

This Instrument Prepared By:  
Charles Bryan Capps, Esq.  
Pavese Law Firm  
1833 Hendry Street  
Fort Myers, FL 33901  
(239) 336-6219

AMENDMENT TO DECLARATION OF CONDOMINIUM  
FOR  
COACH HOMES III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM

This Amendment to that certain Declaration of Condominium for Coach Homes III at Babcock National, a Phase Condominium, recorded as Instrument #3324218 of the Public Records of Charlotte County, Florida, is made by Lennar Homes, LLC, a Florida limited liability company ("Developer").

RECITALS

A. Developer recorded that certain Declaration of Condominium for Coach Homes III at Babcock National, a Phase Condominium, recorded as Instrument #3324218 of the Public Records of Charlotte County, Florida (the "original Declaration"), creating Coach Homes III at Babcock National, a Phase condominium (the "Condominium").

The original Declaration and all amendments thereto are hereinafter collectively referred to as the "Declaration".

B. The Condominium is a phase condominium.

C. This Amendment is required in order to comply with the requirements of the Condominium Act and the Declaration.

D. Pursuant to Section 3 of the Declaration, Developer wishes to add Phase 9 to the Condominium at this time.

E. No Unit Owner nor any mortgagee need join in this Amendment adding Phase 9.

NOW, THEREFORE, Developer hereby declares that every portion of Phase 9 of this Condominium is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth.

1. Recitals. The foregoing Recitals are true and correct and are incorporated into and form a part of this Amendment.

2. Definitions. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

3. Addition of Phases. Attached hereto as Exhibit "A" is the legal description and sketch of the lands which comprises Phase 9 of the Condominium, graphic descriptions of the improvements in which Units are located in Phase 9, which includes Building 59, and plot plans thereof. Exhibit A together with the Declaration are in sufficient detail to identify the Common Elements and each Unit and their relative locations and approximate dimensions in Phase 9. The real property described in Exhibit A is hereby submitted to the condominium form of ownership and is annexed into the Condominium.

4. Percentage of Common Elements. With this Amendment, there are a total of thirty-six (36) Units in the Condominium, as there are four (4) Units in Phase 9. Accordingly, pursuant to Section 5.1 of the Declaration, the undivided share in the Common Elements appurtenant to each Unit in the Condominium is 1/36<sup>th</sup> and each Unit Owner will be responsible for a proportionate share of the Common Expenses and will own a proportionate share of the Common Surplus equal to such undivided share in the Common Elements.

5. Modification. Except as the Declaration is amended by this Amendment, all of the terms and provisions of the Declaration shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of Developer as provided in the Declaration with respect to any phases or lands not heretofore or herein added to the Condominium.

IN WITNESS WHEREOF, the undersigned Developer has caused this Amendment to Declaration of Condominium for Coach Homes III at Babcock National, a Phase condominium, to be executed by its duly authorized officer this 30 day of April, 2024.

WITNESSES:

LENNAR HOMES, LLC,  
a Florida limited liability company

[Signature]  
Witness  
Print name: Jessica Martin  
Address: 10481 Six Mile Cypress Pkwy  
Fort Myers, FL 33966

Print name: Darin McMurray  
Title: Vice President

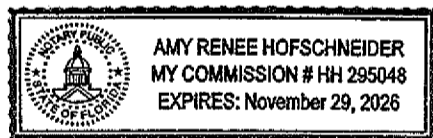
[Signature]  
Witness  
Print name: Ozzie Delgado  
Address: 10481 Six Mile Cypress Pkwy  
Fort Myers, FL 33966

STATE OF FLORIDA            )  
COUNTY OF LEE            )

The foregoing instrument was executed before me, by means of  physical presence or  online notarization, this 30 day of April, 2024, by Darin McMurray as Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me, or did produce \_\_\_\_\_ as identification.

