUILDING 5

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 5-Building 5 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-301 CONDO

DATE: 9-13-2001

OR: 2962 PG: 1485

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S.M.

THOMAS R. RHODES, P.S.M.

1300 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110

PHONE (941) 583-0570

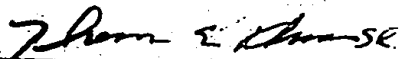
FAX (941) 583-0581

Regency Reserve, A Condominium
PHASE 6- BUILDING 6

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 6-Building 6 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

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FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



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State of Florida, License Number 5854
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LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-655CONDO

DATE: 9-13-0

OR: 2962 PG: 1486

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S.M.

THOMAS E. RHODES, P.S.M.

1320 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110

PHONE (941) 583-0570

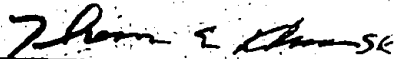
FAX (941) 583-0581

Regency Reserve, A Condominium
PHASE 15 – BUILDING 15

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 15-Building 15 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

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LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-1095CONDO

DATE: 9-13-01

OR: 2962 PG: 1487

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S.M.

THOMAS E. RHODES, P.S.M.

1300 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110

PHONE (941) 633-0670

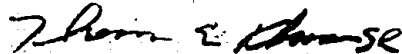
FAX (941) 633-0581

**Regency Reserve, A Condominium
PHASE 16 – BUILDING 16**

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (c), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 16-Building 16 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Jr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-1096CONDO
DATE: 8-27-01

OR: 2962 PG: 1488

RHODES & RHODES LAND SURVEYING, INC.

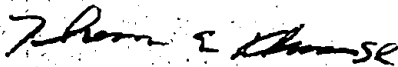
JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1320 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 593-0570 FAX (941) 593-0581

Regency Reserve, A Condominium
PHASE 17 - BUILDING 17

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (c), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 17-Building 17 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Jr.
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R&R FILE NO. 00-972CONDO
DATE: 8-27-01

OR: 2962 PG: 1489

RHODES & RHODES LAND SURVEYING, INC.

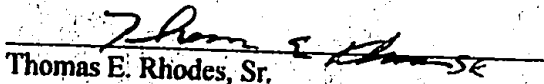
JOHN SCOTT RHODES, P.S.M. THOMAS K. RHODES, P.S.M.
1320 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 583-0670 FAX (941) 583-0681

Regency Reserve, A Condominium
PHASE 18 – BUILDING 18

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 18-Building 18 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897


Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
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NOT VALID WITHOUT THE SIGNATURE AND
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LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-931CONDO
DATE: 9-13-01

OR: 2962 PG: 1490

RHODES & RHODES LAND SURVEYING, INC.

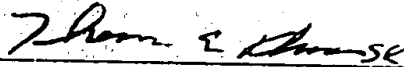
JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1320 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 533-0570 FAX (941) 533-0581

Regency Reserve, A Condominium
PHASE 19 - BUILDING 19

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 19-Building 19 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Sr.
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LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-930CONDO

DATE: 9-13-01

OR: 2962 PG: 1491

RHODES & RHODES LAND SURVEYING, INC.

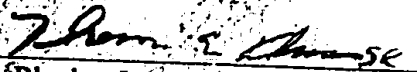
JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1300 RAIL HEAD BLVD. #8 NAPLES, FLORIDA 34110
PHONE (341) 583-0570 FAX (341) 583-0581

Regency Reserve, A Condominium
PHASE 20 – BUILDING 20

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 20-Building 20 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Jr.
Professional Surveyor and Mapper
State of Florida, License Number 5854

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R&R FILE NO. 00-929CONDO

DATE: 8-27-01

OR: 2962 PG: 1492

RHODES & RHODES LAND SURVEYING, INC.

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THOMAS E. RHODES, P.S.M.

1300 RAIL HEAD BLVD. #0 NAPLES, FLORIDA 34110

PHONE (941) 583-0570

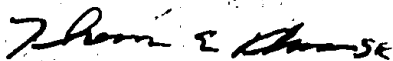
FAX (941) 583-0581

**Regency Reserve, A Condominium
PHASE 21 - BUILDING 21**

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 21-Building 21 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

**RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897**



Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
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R&R FILE NO. 00-928CONDO

DATE: 9-13-01

OR: 2962 PG: 1493

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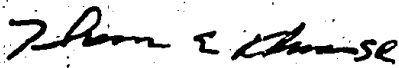
JOHN SCOTT RHODES, P.S.M. **THOMAS E. RHODES, P.S.M.**
1800 RAIL HEAD BLVD. #6 **NAPLES, FLORIDA 34110**
PHONE (941) 683-0570 **FAX (941) 683-0581**

**Regency Reserve, A Condominium
PHASE 22 – BUILDING 22**

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 22-Building 22 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

**RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897**



**Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER**

R&R FILE NO. 00-728CONDO

DATE: 1-2-02

OR: 2962 PG: 1494

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.E.M.

