

Prepared By and Return To:  
Edward Vogler II, Esquire  
Vogler Ashton, PLLC  
2411-A Manatee Avenue West  
Bradenton, Florida 34205  
(941) 388-9400

**FOURTH AMENDMENT TO DECLARATION OF  
CONDOMINIUM OF AVALON OF NAPLES I, A CONDOMINIUM**

**THIS FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF AVALON OF NAPLES I, A CONDOMINIUM** ("Fourth Amendment") is made as of the 2 day of October, 2017, by Neal Communities on the Braden River, LLC, a Florida limited liability company, whose address is 5800 Lakewood Ranch Blvd., Sarasota, FL 34240, for itself, its successors, grantees, and assigns ("NCBR").

**WHEREAS**, NCBR is the Developer ("Developer") described in that certain Declaration of Condominium for Avalon of Naples I, a Condominium, recorded in Official Records Book 5357, Page 2910, of the Public Records of Collier County, Florida (the "Declaration"), as amended by (i) First Amendment To Declaration of Condominium of Avalon of Naples I, a Condominium, as recorded in Official Records Book 5362, Page 3902 (the "First Amendment"); (ii) Second Amendment to Declaration of Condominium of Avalon of Naples I, a Condominium as recorded in Official Records Book 5385, Page 2334 (the "Second Amendment"), and; (iii) Third Amendment to Declaration of Condominium of Avalon of Naples I, a Condominium as recorded in Official Records Book 5398, Page 3840 (the "Third Amendment"), of said records and;

**WHEREAS**, Developer was the owner and holder of all of the Condominium Property delineated on and submitted to the condominium form of ownership pursuant to Section 1.2 of said Declaration on the date of the execution and recording of the Declaration, and is the present owner and holder of the Condominium Property described in this Fourth Amendment, and;

**WHEREAS**, Developer desires to amend the Declaration as provided herein pursuant to authority retained by the Developer in the Declaration and as authorized by the Condominium Act,

**NOW THEREFORE**, in consideration of the foregoing, Developer makes the following amendment to the Declaration:

1. **Recitals.** The above recitals are true and correct and are hereby incorporated herein.
2. **Amendment.**

a. Developer does hereby declare and submit the lands and all improvements erected or to be erected thereon, all rights and appurtenants belonging thereto, and all other property, real, personal or mixed, now or hereafter situated on or within the said lands it owns as identified and described in the legal description, survey, plot plan, and graphic descriptions for Phase II of the Condominium, as more fully set forth and described in Exhibit "B-II" attached hereto, which lands and improvements comprise Phase II of the Condominium, to condominium ownership pursuant to the provisions of Chapter 718, Florida Statute, and to the terms and conditions of the Declaration.

b. The unit numbers and the Percentage Ownership Schedule of Common Elements, Common Surplus, and Obligations for Common Expenses, attributable to each Unit is set forth on Exhibit C to this Fourth Amendment.

3. **Capitalized Terms.** All capitalized terms shall have the same meanings as defined in the Declaration, unless previously amended or as otherwise defined herein.

4. **No Further Amendment.** Except as specifically provided herein the Declaration remains unchanged and in full force and effect.

**IN WITNESS WHEREOF,** Neal Communities on the Braden River, LLC, a Florida limited liability company, as Developer, has caused this Fourth Amendment to be executed in its name as of the day and year first written above.

WITNESSES:

Neal Communities on the Braden River, LLC,  
a Florida limited liability company

By: NCDG Management, LLC, a Florida  
limited liability company, Its Manager

By:

James R. Schier  
Its Manager

Sherry S. Doddema  
Signature

SHERRY S. DODDEMA

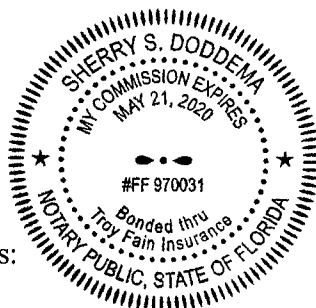
Print Name

Nancy Reynolds  
Signature

Print Name

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared James R. Schier, as Manager of NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Communities on the Braden River, LLC, a Florida limited liability company, on behalf of the Companies, personally known to me ( ) or who produced \_\_\_\_\_ as identification, and he acknowledged the execution thereof to be his free act and deed, on behalf of the company and for the uses and purposes therein mentioned.

WITNESS my hand and official seal in the county and state last aforesaid, this 2nd day of October, 2017.



My Commission Expires:

Sherry S. Doddema  
NOTARY PUBLIC, State of Florida

EXHIBIT B-II

[Legal description, survey, plot plan, and graphic descriptions for Phase II]

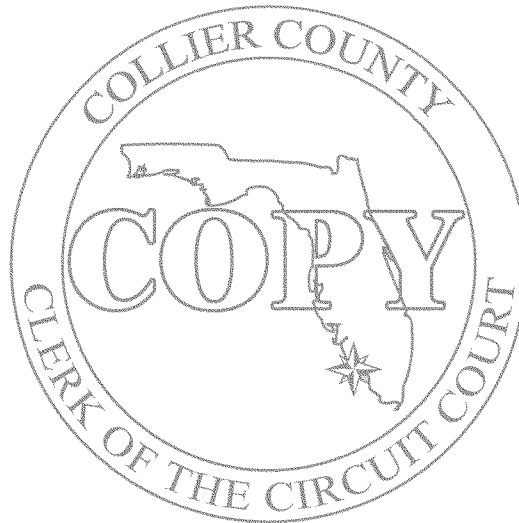


EXHIBIT C

Percentage Ownership Schedule of Common Elements, Common Surplus, and

## EXHIBIT "B-II"

## SHEET INDEX

SHEET 1	COVERSHEET
SHEET 2	OVERALL BOUNDARY SURVEY
SHEET 3	OVERALL DESCRIPTION
SHEET 4 THRU 7	BOUNDARY SURVEY AND DESCRIPTION
SHEET 8	OVERALL SITEPLAN
SHEET 9 & 10	SITEPLAN
SHEET 11	EXTERIOR DIMENSIONS - FIRST FLOOR
SHEET 12 & 13	INTERIOR DIMENSIONS - FIRST FLOOR
SHEET 14 & 15	INTERIOR DIMENSIONS - SECOND FLOOR
SHEET 16	ELEVATIONS FRONT AND REAR
SHEET 17	ELEVATIONS RIGHT AND LEFT

## NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. UNLESS A DIRECT COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT OR RECORD VALUES.
3. THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
4. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
5. ONLY THOSE SURFACE AND AERIAL IMPROVEMENTS, AS DEPICTED HEREON, HAVE BEEN FIELD LOCATED. SUBSURFACE IMPROVEMENTS, IF ANY, HAVE NOT BEEN LOCATED.
6. BUILDING AND OR IMPROVEMENT TIES, IF ANY, AS DEPICTED HEREON ARE PERPENDICULAR TO THE RESPECTIVE PARCEL PROPERTY LINES.
7. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY(IES) IT WAS ORIGINALLY PREPARED FOR, AS DEPICTED HEREON, AND IS NOT TRANSFERABLE.
8. PROPERTY LIES WITHIN FLOOD ZONE "AH" EL. 8.5, 9.0, AND 9.5, PER FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY PANEL NO.: 120067 0413-H WITH AN EFFECTIVE DATE OF MAY 16, 2012.
9. THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.
10. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, (1999) ADJUSTMENT.
11. DATE OF LAST FIELD WORK: MARCH 11, 2014

## LEGEND

C	= CHORD LENGTH
CB	= CHORD BEARING
DESC.	= DESCRIPTION
INST.	= INSTRUMENT NUMBER
L	= ARC LENGTH
OR	= OFFICIAL RECORDS BOOK
PG	= PAGE
POB.	= POINT OF BEGINNING
POC.	= POINT OF COMMENCEMENT
R	= RADIUS
Δ	= DELTA ANGLE
C.E.	= COMMON ELEMENT
L.C.E.	= LIMITED COMMON ELEMENT
L.M.E.	= LAKE MAINTENANCE EASEMENT
FIPC	= FOUND IRON PIN AND CAP
FCM	= FOUND CONCRETE MONUMENT
SIPC	= SET IRON PIN AND CAP
L.B.	= LAND BUSINESS NUMBER
●	= SET 5/8" IRON PIN W/ CAP

THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, IN COMPLIANCE WITH SECTION 718.104(4)(E), FLORIDA STATUTES, DO HEREBY CERTIFY THAT THIS PLAT OF AVALON OF NAPLES 1, PHASE 2, A CONDOMINIUM, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM THAT DESCRIBE THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE PROPOSED IMPROVEMENTS AND THAT THE IDENTIFICATION, LOCATION DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED THEREFROM. I FURTHER CERTIFY THAT THE CONSTRUCTION OF THE COMMON ELEMENTS AND UNITS OF THIS CONDOMINIUM IS NOT SUBSTANTIALLY COMPLETE.