[Signature]  
Notary Public Signature

(NOTARY SEAL)




CERTIFICATE OF SURVEYOR  
AS TO PHASE 9 OF COACH HOMES III AT BABCOCK NATIONAL,  
A PHASE CONDOMINIUM

Before me, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared Allen M. Vose III by me well known and known to me to be the person hereinafter described who, being by me first duly cautioned and sworn, deposes and says:

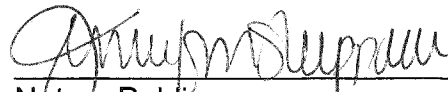
1. That he is a professional surveyor and mapper, licensed and authorized to practice under the laws of the State of Florida.

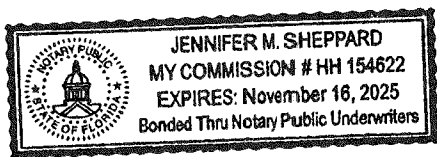
2. Affiant hereby certifies that the construction of all improvements constituting Phase 9 of Coach Homes III at Babcock National, A Phase Condominium, including but not limited to landscaping, utility services, and access to the units and common element facilities serving the buildings as set forth in the Declaration are substantially complete so that the material, i.e. this Certificate and any attachments, together with the provisions of the Declaration of Condominium describing the condominium Property is an accurate representation of the location and dimensions of the improvements constituting said Phase 9 of the Condominium, and that the identification, location and dimensions of the common elements and of each unit in Phase 9 of the Condominium can be determined from these materials.

  
Allen M. Vose III, P.S.M.  
Professional Surveyor and Mapper  
Florida Certification No. LS 7191  
State of Florida

Sworn to and subscribed before me this 6th day of May, 2024.

MY COMMISSION EXPIRES:

  
Notary Public



Jennifer M. Sheppard  
Printed Name

**COACH HOMES III AT BABCOCK NATIONAL,  
A PHASE CONDOMINIUM, PHASE 9**  
LYING IN  
SECTION 20, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA

**SURVEYOR'S NOTES:**

THIS PLAT PREPARED AS A CONDOMINIUM SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION, OR OTHER ENTITY, UNLESS NOTED OTHERWISE.

ALL IMPROVEMENTS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE AS OF MAY 6, 2024, UNLESS NOTED OTHERWISE.

ALL PORTIONS OF THE CONDOMINIUM NOT INCLUDED WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS (C.E.), UNLESS NOTED OTHERWISE.

THIS SURVEY IS BASED ON THE RECORD PLAT OF BABCOCK NATIONAL, AS RECORDED IN PLAT BOOK 23, PAGES 14A - 14Z-16, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON THE NORTHWESTERLY-MOST LINE OF TRACT "F-7", BABCOCK NATIONAL, AS RECORDED IN PLAT BOOK 23, PAGES 14A - 14Z-16, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AS BEARING N 85°53'59" E.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED IN FLOOD ZONE AE PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 12015C0500G, EFFECTIVE DATE 12/15/2022, HAVING A BASE FLOOD ELEVATION OF 29.1 FEET (NAVD88).

ABOVEGROUND AND UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

NORTHING AND EASTING COORDINATES AS SHOWN ARE BASED ON AN ASSUMED DATUM.

PHASE 9 CONTAINS: 0.31 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 04-25-2024.  
(PHASE 9, BUILDING 59, SUBSTANTIALLY COMPLETE)

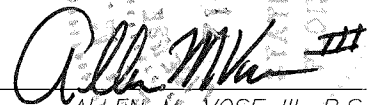
**NOTE: ALL TRACTS AND EASEMENTS SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE PART OF BABCOCK NATIONAL, AS RECORDED IN PLAT BOOK 23, PAGES 14A - 14Z-16, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA**