THOMAS E. RHODES, P.E.M.

1800 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110

PHONE (941) 683-0670

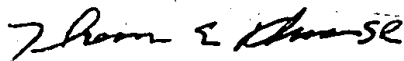
FAX (941) 683-0681

Regency Reserve, A Condominium
PHASE 45 -- BUILDING 45

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 45-Building 45 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

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FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
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R&R FILE NO. 01-182CONDO

DATE: 11-20-01

OR: 2962 PG: 1495

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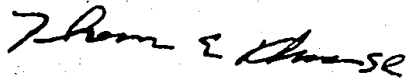
JOHN BOYD RHODES, P.R.M. THOMAS E. RHODES, P.R.M.
1326 HALL HEAD BLVD. #3 NAPLES, FLORIDA 34110
PHONE (941) 683-0570 FAX (941) 683-0581

Regency Reserve, A Condominium
PHASE 46 – BUILDING 46

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 46-Building 46 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

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FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
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THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 01-181CONDO
DATE: 10-23-01

OR: 2962 PG: 1496

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1320 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 593-0670 FAX (941) 593-0681

Regency Reserve, A Condominium
PHASE 47 - BUILDING 47

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 47-Building 47 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854

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R&R FILE NO. 01-180CONDO

DATE: 10-10-01

OR: 2962 PG: 1497

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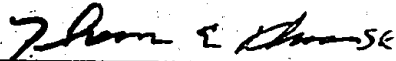
JOHN SCOTT RHODES, P.E.M. THOMAS E. RHODES, P.E.M.
1200 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 683-0570 FAX (941) 683-0581

Regency Reserve, A Condominium
PHASE 48 – BUILDING 48

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 48-Building 48 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

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Thomas E. Rhodes, Sr.
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State of Florida, License Number 5854

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R&R FILE NO. 00-1097CONDO

DATE: 1-2-02

OR: 2962 PG: 1498

RHODES & RHODES LAND SURVEYING, INC.

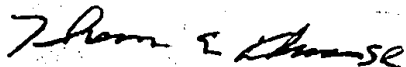
JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1300 RAIL HEAD BLVD. #0 NAPLES, FLORIDA 34110
PHONE (941) 663-0670 FAX (941) 663-0681

**Regency Reserve, A Condominium
PHASE 49 – BUILDING 49**

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 49-Building 49 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

**RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897**



**Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
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THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER**

R&R FILE NO. 00-1098CONDO

DATE: 1-2-02

OR: 2962 PG: 1499

RHODES & RHODES LAND SURVEYING, INC.

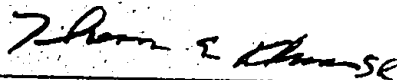
JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1890 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 583-0570 FAX (941) 583-0581

Regency Reserve, A Condominium
PHASE 50 – BUILDING 50

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 50-Building 50 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Sr.
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R&R FILE NO. 00-1099CONDO
DATE: 9-13-01

OR: 2962 PG: 1500

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S.M.

THOMAS K. RHODES, P.S.M.

1300 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110

PHONE (941) 633-0570

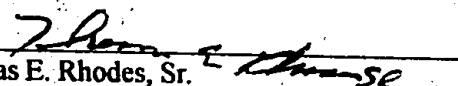
FAX (941) 633-0581

Regency Reserve, A Condominium
PHASE 51 – BUILDING 51

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 51-Building 51 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897


Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
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LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 00-727CONDO

DATE: 9-13-01

OR: 2962 PG: 1501

RHODES & RHODES LAND SURVEYING, INC.

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1800 RAIL HEAD BLVD. #6 **NAPLES, FLORIDA 34110**
PHONE (941) 583-0570 **FAX (941) 583-0581**

**Regency Reserve, A Condominium
PHASE 52 – BUILDING 52**

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 52-Building 52 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

**RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897**

Thomas E. Rhodes

Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
**NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER**

R&R FILE NO. 01-177CONDO
DATE: 9-28-01

OR: 2962 PG: 1502

RHODES & RHODES LAND SURVEYING, INC.

