

This Instrument Prepared By:
Charles Bryan Capps, Esq.
Pavese Law Firm
1833 Hendry Street
Fort Myers, FL 33901
(239) 334-2195

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

This Corrective Amendment to that certain Declaration of Condominium for Coach Homes III at Babcock National, a Phase Condominium, as Instrument #3324218 of the Public Records of Charlotte County, Florida, is made by Lennar Homes, LLC, a Florida limited liability company ("Developer") and is given to correct the total number of Units in Phase 3 and the undivided share in the Common Elements of Paragraph 4 to that certain Amendment recorded as Instrument #3338985 of the Public Records of Charlotte County, Florida.

RECITALS

A. Developer recorded that certain Declaration of Condominium for Coach Homes III at Babcock National, a Phase Condominium, 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. Developer recorded that certain Amendment to Declaration of Condominium for Coach Homes III at Babcock National, a Phase condominium submitting Phase 3 to the Condominium, as Instrument #3338985 of the Public Records of Charlotte County, Florida (the "Amendment").

C. The Condominium is a phase condominium.

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

E. A scrivener's error was contained within Paragraph 4 as to the total number of Units in the Condominium and the undivided share in the Common Elements of Paragraph 4.

F. No Unit Owner nor any mortgagee need join in this Corrective Amendment adding Phase III.

NOW, THEREFORE, Developer hereby declares that every portion of Phase 3 of this Condominium is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth, and this Corrective Amendment shall supersede and replace that certain Amendment recorded as Instrument #3338985 of the Public Records of Charlotte County, Florida.

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. Corrective Amendment. This Corrective Amendment shall supersede and replace that certain Amendment to Declaration of Condominium for Coach Homes III at Babcock National, a Phase condominium recorded as Instrument #3338985 of the Public Records of Charlotte County, Florida and such Amendment shall be of no further force and effect, as if such Amendment were never recorded.

4. Addition of Phases. Attached hereto as Exhibit "A" is the legal description and sketch of the lands which comprises Phase 3 of the Condominium, graphic descriptions of the improvements in which Units are located in Phase 3, which includes Building 62 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 3. The real property described in Exhibit A is hereby submitted to the condominium form of ownership and is annexed into the Condominium.

5. Percentage of Common Elements. With this Amendment, there are a total of eight (8) Units in the Condominium, as there are four (4) Units in Phase 3. Accordingly, pursuant to Section 5.1 of the Declaration, the undivided share in the Common Elements appurtenant to each Unit in the Condominium is 1/8th 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.

6. 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 November, 2023.

WITNESSES:

LENNAR HOMES, LLC,
a Florida limited liability company

[Signature]
Witness
Print name: Matthew Korach

Print name: Dann McMurray
Title: VP

[Signature]
Witness
Print name: Amy Renee Hofschneider

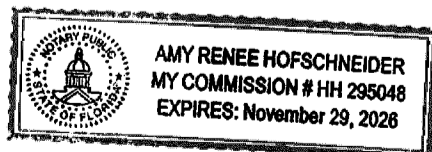
(CORPORATE SEAL)

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 November, 2023, by Dann 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

(NOTARY SEAL)



CERTIFICATE OF SURVEYOR
AS TO PHASE 3 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.

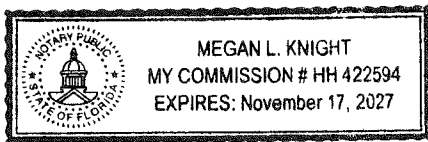
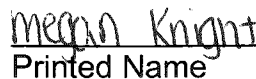
2. Affiant hereby certifies that the construction of all improvements constituting Phase 3 of Coach Homes III at Babcock National, A Phase Condominium, including but not limited to landscaping, utility services, and access to the units and common element facilities serving the buildings as set forth 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 3 of the Condominium, and that the identification, location and dimensions of the common elements and of each unit in Phase 3 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 15th day of November, 2023.