**LEGEND:**

- PGS. INDICATES PAGES
- I.N. INSTRUMENT NUMBER
- P.B. INDICATES PLAT BOOK
- ENG INDICATES ENGINEERING
- R/W INDICATES RIGHT-OF-WAY
- V/G INDICATES VALLEY GUTTER
- C.E. INDICATES COMMON ELEMENT
- (P) INDICATES PER RECORD PLAT
- LB INDICATES LICENSED BUSINESS
- P.O.B. INDICATES POINT OF BEGINNING
- P.I. INDICATES POINT OF INTERSECTION
- P.O.C. INDICATES POINT OF COMMENCEMENT
- L.C.E. INDICATES LIMITED COMMON ELEMENT
- L1 INDICATES LINE 1 OF THE LINE TABLE
- L.M.E. INDICATES LAKE MAINTENANCE EASEMENT
- P.R.C. INDICATES POINT OF REVERSE CURVATURE
- C1 INDICATES CURVE 1 OF THE CURVE TABLE
- P.S.M. INDICATES PROFESSIONAL SURVEYOR AND MAPPER
- NE#1 INDICATES NORTHING & EASTING POINT 1 OF THE COORDINATE TABLE
- A.E. INDICATES ACCESS EASEMENT (I.N. 3208848)
- D.E. INDICATES DRAINAGE EASEMENT (I.N. 3208849)
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT (I.N. 3208959)
- INDICATES SET 5/8" IRON ROD "BANKS ENG LB-6690" UNLESS OTHERWISE NOTED
- ➔ INDICATES TRAFFIC DIRECTION

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER: 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



ALLEN M. VOSE III, P.S.M.  
FLORIDA CERTIFICATION NO. 7191  
DATE SIGNED: 05-06-2024

- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE.
- ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

SEE SHEET 2 OF 6 FOR PHASE 9 CONDOMINIUM SURVEY.  
SEE SHEET 3 OF 6 FOR PHASE 9 CONDOMINIUM LEGAL DESCRIPTION.

**BANKS**  
**ENGINEERING**

10511 SIX MILE CYPRESS PARKWAY, SUITE 101  
FT. MYERS, FLORIDA 33966  
PHONE (239)939-5490 FAX (239)939-2523  
ENGINEERING LICENSE # EB 6469  
SURVEY LICENSE # LB 6690

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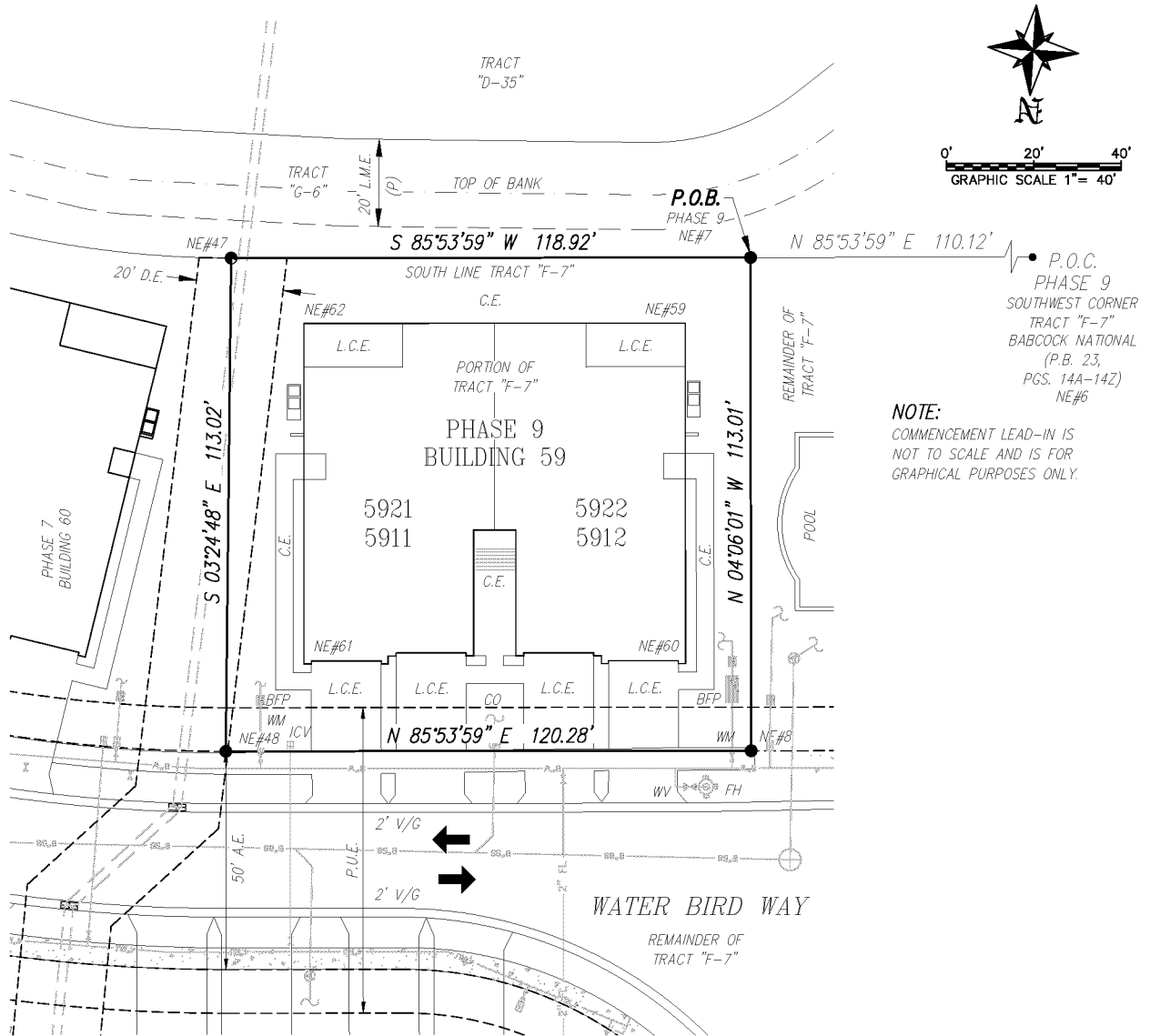
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**NOTES AND CERTIFICATION**  
**COACH HOMES III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 9**  
**CHARLOTTE COUNTY, FLORIDA**