TIMOTHY J. DEVRIES

DATE SIGNED

FLORIDA PROFESSIONAL LAND SURVEYOR CERTIFICATE No. LS# 6758

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE: 09/14/16

PROJECT NO.: 140013.01.04

FILE NAME.: 001CD1BS-PH2

SHEET NUMBER: 1 OF 17

DRAWN: JMP

CHECKED: TJD

SEC:8

TWP: 50S RGE: 26E

SCALE: N/A

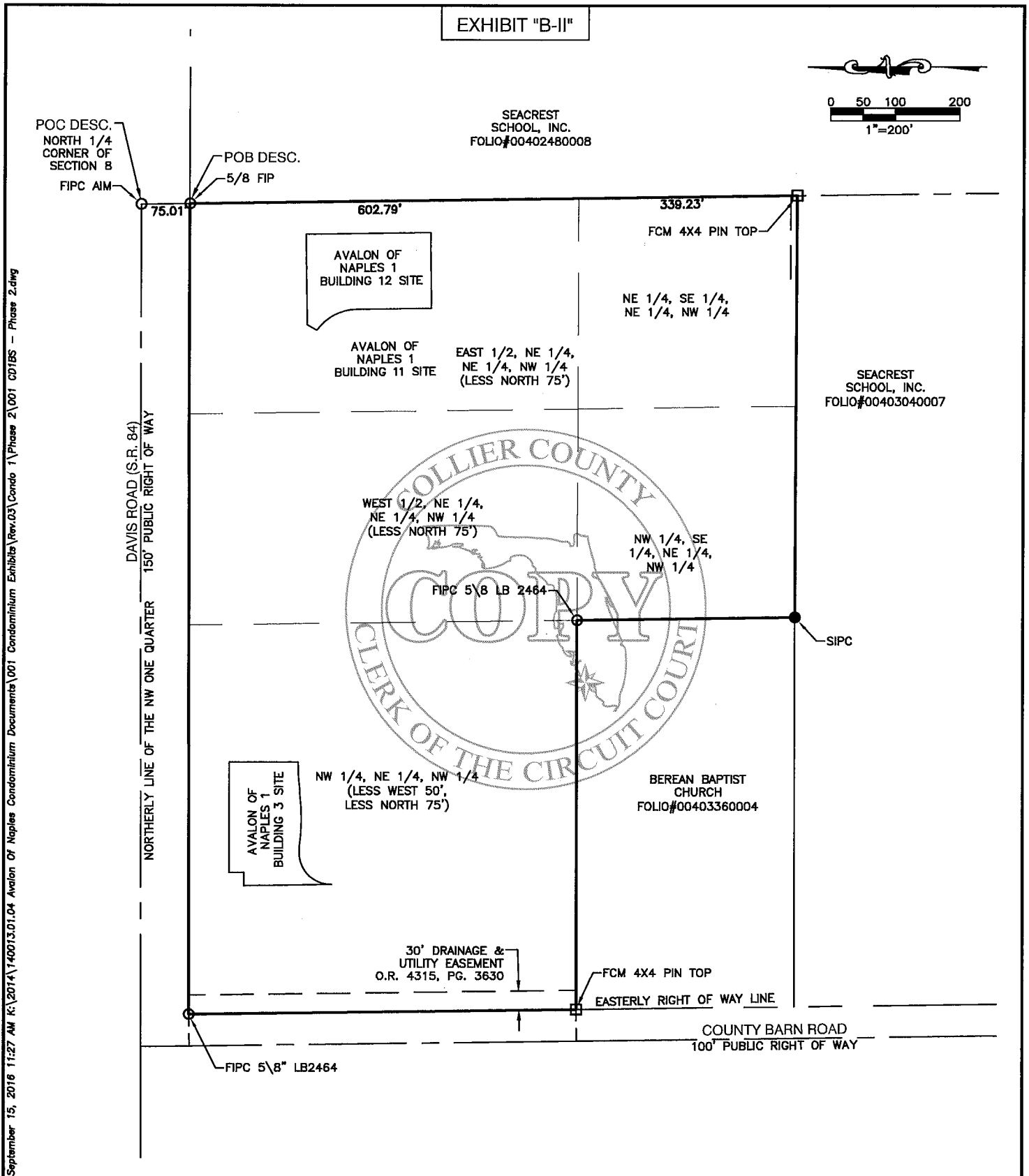
PROJECT: AVALON OF NAPLES 1, PHASE 2, A CONDOMINIUM

TITLE: COVERSHEET

CLIENT: AVALON OF NAPLES, LLC



6610 Willow Park Drive, Suite 200  
Naples, Florida 34109  
Phone: (239) 597-0575  
FAX: (239) 597-0578  
LB No.: 6952



DATE: 09/14/16  
PROJECT NO.: 140013.01.04  
FILE NAME.: 001CD1BS-PH2  
SHEET NUMBER: 2 OF 17  
DRAWN: JMP  
CHECKED: TJD

SEC: 8 TWP: 50S RGE: 26E SCALE: 1" = 200'

PROJECT: AVALON OF NAPLES 1, PHASE 2, A CONDOMINIUM

TITLE: OVERALL BOUNDARY SURVEY

CLIENT: AVALON OF NAPLES, LLC

**RWA**  
ENGINEERING  
6610 Willow Park Drive, Suite 200  
Naples, Florida 34109  
Phone: (239) 597-0575  
FAX: (239) 597-0578  
LB No.: 6952

## EXHIBIT "B-II"

OVERALL DESCRIPTION

A TRACT OR PARCEL OF LAND, LYING IN SECTION 8, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE QUARTER CORNER OF THE AFOREMENTIONED SECTION 8, THENCE SOUTH 00°46'20" EAST FOR 75.01 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DAVIS ROAD (S.R. 84), SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUE SOUTH 00°46'20" EAST ALONG THE EAST LINE OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 8, A DISTANCE OF 602.79 FEET;

THENCE CONTINUE SOUTH 00°46'20" EAST ALONG THE EAST LINE OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER A DISTANCE OF 339.23 FEET;

THENCE NORTH 89°48'36" WEST ALONG THE SOUTHERLY LINE OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER A DISTANCE OF 332.43 FEET;

THENCE CONTINUE NORTH 89°48'36" WEST ALONG THE SOUTHERLY LINE OF THE NORTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER A DISTANCE OF 332.58 FEET;

THENCE NORTH 00°45'38" WEST ALONG THE WESTERLY LINE OF THE NORTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER A DISTANCE OF 337.47 FEET;

THENCE NORTH 89°55'34" WEST ALONG THE SOUTHERLY LINE OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER A DISTANCE OF 614.54 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF COUNTY BARN ROAD;

THENCE NORTH 00°43'20" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 600.30 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF DAVIS ROAD; THENCE NORTH 89°56'40" EAST EASTERLY ALONG SAID RIGHT OF WAY LINE, BEING PARALLEL TO, AND 75.00 FEET SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SECTION 8, A DISTANCE OF 1,278.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 994,499 SQUARE FEET OR 22.83 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NSRS 2011) WHEREIN THE NORTH-SOUTH QUARTER SECTION OF LINE OF SAID SECTION 8 BEARS S.00°46'20"E

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DATE: 09/14/16  
PROJECT NO.: 140013.01.04  
FILE NAME.: 001CD1BS-PH2  
SHEET NUMBER: 3 OF 17  
DRAWN: JMP  
CHECKED: TJD

SEC: 8 TWP: 50S RGE: 26E

SCALE: N/A

PROJECT: AVALON OF NAPLES 1, PHASE 2, A CONDOMINIUM

TITLE: OVERALL BOUNDARY SURVEY

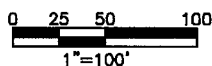
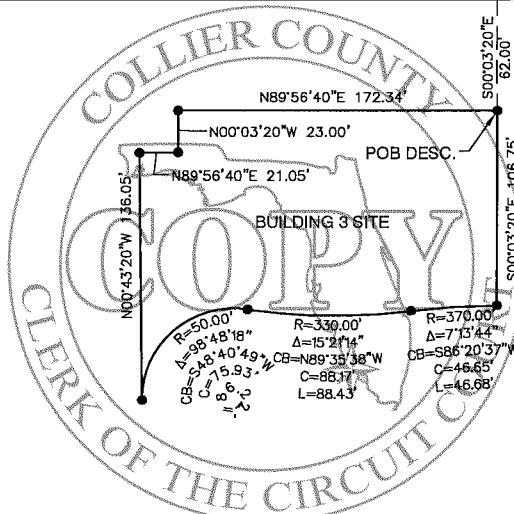
CLIENT: AVALON OF NAPLES, LLC