MY COMMISSION EXPIRES:


Notary Public
Printed Name

**COACH HOMES III AT BABCOCK NATIONAL,
A PHASE CONDOMINIUM, PHASE 3**
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 NOVEMBER 15, 2023, 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 3 CONTAINS: 0.39 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 11-14-2023.
(PHASE 3, BUILDING 62, 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 HERON 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: 11-15-2023

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

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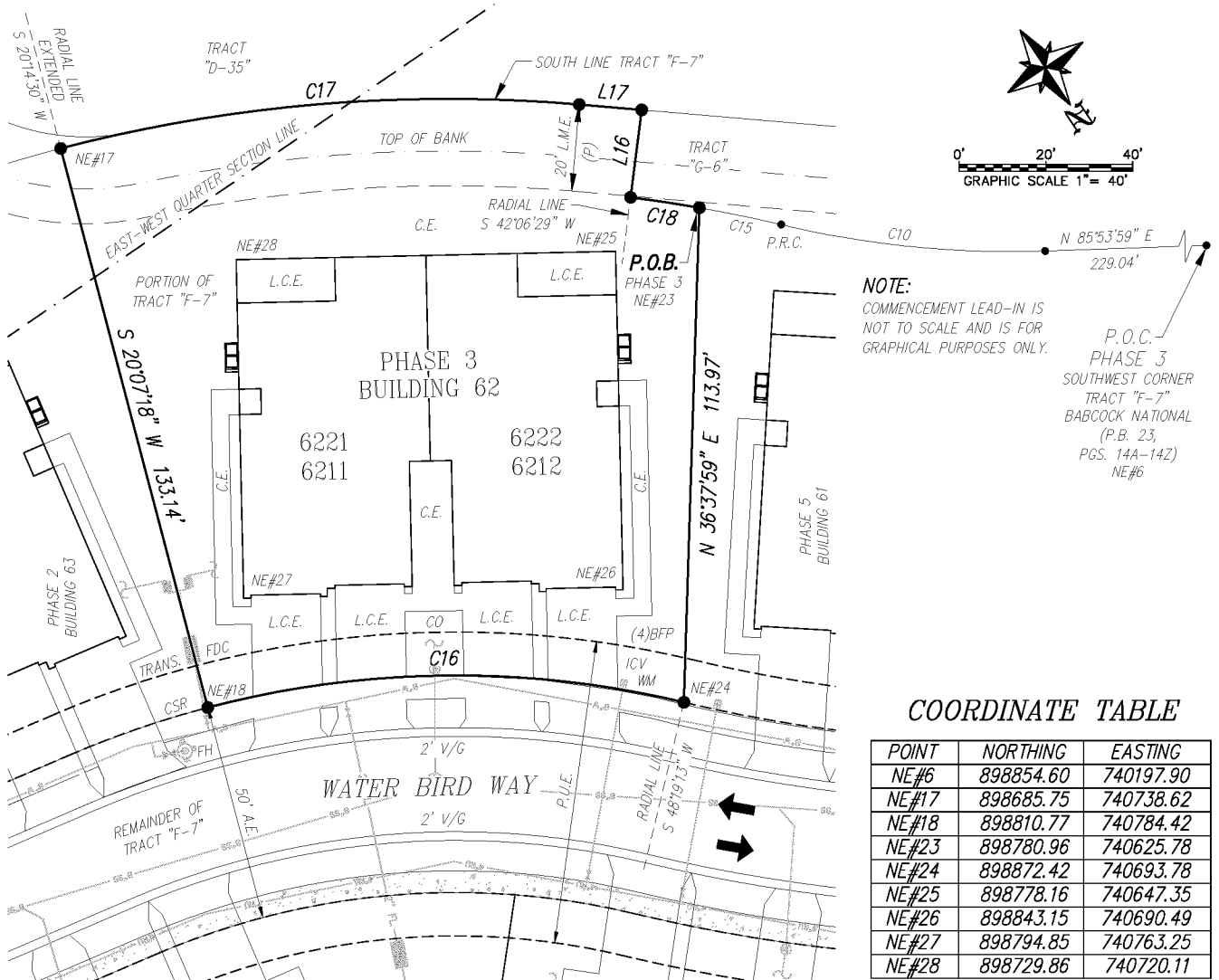
NOTES AND CERTIFICATION

COACH HOMES III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 3
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	N/A	1	6	20-42-26

COACH HOMES III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 3

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.

P.O.C.
PHASE 3
SOUTHWEST CORNER
TRACT "F-7"
BABCOCK NATIONAL
(P.B. 23,
PGS. 14A-14Z)
NE#6

COORDINATE TABLE

POINT	NORTHING	EASTING
NE#6	898854.60	740197.90
NE#17	898685.75	740738.62
NE#18	898810.77	740784.42
NE#23	898780.96	740625.78
NE#24	898872.42	740693.78
NE#25	898778.16	740647.35
NE#26	898843.15	740690.49
NE#27	898794.85	740763.25
NE#28	898729.86	740720.11