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
03-12-2022	B298	C3-BN-CS		AMV	AMV	N/A	1	6	20-42-26

# COACH HOMES III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 9

LYING IN  
SECTION 20, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA



**NOTE:**  
COMMENCEMENT LEAD-IN IS NOT TO SCALE AND IS FOR GRAPHICAL PURPOSES ONLY.

**UTILITY LEGEND:**

- YD INDICATES YARD DRAIN
- WV INDICATES WATER VALVE
- WM INDICATES WATER METER
- FH INDICATES FIRE HYDRANT
- BFP INDICATES BACKFLOW PREVENTER
- ICV INDICATES IRRIGATION CONTROL VALVE
- CO INDICATES SANITARY SEWER CLEANOUT

**NOTE:**

SEE SHEET 1 OF 6 FOR LEGEND.

SEE SHEET 1 OF 6 SURVEYOR'S NOTES AND CERTIFICATION.  
SEE SHEET 3 OF 6 FOR PHASE 9 LEGAL DESCRIPTION.

**COORDINATE TABLE**

POINT	NORTHING	EASTING
NE#6	898854.60	740197.90
NE#7	898862.47	740307.73
NE#8	898975.19	740299.65
NE#47	898870.97	740426.35
NE#48	898983.79	740419.62
NE#59	898878.52	740321.62
NE#60	898956.32	740316.04
NE#61	898962.56	740403.15
NE#62	898884.76	740408.73

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**CONDOMINIUM SURVEY**  
**COACH HOMES III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 9**  
**CHARLOTTE COUNTY, FLORIDA**

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
03-12-2022	8298	C3-BN-CS		AMV	AMV	1" = 40'	2	6	20-42-26

**COACH HOMES III AT BABCOCK NATIONAL,  
A PHASE CONDOMINIUM, PHASE 9**

LYING IN  
SECTION 20, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA

DESCRIPTION  
OF  
A TRACT OR PARCEL OF LAND LYING IN  
SECTION 20, TOWNSHIP 42 SOUTH, RANGE 26 EAST  
CHARLOTTE COUNTY, FLORIDA

**COACH HOMES III AT BABCOCK NATIONAL,  
A PHASE CONDOMINIUM – PHASE 9**

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 26 EAST, BEING A PORTION OF TRACT "F-7", BABCOCK NATIONAL, AS RECORDED IN PLAT BOOK 23, PAGES 14A – 14Z-16, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "F-7"; THENCE N 85°53'59" E ALONG THE SOUTH LINE OF SAID TRACT FOR 110.12 FEET TO THE **POINT OF BEGINNING**; THENCE N 04°06'01" W FOR 113.01 FEET; THENCE N 85°53'59" E FOR 120.28 FEET; THENCE S 03°24'48" E FOR 113.02 FEET TO AN INTERSECTION WITH SAID SOUTH LINE; THENCE S 85°53'59" W ALONG SAID SOUTH LINE FOR 118.92 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS: 0.31 ACRES, MORE OR LESS.