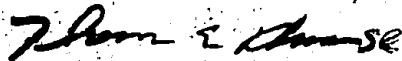
JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1328 RAIL HEAD BLVD. #8 NAPLES, FLORIDA 34110
PHONE (941) 693-0570 FAX (941) 693-0581

Regency Reserve, A Condominium
PHASE 53 – BUILDING 53

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 53-Building 53 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
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LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 01-178CCNDO
DATE: 10-29-01

OR: 2962 PG: 1503

RHODES & RHODES LAND SURVEYING, INC.

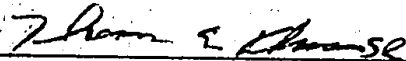
JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
1320 RAIL HEAD BLVD. #6 NAPLES, FLORIDA 34110
PHONE (941) 883-0670 FAX (941) 883-0681

Regency Reserve, A Condominium
PHASE 54 – BUILDING 54

CERTIFICATE OF SURVEYOR

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 54-Building 54 of Regency Reserve, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897



Thomas E. Rhodes, Sr.
Professional Surveyor and Mapper
State of Florida, License Number 5854
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 01-179CONDO
DATE: 11-12-01

*** OR: 2962 PG: 1504 ***

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
06/06/2002 at 03:09PM DWIGHT E. BROCK, CLERK

This instrument prepared by:

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

RBC FEE 10.50
COPIES 2.00
MISC 1.00

Retn:
ROBERT F ROGERS
98 VINEYARDS BLVD
NAPLES FL 34119

**FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR REGENCY RESERVE, A CONDOMINIUM**

THIS AMENDMENT is made this 6th day June, 2002, by REGENCY RESERVE DEVELOPERS, INC., a Florida corporation (the "Developer").

WHEREAS, the Developer has recorded a Declaration of Condominium for Vintage Reserve, a Condominium, in Official Records Book 2379, Pages 3047 et seq., of the Public Records of Collier County, Florida (the "Declaration"); and

WHEREAS, the Declaration reserves the right of the Developer to make amendments to the Declaration which the Developer now desires to do.

NOW, THEREFORE, the Developer, pursuant to the aforesaid rights, hereby amends the Declaration as follows:

- A. The attached page 17 of the Declaration of Condominium is hereby submitted with the changes reflected thereon and replaces the previously submitted page 17.

IN WITNESS WHEREOF, the Developer has caused the foregoing Amendment to the Declaration of Condominium to be executed by its undersigned duly authorized officer on the date set forth above.

Signed sealed and delivered in the presence of:

REGENCY RESERVE DEVELOPERS, INC.,
a Florida corporation

Witness:

Claudia Tycka
Print Name: Claudia Tycka

Michel Saadeh
Michel Saadeh, President

Robert Rogers
Print Name: Robert Rogers

Address: 98 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, who is personally known to me and who is known to be the President of REGENCY RESERVE DEVELOPERS, INC., a Florida corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 6th day of June, 2002.



Robert Rogers
MY COMMISSION # CC912116 EXPIRES
March 19, 2004

[Signature]
NOTARY PUBLIC

V:\VDC\Legal\ROBERT DEVELOP\REGRESAMEND.doc

Board, for the sole purpose of avoiding undue hardship or inequity. The making of one exception shall not be construed as a precedent for later exceptions.

12.4 Occupancy When Owner is Present. There is no restriction on the number of guests, whether related or unrelated to the owner, who may occupy the unit in the presence of the unit owner.

12.5 Minors. All occupants under eighteen (18) years of age shall be closely supervised at all times by an adult to insure that they do not become a source of unreasonable annoyance to other residents.

12.6 Pets. The owner of each Unit may keep one or two small pets (cats or dogs only) which do not exceed 25 pounds each. The pet(s) must be carried under the Owner's arm or be leashed at all times while on the Condominium property outside of the Unit. The ability to keep such a pet is a privilege, not a right, and the Board of Directors are empowered to order and enforce the removal of any pet which does not comply with this Paragraph or which becomes a source of annoyance to other residences of the Condominium. No pets of any kind are permitted in leased Units. No reptiles, rodents, amphibians, poultry or livestock may be kept in the Condominium. The Association may restrict the walking of pets in certain areas. Owners who walk their pets must clean up after their pets. Pets may not be left unattended or leashed on lanais, entries, Common Elements or in garages.