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LB No.: 6952

DAVIS ROAD (S.R. 84)  
150' PUBLIC RIGHT OF WAY

POC DESC. —————→  
N1/4 CORNER OF SECTION 8  
S00°46'20"E 75.01' —————→  
NORTH RIGHT-OF-WAY  
S89°56'40"W 882.01' —————→



DATE: 09/14/16  
PROJECT NO.: 140013.01.04  
FILE NAME.: 001CD1BS-PH2  
SHEET NUMBER: 4 OF 17  
DRAWN: TJD  
CHECKED: MAW

SEC: 8 TWP: 50 RGE: 26

SCALE: 1" = 100'

PROJECT: AVALON OF NAPLES 1, PHASE 2, A CONDOMINIUM

TITLE: *BOUNDARY SURVEY — BUILDING 3*

CLIENT: AVALON OF NAPLES, LLC



6610 Willow Park Drive, Suite 200  
Naples, Florida 34109  
Phone: (239) 597-0575  
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LB No.: 6952

## EXHIBIT "B-II"

DESCRIPTION  
BUILDING 3

A TRACT OR PARCEL OF LAND, LYING IN SECTION 8, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 8, THENCE S.00°46'20"E. ON THE NORTH-SOUTH QUARTER SECTION LINE FOR 75.01 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF DAVIS ROAD (STATE ROAD 84);

THENCE S.89°56'40"W. ON SAID SOUTH RIGHT-OF-WAY LINE FOR 882.01 FEET;

THENCE S.00°03'20"E., DEPARTING SAID SOUTH RIGHT-OF-WAY LINE FOR 62.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUE S.00°03'20"E., FOR 106.75 FEET TO A POINT ON A CURVE;

THENCE WESTERLY 46.68 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET THROUGH A CENTRAL ANGLE OF 07°13'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.86°20'37"W. FOR 46.65 FEET TO A POINT OF REVERSE CURVATURE;

THENCE WESTERLY 88.43 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET THROUGH A CENTRAL ANGLE OF 15°21'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.89°35'38"W. FOR 88.17 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHWESTERLY 86.22 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 98°48'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.48°40'49"W. FOR 75.93 FEET;

THENCE N.00°43'20"W., FOR 136.05 FEET;

THENCE N.89°56'40"E., FOR 21.05 FEET;

THENCE N.00°03'20"W., FOR 23.00 FEET;

THENCE N.89°56'40"E., FOR 172.34 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 21,216 SQUARE FEET OR 0.49 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NSRS 2011) WHEREIN THE NORTH-SOUTH QUARTER SECTION OF LINE OF SAID SECTION 8 BEARS S.00°46'20"E

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DATE: 09/14/16

PROJECT NO.: 140013.01.04

FILE NAME.: 001CD1BS-PH2

SHEET NUMBER: 5 OF 17

DRAWN: TJD

CHECKED: MAW

SEC: 8 TWP: 50 RGE: 26

SCALE:

PROJECT: AVALON OF NAPLES 1, PHASE 2, A CONDOMINIUM

TITLE: BOUNDARY SURVEY - BUILDING 3

CLIENT: AVALON OF NAPLES, LLC

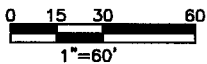
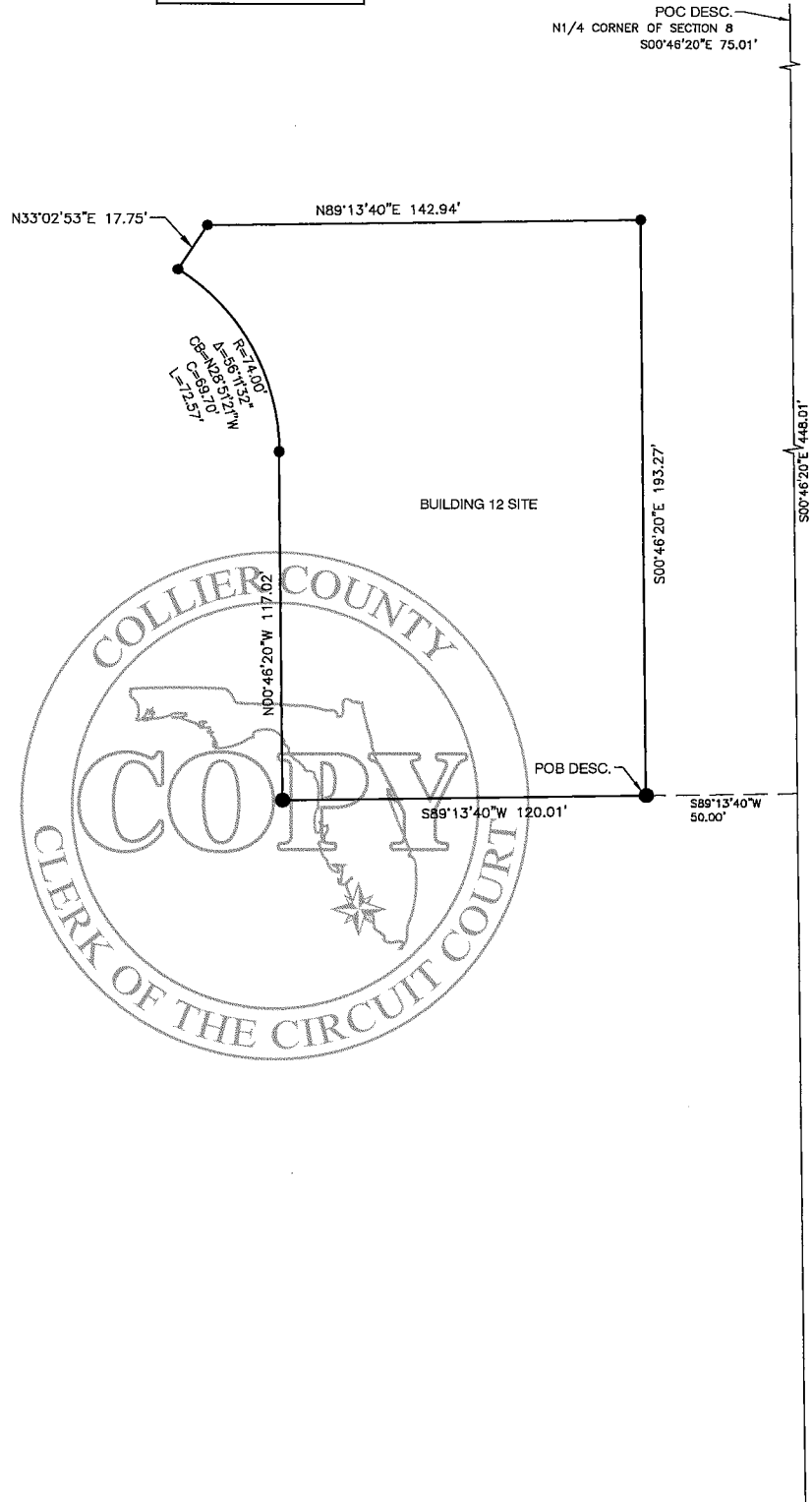


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EXHIBIT "B-II"



DATE: 09/14/16  
 PROJECT NO.: 140013.01.04  
 FILE NAME.: 001CD1BS-PH2  
 SHEET NUMBER: 6 OF 17  
 DRAWN: TJD  
 CHECKED: MAW

SEC: 8 TWP: 50 RGE: 26

SCALE: 1" = 60'

PROJECT: AVALON OF NAPLES 1, PHASE 2, A CONDOMINIUM  
 TITLE: BOUNDARY SURVEY-BUILDING 12  
 CLIENT: AVALON OF NAPLES, LLC



6610 Willow Park Drive, Suite 200  
 Naples, Florida 34109  
 Phone: (239) 597-0575  
 FAX: (239) 597-0578  
 LB No.: 6952

## EXHIBIT "B-II"

DESCRIPTION  
BUILDING 12

A TRACT OR PARCEL OF LAND, LYING IN SECTION 8, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 8, THENCE S.00°46'20"E. ON THE NORTH-SOUTH QUARTER SECTION LINE FOR 448.01 FEET

THENCE S.89°13'40"W., DEPARTING SAID QUARTER SECTION LINE FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUE S.89°13'40"W., FOR 120.01 FEET;

THENCE N.00°46'20"W., FOR 117.02 FEET TO A POINT ON A CURVE;

THENCE NORTHWESTERLY 72.57 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 74.00 FEET THROUGH A CENTRAL ANGLE OF 56°11'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.28°51'21"W. FOR 69.70 FEET;

THENCE N.33°02'53"E., FOR 17.75 FEET;

THENCE N.89°13'40"E., FOR 142.94 FEET;

THENCE S.00°46'20"E., FOR 193.27 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 24,203 SQUARE FEET OR 0.56 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NSRS 2011) WHEREIN THE NORTH-SOUTH QUARTER SECTION OF LINE OF SAID SECTION 8 BEARS S.00°46'20"E.