SEE SHEET 1 OF 6 SURVEYOR'S NOTES AND CERTIFICATION.  
SEE SHEET 2 OF 6 FOR PHASE 9 CONDOMINIUM SURVEY.

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**LEGAL DESCRIPTION**

**COACH HOMES III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 9**  
**CHARLOTTE COUNTY, FLORIDA**

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03-12-2022	8298	C3-BN-CS		AMV	AMV	N/A	3	6	20-42-26

**COACH HOMES III AT BABCOCK NATIONAL,  
A PHASE CONDOMINIUM, PHASE 9**

LYING IN  
SECTION 20, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA



*FRONT ELEVATION*



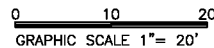
*LEFT SIDE ELEVATION*



*RIGHT SIDE ELEVATION*



*REAR ELEVATION*



*BUILDING 59*

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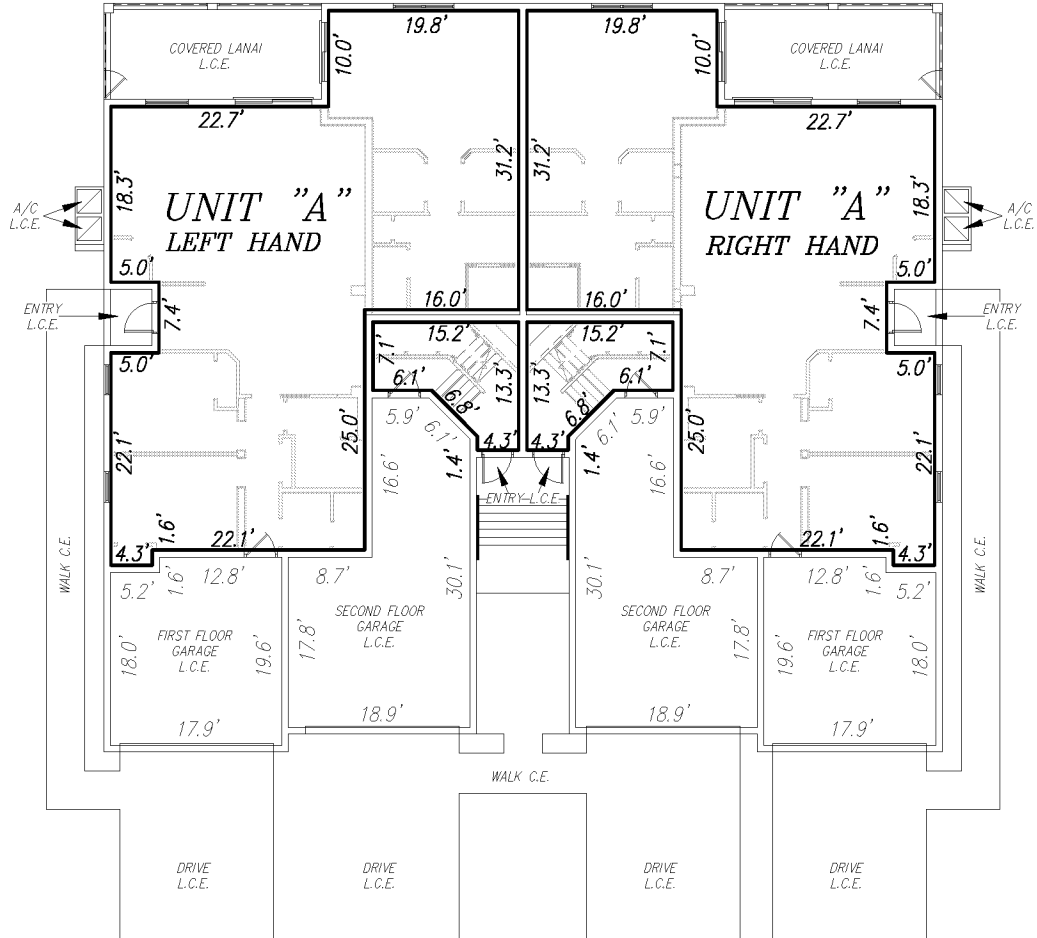
**ELEVATION VIEW**