12.7 Nuisances. No owner shall use his or her unit, or permit it to be used, in any manner which constitutes or causes an unreasonable amount of annoyance or nuisance to the occupant of another unit, or which would not be consistent with the maintenance of the highest standards for a first class residential condominium, nor permit the premises to be used in a disorderly or unlawful way. The use of each unit shall be consistent with existing laws and the condominium documents, and occupants shall at all times conduct themselves in a peaceful and orderly manner.

12.8 Signs. No unit owner other than the Developer may post or display "For Sale," "For Rent," "Open House" or other similar signs anywhere on the condominium property until the Developer has sold its last unit. Thereafter, "Open House" signage may be displayed in accordance with the rules and regulations of the Master Association.

12.9 Commercial Vehicles. No truck of any kind, commercial truck, van, or other commercial vehicle, except service vehicles temporarily present on business, and no boat, boat trailer or other trailer of any kind, camper, mobile home, disabled vehicle, motor home or recreational vehicle shall be parked or stored on the condominium property.

12.10 Use of Lanais, Elevators, Walkways and Entries. Lanais, elevators, walkways and entries shall not be obstructed, littered, defaced or misused in any manner. Lanais, elevators, entries and walkways shall be used only for the purposes intended, and they shall not be used for hanging or drying clothing, for cleaning of rugs or other household items, or for storage of bicycles or other personal property.

13. **LEASING OF UNITS:** All leases of units must be in writing. A unit owner may lease only his or her entire unit, and then only in accordance with this Section, after receiving the approval of the Association. The lessee must be a natural person.

13.1 Procedures.

(A) Notice by the Unit Owner. An owner intending to lease his or her unit shall give to the Board of Directors or its designee written notice of such intention at least twenty (20) days prior to the first day of occupancy under the lease together with the name and address of the proposed lessee, a fully executed copy of the proposed lease, and such other information as the Board may reasonably require. The Board may require a personal interview with any lessee and his or her spouse, if any, as a precondition to approval.

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
FOR
REGENCY RESERVE, A CONDOMINIUM
SUBMITTING PHASES 27-43 and 57-60**

THIS AMENDMENT made this 9th day August, 2002, by Regency Reserve Developers, Inc., a Florida corporation (the "Developer").

WHEREAS, the Developer has recorded a Declaration of Condominium for Regency Reserve, a Condominium, in Official Records Book 2739, Pages 3046 et seq., of the Public Records of Collier County, Florida; and

WHEREAS, said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium to comply with Section 718.104(4)(e), Florida Statutes which Developer now desires to do; and

WHEREAS, Developer now desires to submit Phases 27-43 and 57-60 to Regency Reserve, a Condominium.

NOW THEREFORE, the Developer pursuant to the aforesaid rights, hereby amends the Declaration of Condominium for Regency Reserve, a Condominium, as follows:

A. Article 1 is amended and restated to read as follows:

1. **THE LAND:** The land submitted to the condominium form of ownership by this Declaration and sometimes hereinafter referred to as the "Land" is as follows:

Tracts 1-60 (Phases 1-60), Regency Reserve, located in Collier County, Florida, and more particularly described in Exhibit "A" attached to the Declaration of Condominium.

B. The first sentence of the second paragraph of Article 2 is amended and restated to read as follows:

Regency Reserve, a Condominium, contains 240 residential units in 60 buildings and consists of Phases 1-60 of a sixty phase development having a maximum of 240 units.

C. Article 5 is amended to read as follows:

5.1 **Survey and Plot Plans.** [Add after first paragraph] A plot plan showing the entire proposed project and the Phases 1-60 units and the buildings in which the units are located, including their identification numbers, and locations is attached to this Amendment to the Declaration of Condominium as Revised Exhibit "B."

[Add after second paragraph] Phases 1-60 consist of 4 units each numbered (1-60)01, (1-60)02, (1-60)03 and (1-60)04, located in Buildings 1-60.