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DATE: 09/14/16

PROJECT NO.: 140013.01.04

FILE NAME.: 001CD1BS-PH2

SHEET NUMBER: 7 OF 17

DRAWN: TJD

CHECKED: MAW

SEC: 8 TWP: 50 RGE: 26

SCALE:

PROJECT: AVALON OF NAPLES 1, PHASE 2, A CONDOMINIUM

TITLE: BOUNDARY SURVEY - BUILDING 12

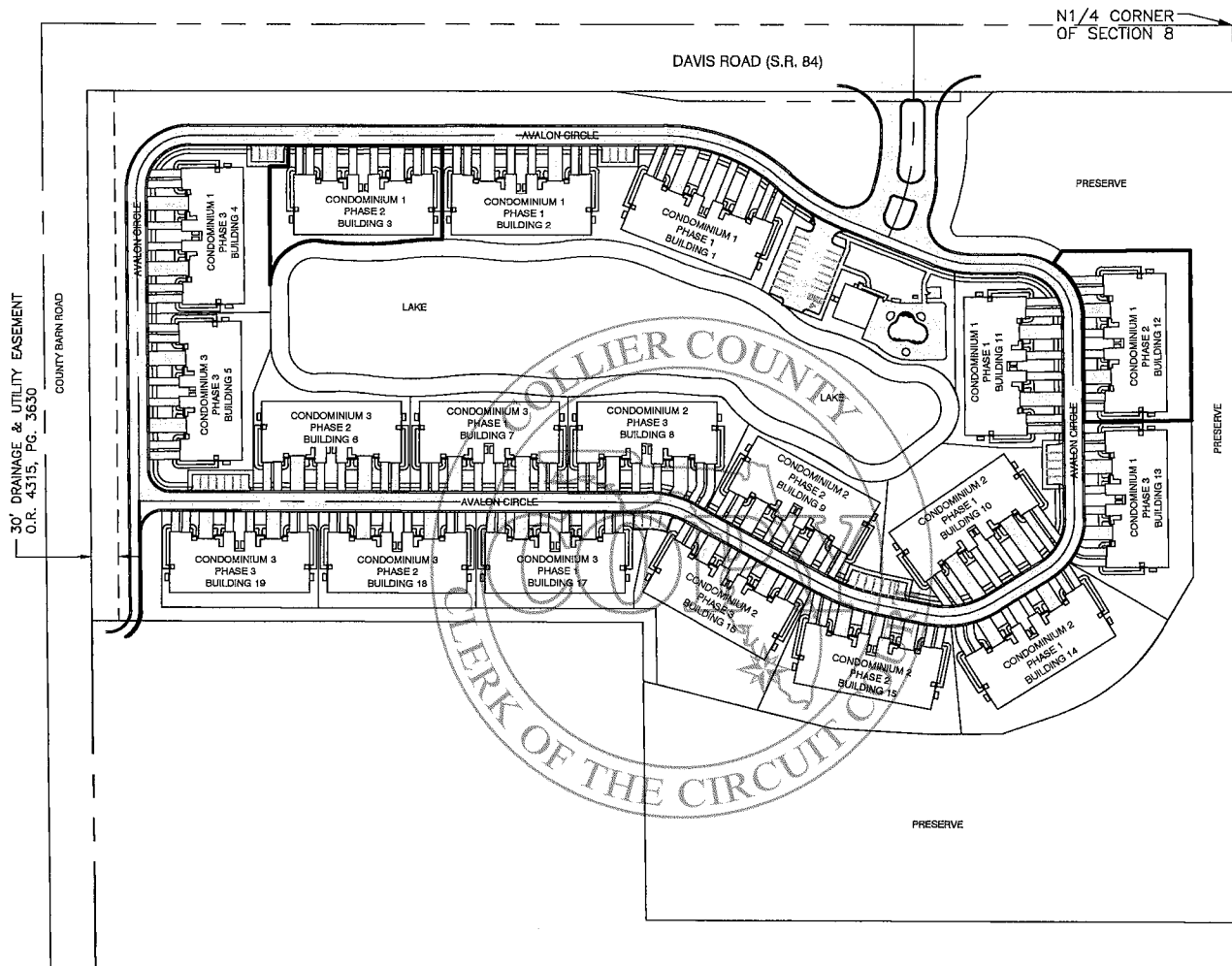
CLIENT: AVALON OF NAPLES, LLC



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Naples, Florida 34109  
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LB No.: 6952

## EXHIBIT "B-II"

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## NOTES:

1. BUILDINGS AND IMPROVEMENTS SHOWN ON SITE PLANS ARE PROPOSED.

DATE: 09/14/16  
 PROJECT NO.: 140013.01.04  
 FILE NAME.: 001CD1SP-PH2  
 SHEET NUMBER: 8 OF 17  
 DRAWN: TJD  
 CHECKED: MAW

SEC: 8 TWP: 50 RGE: 26

SCALE: 1" = 200'

PROJECT: AVALON OF NAPLES 1, PHASE 2, A CONDOMINIUM

TITLE: OVERALL SITE PLAN

CLIENT: AVALON OF NAPLES, LLC



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 Naples, Florida 34109  
 Phone: (239) 597-0575  
 FAX: (239) 597-0578  
 LB No.: 6952

## EXHIBIT "B-II"

POC DESC.  
N1/4 CORNER OF SECTION 8  
S00°46'20"E 75.01'  
NORTH RIGHT-OF-WAY  
S89°56'40"W 882.01'

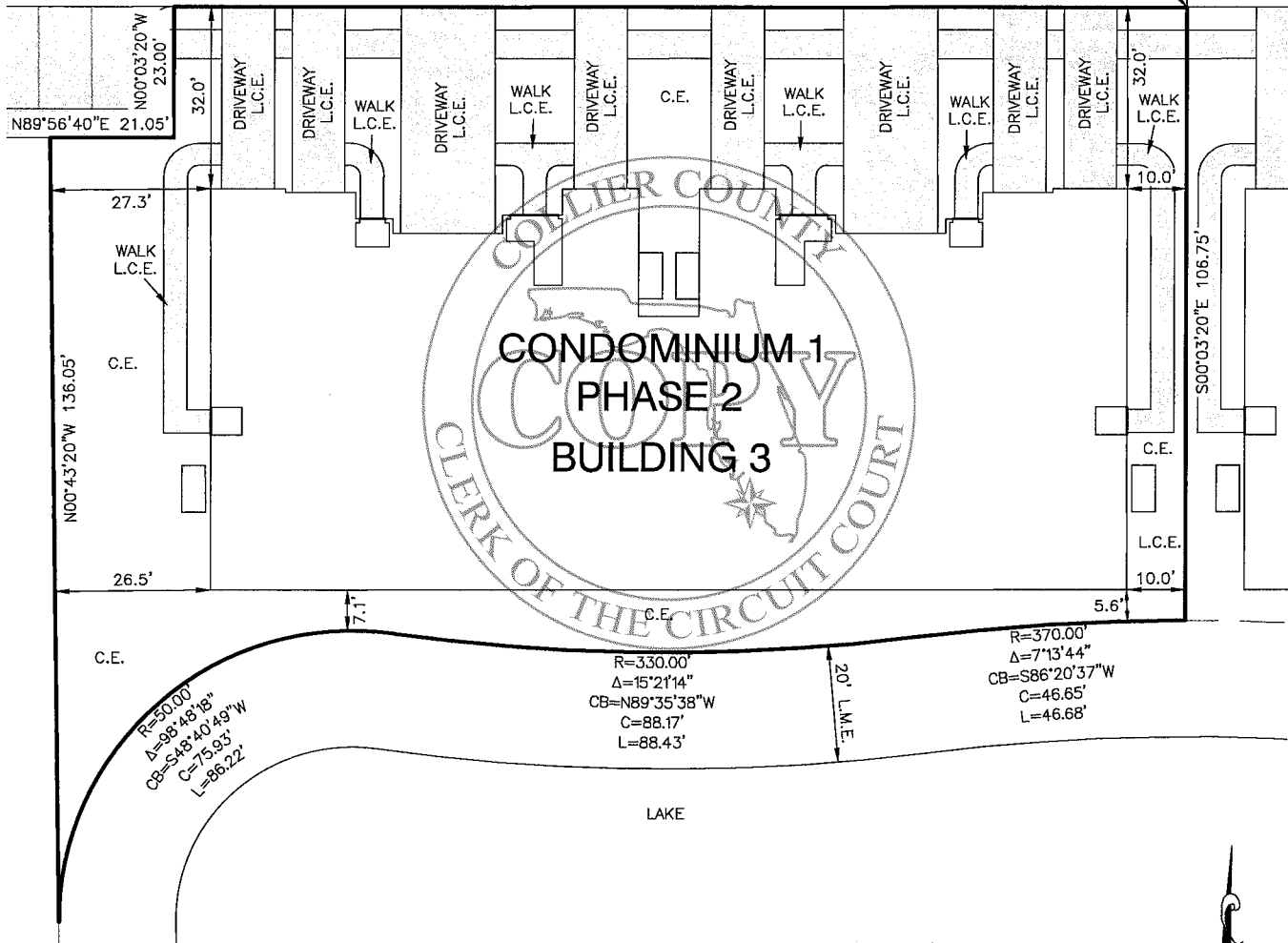
DAVIS ROAD

S00°03'20"E 62.00'

## AVALON CIRCLE

POB DESC.