LINE TABLE

LINE	BEARING	DISTANCE
L16	S 42°06'29" W	20.29'
L17	S 50°13'54" E	14.42'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C10	226.80'	52°25'14"	207.50'	200.34'	S 67°53'24" E
C15	333.20'	3°27'29"	20.11'	20.11'	S 43°24'32" E
C16	225.00'	28°11'54"	110.73'	109.62'	S 55°46'44" E
C17	353.20'	19°31'36"	120.37'	119.79'	N 59°59'42" W
C18	333.20'	2°45'15"	16.02'	16.01'	N 46°30'54" W

UTILITY LEGEND:

- WV INDICATES WATER VALVE
- WM INDICATES WATER METER
- FH INDICATES FIRE HYDRANT
- CSR INDICATES CABLE SERVICE RISER
- BFP INDICATES BACKFLOW PREVENTER
- TRANS. INDICATES ELECTRICAL TRANSFORMER
- ICV INDICATES IRRIGATION CONTROL VALVE
- CO INDICATES SANITARY SEWER CLEANOUT
- FDC INDICATES FIRE DEPARTMENT CONTROLS

NOTE:

SEE SHEET 1 OF 6 FOR LEGEND.

SEE SHEET 1 OF 6 SURVEYOR'S NOTES AND CERTIFICATION.
SEE SHEET 11 OF 6 FOR PHASE 3 LEGAL DESCRIPTION.

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CONDOMINIUM SURVEY

COACH HOMES III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 3
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 3**

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 3**

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 ALONG THE SOUTH LINE OF SAID TRACT THE FOLLOWING THREE (3) COURSES: (1) THENCE N 85°53'59" E FOR 229.04 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 226.80 FEET; (2) THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°25'14" FOR 207.50 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 333.20 FEET; (3) THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°27'29" FOR 20.11 FEET TO THE **POINT OF BEGINNING**; THENCE N 36°37'59" E FOR 113.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, TO WHICH POINT A RADIAL LINE BEARS S 48°19'13" W; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°11'54" FOR 110.73 FEET; THENCE S 20°07'18" W FOR 133.14 FEET TO AN INTERSECTION WITH SAID SOUTH LINE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 353.20 FEET, TO WHICH POINT A RADIAL LINE BEARS S 20°14'30" W; THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°31'36" FOR 120.37 FEET; (2) THENCE N 50°13'54" W FOR 14.42 FEET; (3) THENCE N 42°04'27" E FOR 20.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 333.20 FEET, TO WHICH POINT A RADIAL LINE BEARS S 42°06'29" W; (4) THENCE NORTHWESTERLY ALONG SAID SOUTH LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02°45'15" FOR 16.02 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS: 0.39 ACRES, MORE OR LESS.

SEE SHEET 1 OF 6 SURVEYOR'S NOTES AND CERTIFICATION.
SEE SHEET 2 OF 6 FOR PHASE 3 CONDOMINIUM SURVEY.

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LEGAL DESCRIPTION

COACH HOMES III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 3
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	N/A	3	6	20-42-26

COACH HOMES III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 3

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



FRONT ELEVATION



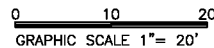
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