D. Article 6 is amended and restated to read as follows:

6.1 **Shares of Ownership.** 240 Units - 1/ 240th share

E. Article 23 is amended to read as follows:

REC'D:
ROBERT F. ROGERS
98 VINHARDS BLVD
NAPLES FL 34119

RECORDED IN THE OFFICIAL RECORDS OF COLLIER COUNTY, FL
08/14/2002 AT 11:27AM DWIGHT B. BROCK, CLERK

3030414 OR: 3090 PG: 3143
RRC FEE 10.50
COPIES 2.00
MISC 1.00

23. **DEVELOPMENT AND PHASING PLAN:** [Revise and restate the first sentence as follows] Regency Reserve, a condominium, contains 240 units in 60 buildings and presently contains all units of a sixty phase development having a maximum of 240 residential units.

IN WITNESS WHEREOF, the Developer has caused the foregoing Amendment to the Declaration of Condominium to be executed by its undersigned duly authorized officer on the date set forth above.

Signed sealed and delivered in the presence of:

Claudia Tyorka
Witness
CLAUDIA TYORKA
Printed Name of Witness
[Signature]
Witness
Robert Rogers
Printed Name of Witness

REGENCY RESERVE DEVELOPERS, INC.,
a Florida corporation

By: [Signature]
Michel Saadeh, President

Address:
98 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, personally known to me, who did not take an oath, President of REGENCY RESERVE DEVELOPERS, INC., a Florida corporation, acknowledged executing the foregoing, in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 9th
day of August, 2002.

[Signature]
NOTARY PUBLIC

This instrument prepared by
Robert F. Rogers, Esquire
98 Vineyards Boulevard
Naples, Florida 34119
(941) 353-1973



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

Retn:
ROETZEL & ANDRESS
850 PARK SHORE DR 3RD FL 300
NAPLES FL 34103

Instrument prepared by and return to:
Steven M. Falk, Esq.
Roetzel & Andress, A Legal Professional Association
850 Park Shore Drive, Third Floor
Naples, FL 34103
(239) 649-6200

(Space above line for recording information)

CERTIFICATE OF AMENDMENT

THE UNDERSIGNED, being the duly elected and acting President of Regency Reserve Condominium Association, Inc., a Florida not-for-profit corporation, does hereby certify that the amendments to the governing documents attached hereto as Exhibit "A" were approved and adopted by the requisite number of members at the special members' meeting held on June 26, 2007, at which a quorum was present. The Declaration of Condominium for Regency Reserve, A Condominium was originally recorded at O.R. Book 2739, Page 3046, et seq., Public Records of Collier County, Florida.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and the seal of the corporation.

REGENCY RESERVE CONDOMINIUM ASSOCIATION, INC.
[SEAL]

Dennis W Krahn

Witness
Print Name: DENNIS W KRAHN

By: *Robert Lockwood*

Robert Lockwood, President

Jason Sullivan

Witness
Print Name: Jason Sullivan

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 28th day of June, 2007, by Robert Lockwood as President of Regency Reserve Condominium Association, Inc., the corporation described in the foregoing instrument, who is () personally known to me or who has produced Florida Drivers License as identification, and who took an oath, and acknowledged executing the same under authority vested in him by said corporation.

(SEAL)

E. Renee Svoboda

Notary Public, State of Florida

E. Renee Svoboda

Printed Name of Notary Public

Serial Number # 00516819

My Commission expires: 5-18-2010

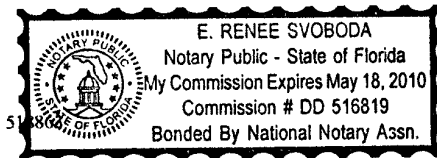


Exhibit A

AMENDMENTS CREATING SECTION 4.8.1 AND AMENDING SECTIONS 10.9 AND 15.3
OF THE DECLARATION OF CONDOMINIUM FOR
REGENCY RESERVE, A CONDOMINIUM

AMENDMENTS TO SECTIONS 6.1 AND 6.4 OF THE BYLAWS FOR
REGENCY RESERVE CONDOMINIUM ASSOCIATION, INC.

Additions indicated by underlining.
Deletions indicated by ~~hyphens~~.

4. DEFINITIONS: The terms used in this Declaration and its exhibits shall have the meanings stated below and in Chapter 718, Florida Statutes (the "Condominium Act"), unless the context otherwise requires:

(Sections 4.1 through 4.8 unchanged)

4.8.1 "Emergency" refers to a period of time during which the Condominium, or the immediate geographic area in which the Condominium is located is subjected to:

- (a) A state of emergency declared by local civil or law enforcement authorities;
- (b) A hurricane warning;
- (c) A partial or complete evacuation order
- (d) Federal or State "disaster area" status;
- (e) A catastrophic occurrence, whether natural or manmade, which seriously damages or threatens to seriously damage the physical existence of the Condominium, such as an earthquake, tidal wave, fire, hurricane, tornado, war, civil unrest or act of terrorism; or
- (f) An unanticipated set of circumstances, which, if not acted upon with immediacy, is likely to cause a building(s) or Unit(s) to become uninhabitable due to safety, code, ordinance or regulatory issues.