N89°56'40"E 172.34'



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DATE: 09/14/16  
PROJECT NO.: 140013.01.04  
FILE NAME.: 001CD1SP-PH2  
SHEET NUMBER: 9 OF 17  
DRAWN: TJD  
CHECKED: MAW

SEC: 8 TWP: 50 RGE: 26

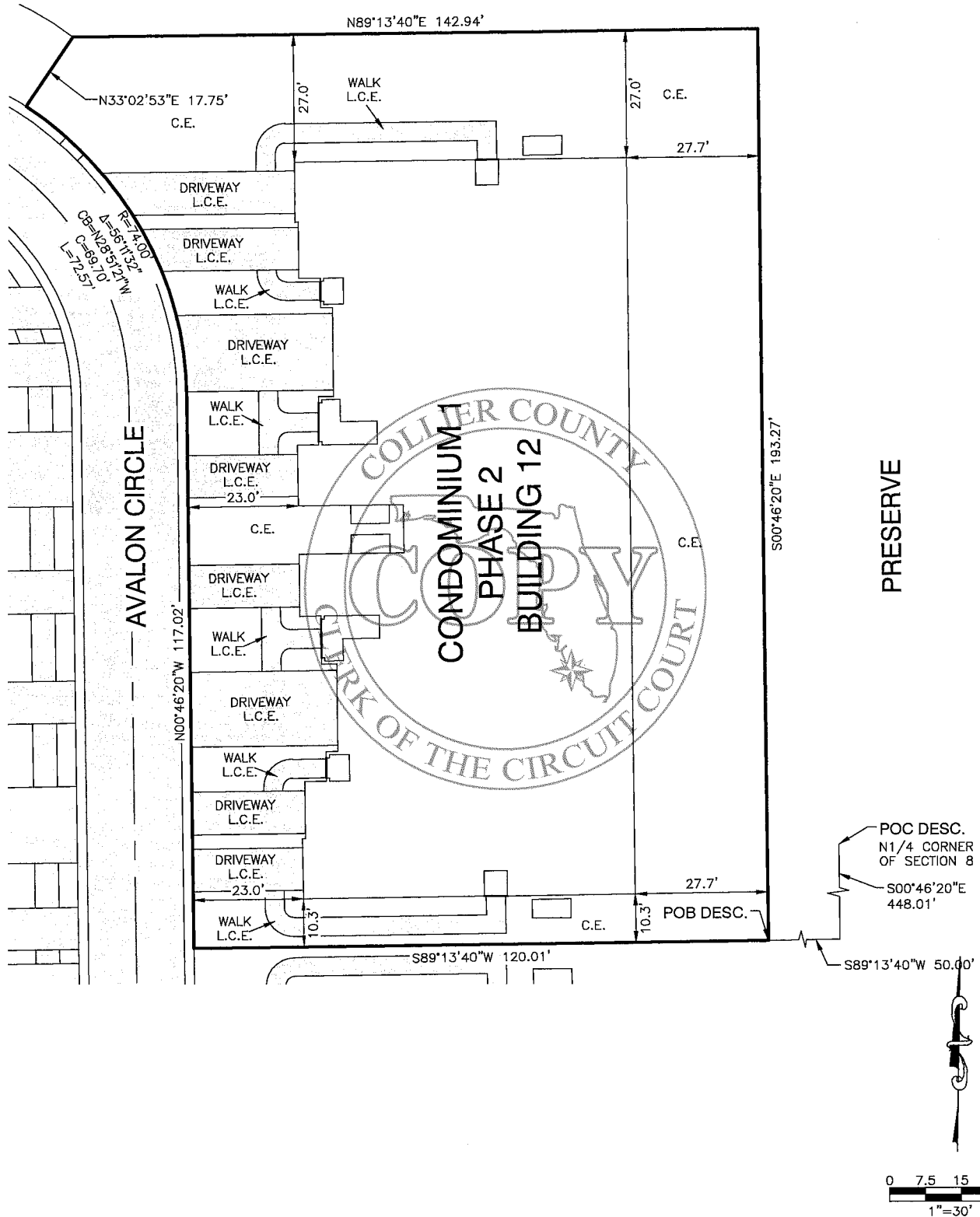
SCALE: 1" = 30'

PROJECT: AVALON OF NAPLES 1, PHASE 2, A CONDOMINIUM  
TITLE: PHASE 2 SITE PLAN - BUILDING 3  
CLIENT: AVALON OF NAPLES, LLC



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LB No.: 6952

## EXHIBIT "B-II"



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DATE: 09/14/16  
 PROJECT NO.: 140013.01.04  
 FILE NAME.: 001CD1SP-PH2  
 SHEET NUMBER: 11 OF 17  
 DRAWN: TJD  
 CHECKED: MAW

SEC: 8 TWP: 50 RGE: 26

SCALE: 1" = 30'

PROJECT: AVALON OF NAPLES 1, PHASE 2, A CONDOMINIUM

TITLE: PHASE 2 SITE PLAN - BUILDING 12

CLIENT: AVALON OF NAPLES, LLC

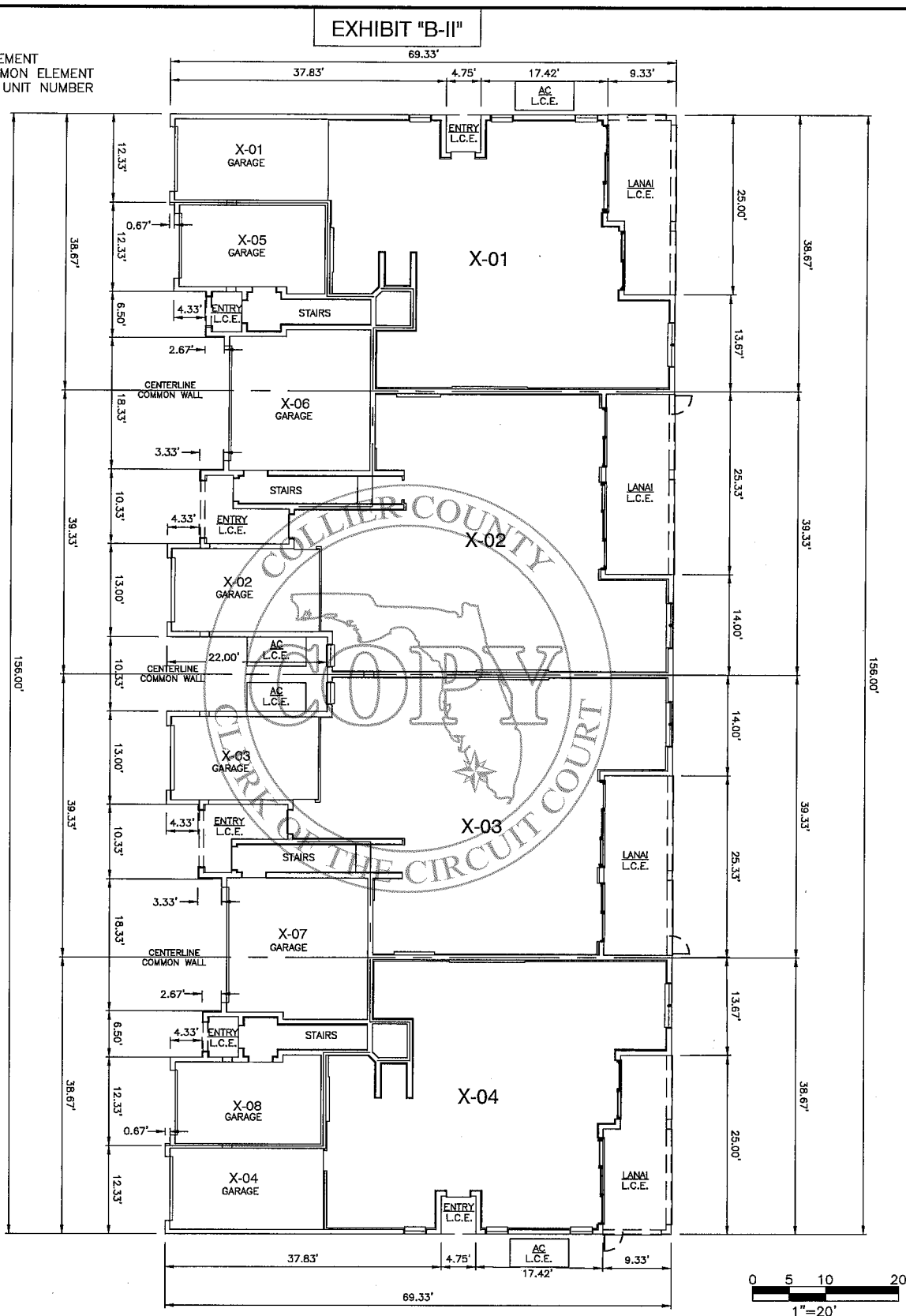


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 FAX: (239) 597-0578  
 LB No.: 6952