BUILDING 62

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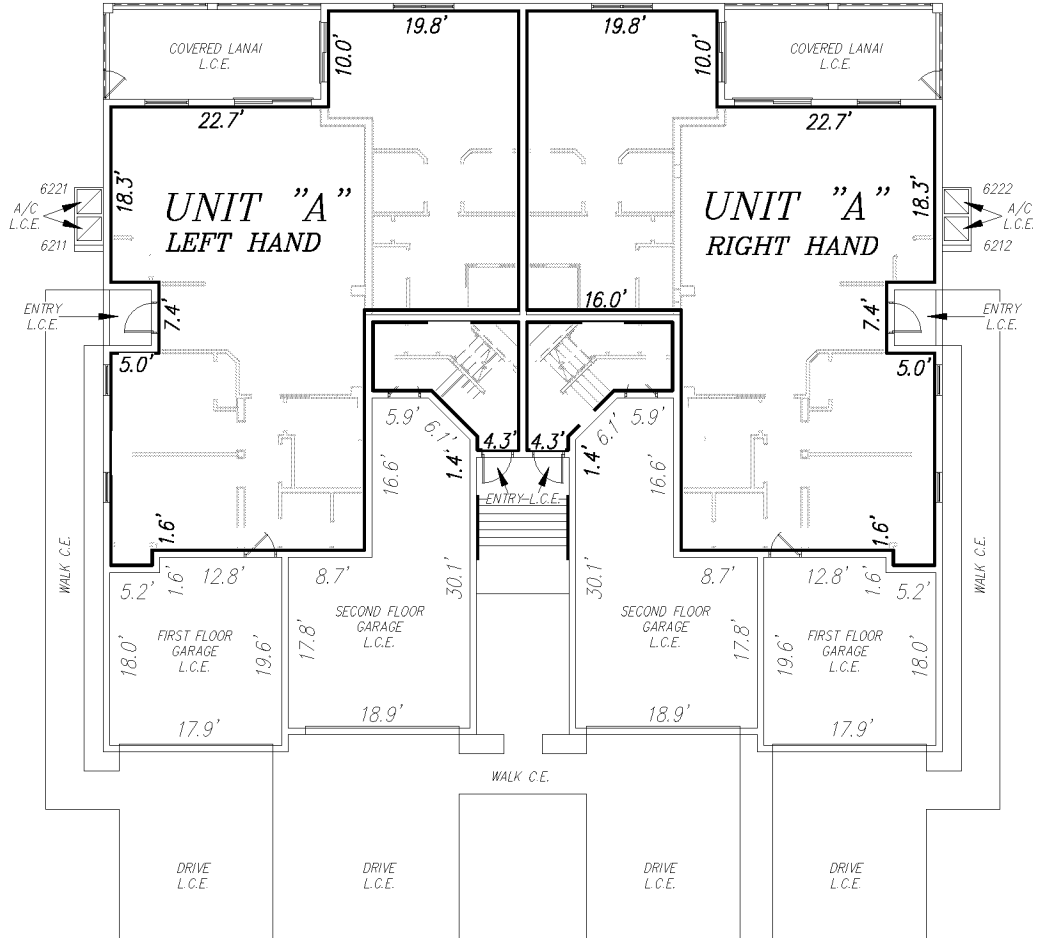
ELEVATION VIEW

COACH HOMES III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 3
CHARLOTTE COUNTY, FLORIDA

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COACH HOMES III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 3

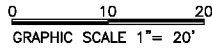
LYING IN
SECTION 20, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA



FIRST FLOOR

TYPE "A"

<u>PHASE NO.</u>	<u>UNIT NO.</u>
3	LEFT-RIGHT
	6211, 6212



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

BUILDING 62

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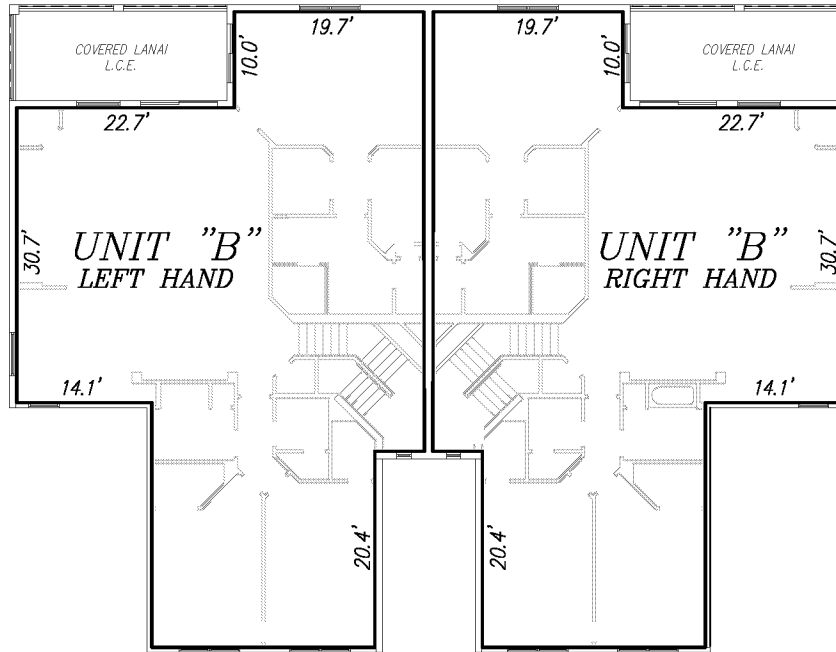
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FIRST FLOOR UNIT BOUNDARIES
COACH HOMES III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE XX
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
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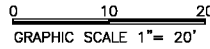
**COACH HOMES III AT BABCOCK NATIONAL,
A PHASE CONDOMINIUM, PHASE 3**

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



SECOND FLOOR

TYPE "B"	
PHASE NO.	UNIT NO.
	LEFT-RIGHT
3	6221, 6222



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

BUILDING 62

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SECOND FLOOR UNIT BOUNDARIES
COACH HOMES III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE 3
CHARLOTTE COUNTY, FLORIDA

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