(Sections 4.9 through 4.21 unchanged)

10.9 Priority of Lien. The Association's lien for unpaid assessments shall be subordinate and inferior to any recorded ~~first institutional mortgage, but only to the least extent required by the Condominium Act, as amended from time to time, or mortgage of the Developer~~ unless the Association's Claim of Lien was recorded prior to the mortgage. The Association's lien shall be superior to, and take priority over, any other mortgage or lien regardless of when the mortgage was recorded. Any lease of a unit shall be subordinate and inferior to the Association's lien, regardless of when the lease was executed. Any lien of the Master Association shall take priority over a claim of lien of this Association.

15.3 Required Coverage. The Association shall maintain adequate insurance covering all of the buildings and the Common Elements as well as all association property, in amounts

determined annually by the Board of Directors, but not less than the most recently available appraisal of replacement cost, unless such amount is not available in the insurance marketplace. Such insurance to shall afford the following protection:

[(A) unchanged]

~~(B) Flood. In amounts deemed adequate by the Board of Directors, as available through the National Flood Insurance Program.~~

[(C) through (F) are hereby redesignated as (B) through (E)]

6.1 Depository. The Association shall maintain its accounts in such ~~federally insured~~ accounts or investments with such financial institutions doing business in the State of Florida as shall be designated from time to time by the Board. Withdrawal of monies from such accounts shall be only by such persons as are authorized by the Board. The Board may invest Association funds in interest-bearing accounts, certificates of deposit, U.S. Government securities, money market funds, short-term corporate notes (commercial paper, bankers acceptances, etc.) and other similar investment vehicles. Certificates of deposit and checking/savings accounts shall be maintained in federally insured accounts.

6.4 Other Reserves and Contingency Line Items. In addition to the statutory reserves provided in 6.3 above, or in place of them if the Members so vote, the Board may establish one or more contingency line items in the operating budget in the Board's discretion and additional reserve accounts for capital expenditures or deferred maintenance if identified in a reserve study by a qualified appraiser or firm specializing in reserve fund analyses. ~~contingencies, operating expenses, repairs, minor improvements or deferred maintenance.~~

Instrument prepared by and return to:
Steven M. Falk, Esq.
Roetzel & Andress, A Legal Professional Association
850 Park Shore Drive, Third Floor
Naples, FL 34103
(239) 649-6200

Retn:
ROETZEL & ANDRESS
850 PARK SHORE DR 3RD FLOOR
NAPLES FL 34103

(Space above line for recording information)

CERTIFICATE OF AMENDMENT

THE UNDERSIGNED, being the duly elected and acting President of Regency Reserve Condominium Association, Inc., a Florida not-for-profit corporation, does hereby certify that the amendment to the Initial Rules and Regulations (Exhibit "E" to the Declaration of Condominium) attached hereto as Exhibit "A" were approved and adopted by the Board of Directors at its meeting held on 2/26/2008, 2008, at which a quorum was present. The Declaration of Condominium for Regency Reserve, A Condominium was originally recorded at O.R. Book 2739, Page 3046, et seq., Public Records of Collier County, Florida.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and the seal of the corporation.

REGENCY RESERVE CONDOMINIUM ASSOCIATION, INC.
[SEAL]

[Signature]
Witness
Print Name: Patricia Lynn

By: [Signature]
Michael Cucina, President

[Signature]
Witness
Print Name: J. R. Lampson

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 27th day of February, 2008, by Michael Cucina as President of Regency Reserve Condominium Association, Inc., the corporation described in the foregoing instrument, who is () personally known to me or who has produced _____ as identification, and who took an oath, and acknowledged executing the same under authority vested in him by said corporation.

(SEAL)

[Signature]
Notary Public, State of Florida
Lori A. Vitti
Printed Name of Notary Public
Serial Number _____
My Commission expires: _____



AMENDMENT TO RULES AND REGULATIONS
REGENCY RESERVE CONDOMINIUM ASSOCIATION, INC.

Additions indicated by underlining.