September 15, 2016 11:17 AM K:\2014\140013.01.04 Avalon Of Naples Condominium Documents\001 Condominium Exhibits\Rev.03\Condo 1\Phase 2\001 CD1AR - Phase 2.dwg

## LEGEND

C.E. = COMMON ELEMENT  
 L.C.E. = LIMITED COMMON ELEMENT  
 X = BUILDING - UNIT NUMBER



DATE: 09/14/16

PROJECT NO.: 140013.01.04

FILE NAME.: 001CD1AR-PH2

SHEET NUMBER: 11 OF 17

DRAWN: JMP

CHECKED: TJD

SEC: 8 TWP: 50S RGE: 26E

SCALE: 1" = 20'

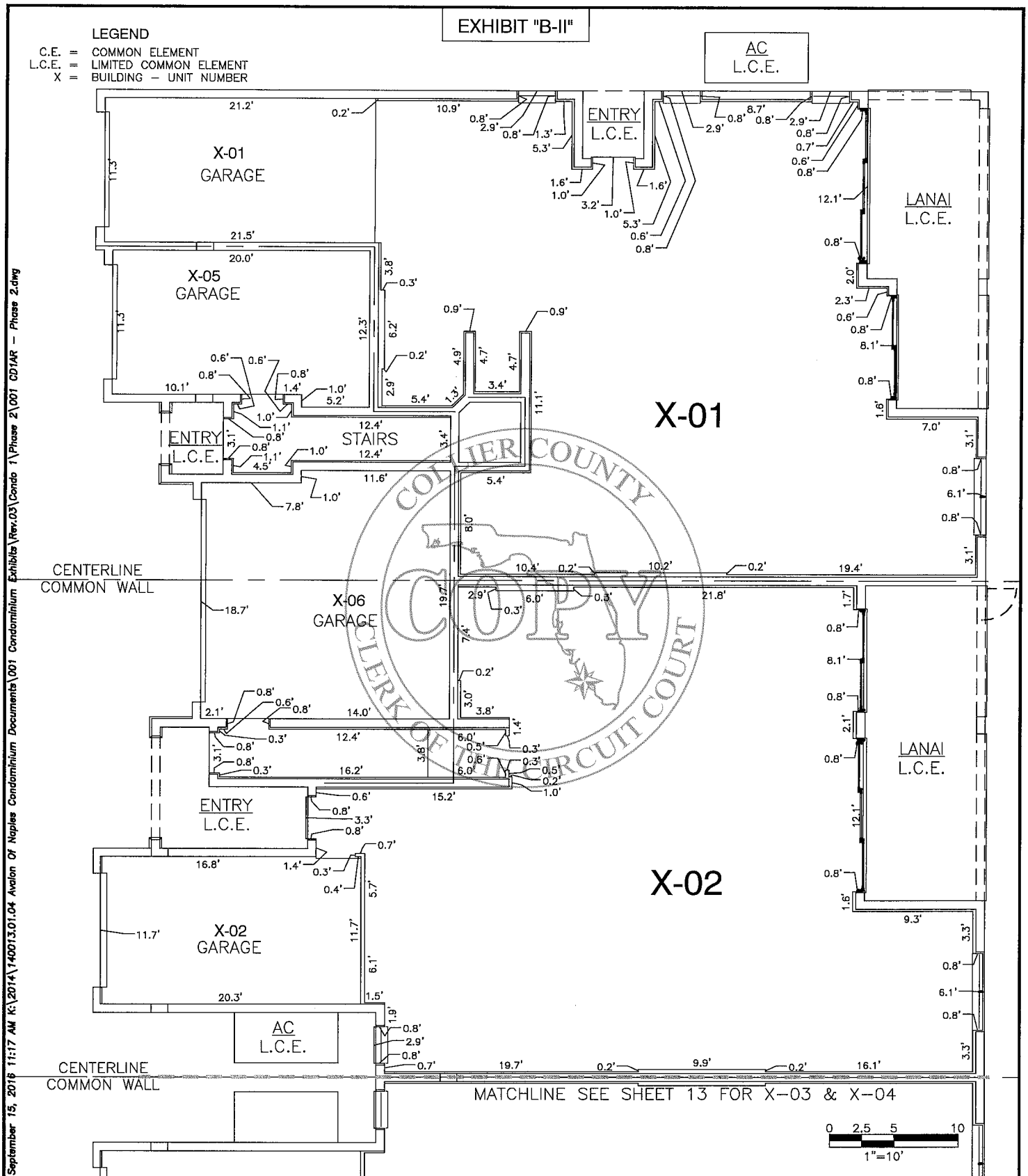
PROJECT: AVALON OF NAPLES 1, PHASE 2, A CONDOMINIUM

TITLE: EXTERIOR DIMENSIONS - FIRST FLOOR

CLIENT: AVALON OF NAPLES, LLC



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 Naples, Florida 34109  
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 LB No.: 6952



DATE: 09/14/16

PROJECT NO.: 140013.01.04

FILE NAME.: 001CD1AR-PH2

SHEET NUMBER: 12 OF 17

DRAWN: JMP

CHECKED: TJD

SEC: 8 TWP: 50S RGE: 26E

SCALE: 1" = 10'

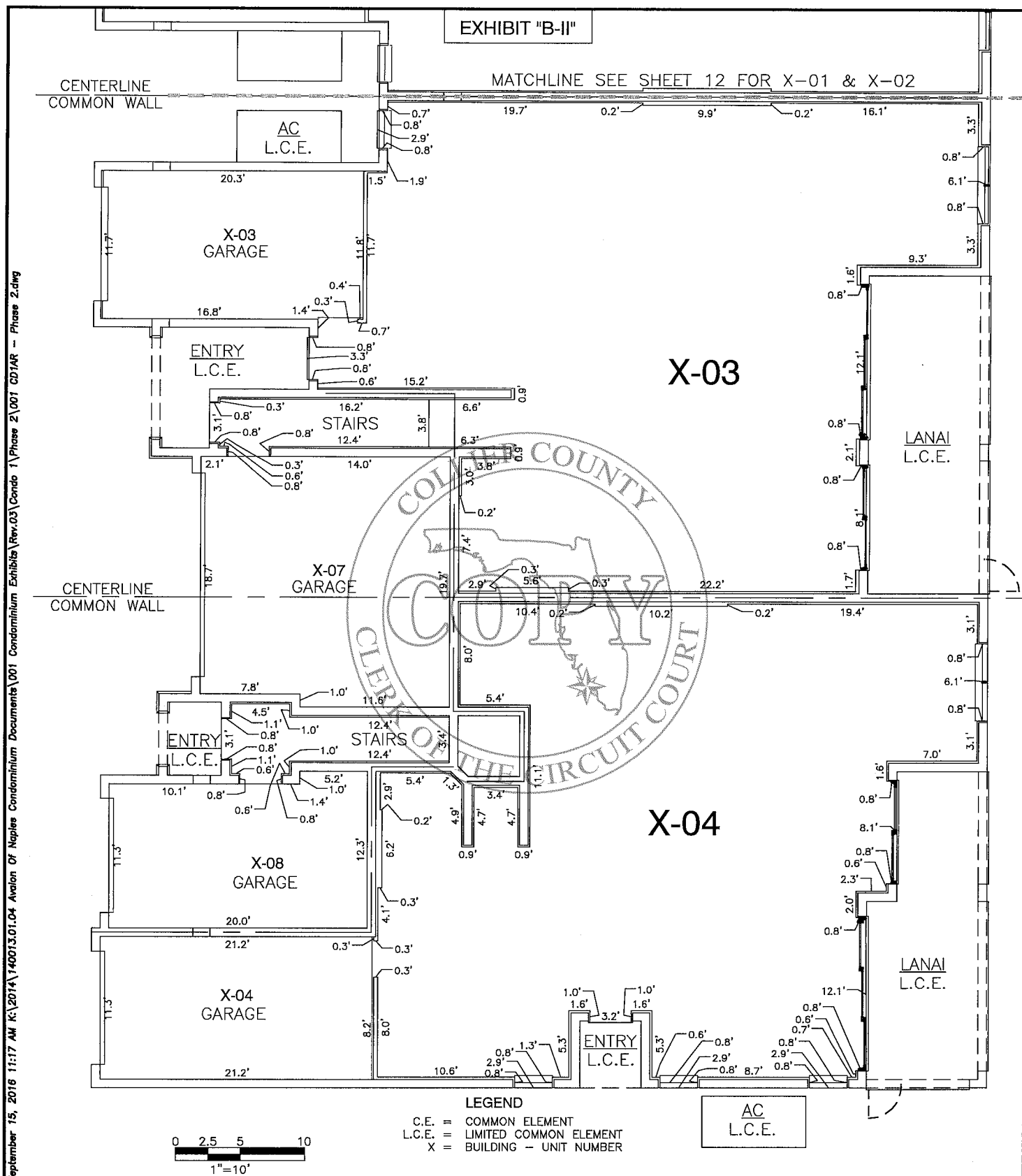
PROJECT: AVALON OF NAPLES 1, PHASE 2, A CONDOMINIUM  
 INTERIOR DIMENSIONS - FIRST FLOOR