**COACH HOMES III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 9**  
**CHARLOTTE COUNTY, FLORIDA**

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03-12-2022	8298	C3-BN-CS		AMV	AMV	1" = 20'	4	6	20-42-26

# COACH HOMES III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 9

LYING IN  
SECTION 20, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA



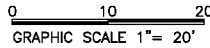
**FIRST FLOOR**

**TYPE "A"**

PHASE NO. UNIT NO.  
LEFT-RIGHT

9

5911, 5912



**LEGEND**  
C.E. = COMMON ELEMENT  
A/C = AIR-CONDITION UNIT  
L.C.E. = LIMITED COMMON ELEMENT

**BUILDING 59**

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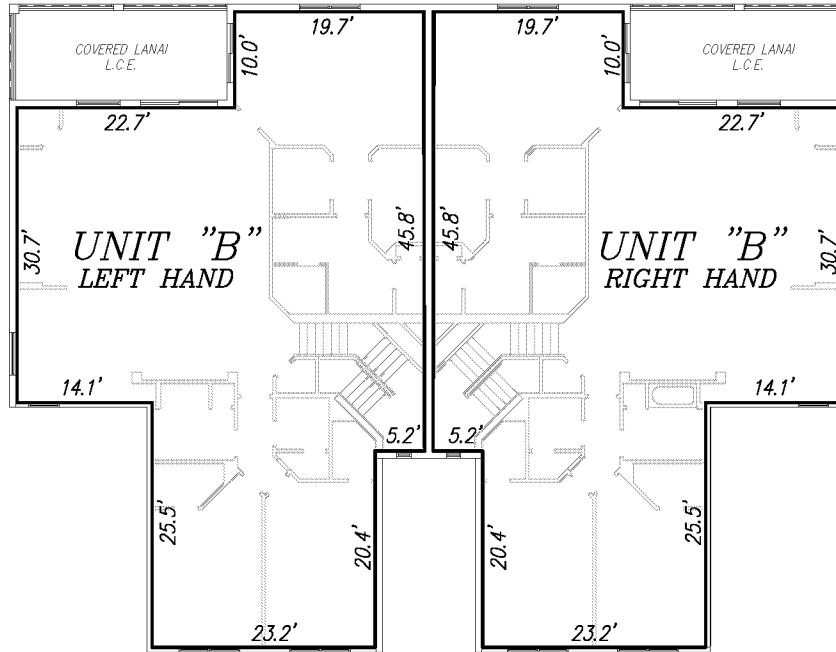
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**FIRST FLOOR UNIT BOUNDARIES**  
**COACH HOMES III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 9**  
**CHARLOTTE COUNTY, FLORIDA**

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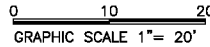
**COACH HOMES III AT BABCOCK NATIONAL,  
A PHASE CONDOMINIUM, PHASE 9**

LYING IN  
SECTION 20, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA



**SECOND FLOOR**

<b>TYPE "B"</b>	
<u>PHASE NO.</u>	<u>UNIT NO.</u>
LEFT-RIGHT	
9	5921, 5922



**LEGEND**  
C.E. = COMMON ELEMENT  
A/C = AIR-CONDITION UNIT  
L.C.E. = LIMITED COMMON ELEMENT

**BUILDING 59**

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**SECOND FLOOR UNIT BOUNDARIES**  
**COACH HOMES III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 9**  
**CHARLOTTE COUNTY, FLORIDA**

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