5. USE OF COMMON AREAS

((A) through (I) unchanged)

J. The Association shall have the right, with or without notice, to authorize the towing away of any vehicles parked in violation of the Condominium Documents and/or any posted signs, with all towing, storage and other costs charged by the towing company to be borne by the vehicle owner.

Instrument prepared by and return to:
Steven M. Falk, Esq.
Roetzel & Andress, A Legal Professional Association
850 Park Shore Drive, Third Floor
Naples, FL 34103
(239) 649-6200

(Space above line for recording information)

CERTIFICATE OF AMENDMENT

THE UNDERSIGNED, being the duly elected and acting President of Regency Reserve Condominium Association, Inc., a Florida corporation not for profit, does hereby certify that the amendments to the governing documents attached hereto as Exhibit "A" were approved and adopted by the requisite number of members at the special members' meeting held on April 15, 2014, at which a quorum was present. The Declaration of Condominium for Regency Reserve, A Condominium was originally recorded at O.R. Book 2739, Page 3046, et seq., Public Records of Collier County, Florida.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and the seal of the corporation.

REGENCY RESERVE CONDOMINIUM ASSOCIATION, INC.
(SEAL)

By: Lawrence Grossgold
Lawrence Grossgold, President

Christopher Andress
Witness
Print Name: Christopher Andress

Lurline Franc
Witness
Print Name: Lurline Franc

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 23 day of April, 2014, by Lawrence Grossgold, as President of Regency Reserve Condominium Association, Inc., the corporation described in the foregoing instrument, who is () personally known to me or who has produced _____ as identification, and who took an oath, and acknowledged executing the same under authority vested in him by said corporation.

(SEAL)

Christina Byler
Notary Public, State of Florida
Printed Name of Notary Public
Serial Number EE 122481
My Commission expires: Aug. 16, 2015

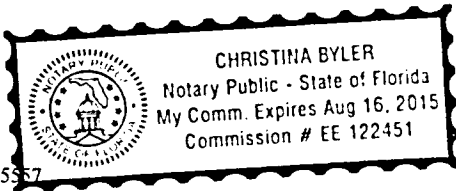


EXHIBIT "A"

AMENDMENT TO DECLARATION OF CONDOMINIUM FOR REGENCY RESERVE, A CONDOMINIUM AND
AMENDMENT TO BYLAWS FOR REGENCY RESERVE CONDOMINIUM ASSOCIATION, INC.

Additional language indicated by underlining.

Deleted language indicated by hyphens.

Section 20.3 of the Declaration of Condominium is amended as follows:

20.3 Mortgage Foreclosure. Unless otherwise provided by the Condominium Act as it may be amended, if the mortgagee of a first mortgage or its successor or assignees who ~~or an institutional mortgage of record~~ acquires title to a condominium parcel as a result of foreclosure of the mortgage, or as the result of a deed given in lieu of foreclosure, such acquirer of title shall be liable for the unpaid share of common expenses or assessments attributable to the condominium parcel, or chargeable to the former owner of the parcel, which came due prior to the mortgagee's acquisition of title. However, the Mortgagee's liability is limited to the lesser of: the unit's unpaid common expenses and regular periodic assessments which accrued or came due during the 12 6 months immediately preceding the acquisition of title, and for which payment in full has not been received by the Association; or ~~and in no event does the mortgagee's liability exceed~~ 1% of the original mortgage debt. The person acquiring title shall pay the amount owed to the Association within 30 days after the transfer of title. Failure to pay the full amount when due shall entitle the Association to record a claim of lien against the parcel and proceed in the same manner as provided for the collection of unpaid assessments. Any unpaid share of common expenses for which such acquirer is exempt from liability becomes a common expense collectible from all unit owners, including such acquirer and his or her successors and assigns. No owner or acquirer of title to a condominium parcel by foreclosure, or by a deed in lieu of foreclosure, may be excused from the payment of any assessments coming due during the period of such ownership.