TITLE: X-1 &amp; X-2

CLIENT: AVALON OF NAPLES, LLC


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DATE: 09/14/16  
PROJECT NO.: 140013.01.04  
FILE NAME.: 001CD1AR-PH2  
SHEET NUMBER: 13 OF 17  
DRAWN: JMP  
CHECKED: TJD

SEC: 8 TWP: 50S RGE: 26E SCALE: 1" = 10'

PROJECT: AVALON OF NAPLES 1, PHASE 2, A CONDOMINIUM  
TITLE: INTERIOR DIMENSIONS - FIRST FLOOR  
X-3 & X-4  
CLIENT: AVALON OF NAPLES, LLC



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C.E. = COMMON ELEMENT  
L.C.E. = LIMITED COMMON ELEMENT  
X = BUILDING - UNIT NUMBER

Architectural floor plan of a building with two levels, X-05 and X-06. The plan shows various rooms including garages, stairs, entries, and balconies. Dimensions are provided for all walls and openings. A large circular stamp from Collier County Clerk of the Circuit Court is overlaid on the plan. A matchline at the bottom indicates the plan continues on sheet 15 for X-07 and X-08. A scale bar at the bottom right shows 0, 2.5, 5, and 10 feet.

**Level X-05:**

- Garage Below:** Located on the left side of the level.
- Stairs:** Located in the upper left and center of the level.
- Entry Below:** Located in the upper left and center of the level.
- Balcony L.C.E.:** Located on the right side of the level.

**Level X-06:**

- Garage Below:** Located on the left side of the level.
- Stairs:** Located in the center of the level.
- Entry Below:** Located on the left side of the level.
- Balcony L.C.E.:** Located on the right side of the level.

**Matchline:** SEE SHEET 15 FOR X-07 & X-08

**Scale:** 0 2.5 5 10  
1"=10'

**X-05**

**X-06**

BALCONY  
L.C.E.

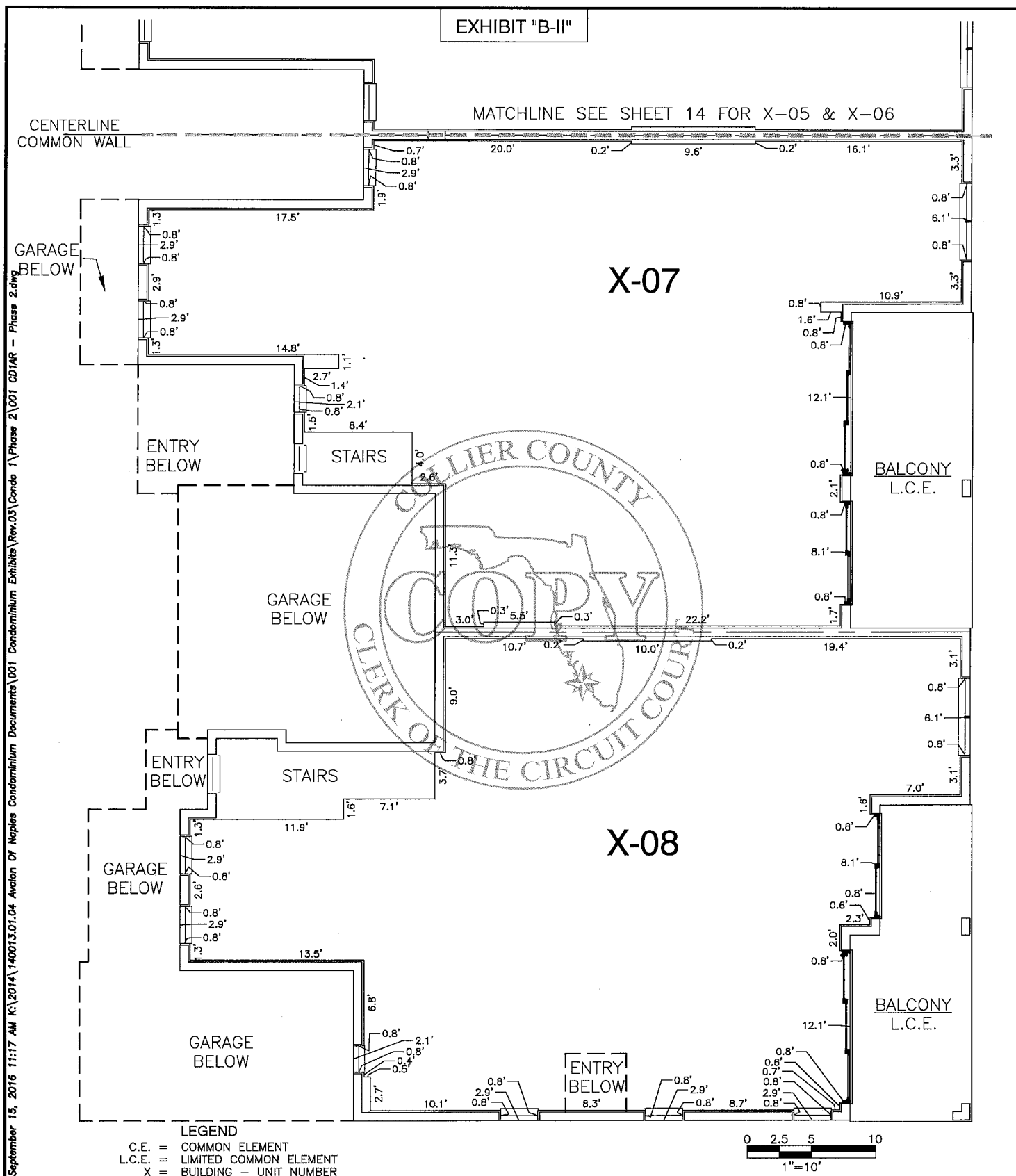
BALCONY  
L.C.E.

MATCHLINE SEE SHEET 15 FOR X-07 & X-08

DATE: 09/14/16  
PROJECT NO.: 140013.01.04  
FILE NAME.: 001CD1AR-PH2  
SHEET NUMBER: 14 OF 17  
DRAWN: JMP  
CHECKED: TJD

SEC: 8 TWP: 50S RGE: 26E	SCALE: 1" = 10'
PROJECT: AVALON OF NAPLES 1, PHASE 2, A CONDOMINIUM	
TITLE: INTERIOR DIMENSIONS - SECOND FLOOR	
X-5 & X-6	
CLIENT: AVALON OF NAPLES, LLC	

**RWA**  
**ENGINEERING**  
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Phone: (239) 597-0575  
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LB No.: 6952