Section 3.7 of the Bylaws is amended as follows:

3.7 Proxy Voting. Limited or general proxies may be used to establish a quorum. Only limited proxies, and not general proxies, may be used for the following votes and only in those instances where such votes are permissible under Florida law: to waive or reduce reserves; to waive financial statement requirements; to amend the Declaration; to amend the Articles of Incorporation or the Bylaws; or for any other matter which requires or permits the vote of the members. General proxies may be used for all other matters for which limited proxies are not required, and for non-substantive changes to matters for which a limited proxy is required and given. A proxy may be given by any person entitled to vote, but shall be valid only for the specific meeting for which originally given and any lawful adjournment of that meeting. No proxy shall be valid for a period longer than ninety (90) days after the date of the first meeting for which it is given. Every proxy shall be revocable at the pleasure of the person executing it. To be valid, a proxy must be in writing, dated, signed by the person authorized to cast the vote for the unit, specify the date, time and place of the meeting for which it is given and the original must be delivered to the Secretary ~~at least forty-eight hours before~~ by the appointed time of the meeting or adjournment thereof. Holders of proxies need not be members. No proxy shall be valid if it names more than one person as the holder of the proxy, but the holder shall have the right, if the proxy so provides, to substitute another person to hold the proxy.

Notwithstanding the above, proxies shall in no event be used in electing the board of administration in general elections.

Instrument prepared by and return to:
Steven M. Falk, Esq.
Roetzel & Andress, A Legal Professional Association
850 Park Shore Drive, Third Floor
Naples, FL 34103
(239) 649-6200

(Space above line for recording information)

CERTIFICATE OF BOARD RESOLUTION

THE UNDERSIGNED, being the duly elected and acting President of Regency Reserve Condominium Association, Inc., a Florida corporation not for profit, does hereby certify that the Resolution attached hereto as Exhibit "A" was approved and adopted by the Board of Directors at its meeting held on April 21, 2015, at which a quorum was present. The Declaration of Condominium for Regency Reserve, a Condominium was originally recorded in O.R. Book 2739, Page 3046 et seq., Public Records of Collier County, Florida.

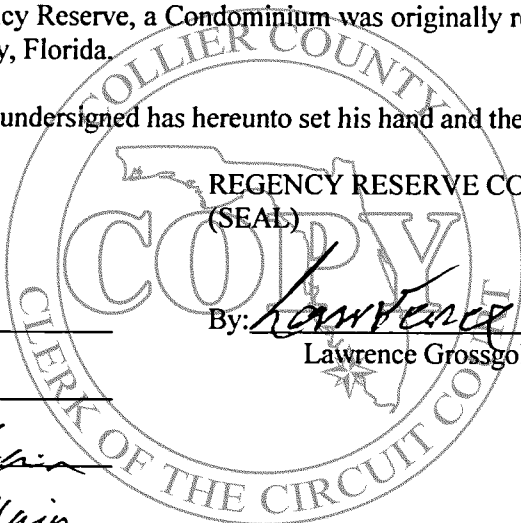
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and the seal of the corporation.

REGENCY RESERVE CONDOMINIUM ASSOCIATION, INC.
(SEAL)

Amy Jo Bauer
Witness
Print Name: Amy Jo Bauer

By: Lawrence Grossgold
Lawrence Grossgold, President

Richelle McClain
Witness
Print Name: Richelle McClain



STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 22nd day of April, 2015, by Lawrence Grossgold, as President of Regency Reserve Condominium Association, Inc., the corporation described in the foregoing instrument, who is () personally known to me or who has produced FL ID as identification, and who took an oath, and acknowledged executing the same under authority vested in him by said corporation.

(SEAL)



Miranda Sharkey
Notary Public, State of Florida
Printed Name of Notary Public
Serial Number FF160314
My Commission expires: 9/16/18

EXHIBIT "A"

RESOLUTION

WHEREAS, Regency Reserve Developers, Inc. ("Developer") recorded the Declaration of Condominium for Regency Reserve, a Condominium, in O.R. Book 2739, Page 3046 , et seq., Public Records of Collier County, Florida ("Declaration"); and

WHEREAS, the Developer recorded a First Amendment to the Declaration in O.R. Book 3051, Page 1044, Public Records of Collier County, Florida ("First Amendment"); and

WHEREAS, pursuant to the First Amendment, the Developer purported to amend Section 12.6 of the Declaration to permit an owner to keep one pet not to exceed 50 pounds; and

WHEREAS, the Board of Directors, based upon advice from the Association's legal counsel, has determined that the Developer did not have the authority to adopt the First Amendment.

NOW THEREFORE, the Board of Directors hereby resolves that:

1. The Developer did not have the authority to adopt the First Amendment.
2. The Board of Directors will not enforce the First Amendment from this date forward.
3. The Board of Directors will enforce Section 12.6 of the Declaration of Condominium, as originally set forth in the Declaration.