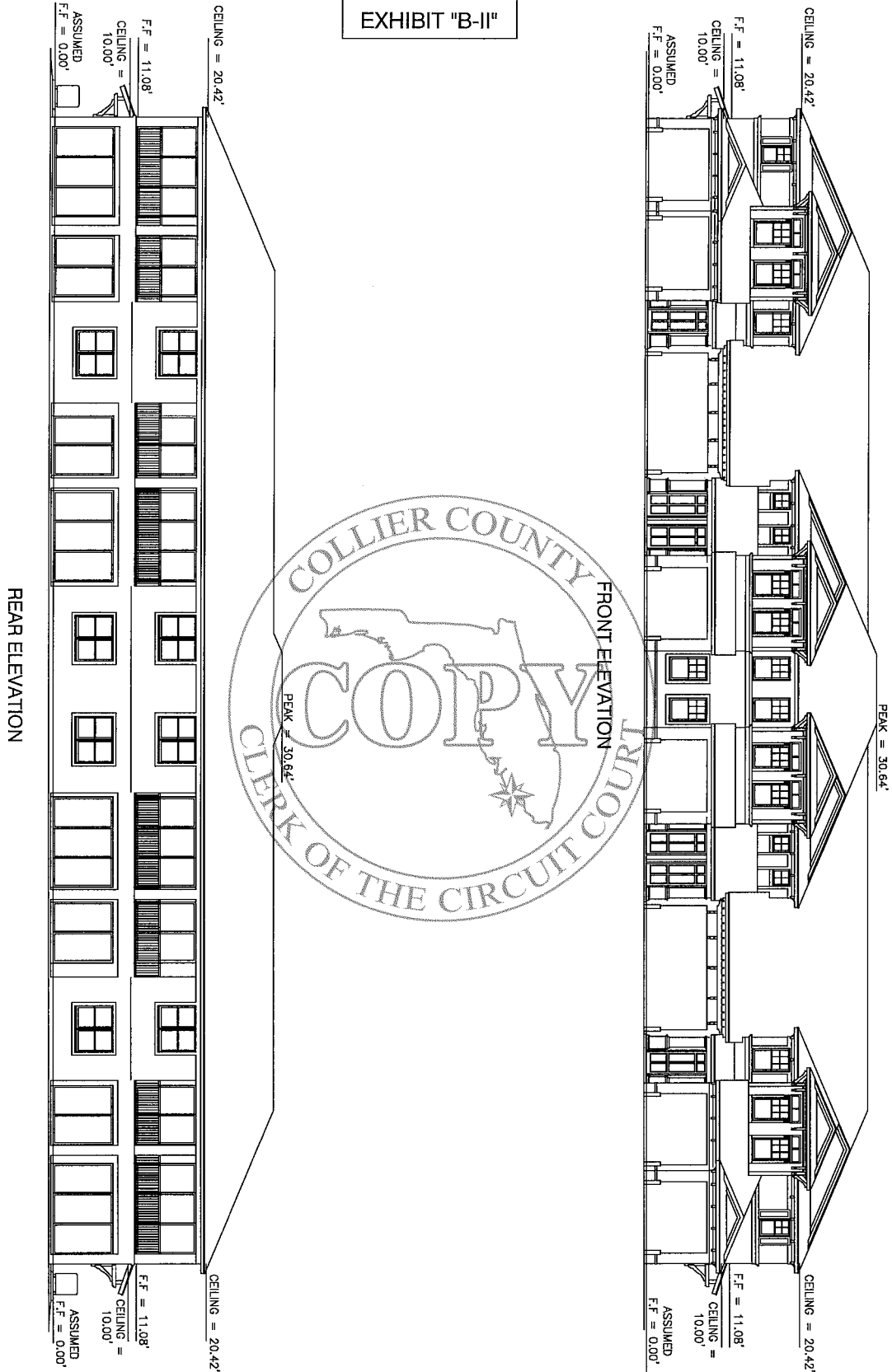
DATE: 09/14/16  
PROJECT NO. 140016.01.04  
FILE NAME.: 001CD1AR-PH2  
SHEET NUMBER: 15 OF 17  
DRAWN: JMP  
CHECKED: TJD

SEC: 8 TWP: 50s RGE: 26e SCALE: 1" = 10'

PROJECT: AVALON OF NAPLES 1, PHASE 2, A CONDOMINIUM  
TITLE: INTERIOR DIMENSIONS - SECOND FLOOR  
X-7 & X-8  
CLIENT: AVALON OF NAPLES, LLC

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Naples, Florida 34109  
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FAX: (239) 597-0578  
LB No.: 6952

EXHIBIT "B-II"



LEGEND  
F.F. = FINISHED FLOOR

REAR ELEVATION

FRONT ELEVATION

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DATE: 09/14/16  
PROJECT NO.: 140013.01.04  
FILE NAME.: 001CD1AR-PH2  
SHEET NUMBER: 16 OF 17  
DRAWN: JMP  
CHECKED: TJD

SEC: 8 TWP: 50S RGE: 26E  
SCALE: N.T.S.  
PROJECT: AVALON OF NAPLES 1, PHASE 2, A CONDOMINIUM  
TITLE: ELEVATIONS FRONT AND REAR  
CLIENT: AVALON OF NAPLES, LLC

**RWA**  
ENGINEERING  
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Naples, Florida 34109  
Phone: (239) 597-0575  
FAX: (239) 597-0578  
LB No.: 6952

## EXHIBIT "B-II"



RIGHT ELEVATION

PEAK = 30.64'



LEFT ELEVATION

## LEGEND

F.F. = FINISHED FLOOR

DATE: 09/14/16  
 PROJECT NO.: 140013.01.04  
 FILE NAME.: 001CD1AR-PH2  
 SHEET NUMBER: 17 OF 17  
 DRAWN: JMP  
 CHECKED: TJD

SEC: 8 TWP: 50S RGE: 26E

SCALE: N.T.S.

PROJECT: AVALON OF NAPLES 1, PHASE 2, A CONDOMINIUM

TITLE: ELEVATIONS RIGHT AND LEFT

CLIENT: AVALON OF NAPLES, LLC

**RWA**  
**ENGINEERING**

6610 Willow Park Drive, Suite 200  
 Naples, Florida 34109  
 Phone: (239) 597-0575  
 FAX: (239) 597-0578  
 LB No.: 6952

## EXHIBIT C

### Percentage Ownership Schedule of Common Elements, Common Surplus, and Obligations for Common Expenses

#### 1. Phase I (Building 1)

6916 Avalon Circle, Naples, FL 34112, #101	<u>1 / 40</u>	(2.5000%)
6916 Avalon Circle, Naples, FL 34112, #102	<u>1 / 40</u>	(2.5000%)
6916 Avalon Circle, Naples, FL 34112, #103	<u>1 / 40</u>	(2.5000%)
6916 Avalon Circle, Naples, FL 34112, #104	<u>1 / 40</u>	(2.5000%)
6916 Avalon Circle, Naples, FL 34112, #105	<u>1 / 40</u>	(2.5000%)
6916 Avalon Circle, Naples, FL 34112, #106	<u>1 / 40</u>	(2.5000%)
6916 Avalon Circle, Naples, FL 34112, #107	<u>1 / 40</u>	(2.5000%)
6916 Avalon Circle, Naples, FL 34112, #108	<u>1 / 40</u>	(2.5000%)

#### 2. Phase I (Building 2)

6922 Avalon Circle, Naples, FL 34112, #201	<u>1 / 40</u>	(2.5000%)
6922 Avalon Circle, Naples, FL 34112, #202	<u>1 / 40</u>	(2.5000%)
6922 Avalon Circle, Naples, FL 34112, #203	<u>1 / 40</u>	(2.5000%)
6922 Avalon Circle, Naples, FL 34112, #204	<u>1 / 40</u>	(2.5000%)
6922 Avalon Circle, Naples, FL 34112, #205	<u>1 / 40</u>	(2.5000%)
6922 Avalon Circle, Naples, FL 34112, #206	<u>1 / 40</u>	(2.5000%)
6922 Avalon Circle, Naples, FL 34112, #207	<u>1 / 40</u>	(2.5000%)
6922 Avalon Circle, Naples, FL 34112, #208	<u>1 / 40</u>	(2.5000%)

#### 3. Phase I (Building 11)

6980 Avalon Circle, Naples, FL 34112, #1101	<u>1 / 40</u>	(2.5000%)
6980 Avalon Circle, Naples, FL 34112, #1102	<u>1 / 40</u>	(2.5000%)
6980 Avalon Circle, Naples, FL 34112, #1103	<u>1 / 40</u>	(2.5000%)
6980 Avalon Circle, Naples, FL 34112, #1104	<u>1 / 40</u>	(2.5000%)
6980 Avalon Circle, Naples, FL 34112, #1105	<u>1 / 40</u>	(2.5000%)
6980 Avalon Circle, Naples, FL 34112, #1106	<u>1 / 40</u>	(2.5000%)
6980 Avalon Circle, Naples, FL 34112, #1107	<u>1 / 40</u>	(2.5000%)
6980 Avalon Circle, Naples, FL 34112, #1108	<u>1 / 40</u>	(2.5000%)

#### 4. Phase II (Building 3)

6928 Avalon Circle, Naples, FL 34112, #301	<u>1 / 40</u>	(2.5000%)
6928 Avalon Circle, Naples, FL 34112, #302	<u>1 / 40</u>	(2.5000%)
6928 Avalon Circle, Naples, FL 34112, #303	<u>1 / 40</u>	(2.5000%)
6928 Avalon Circle, Naples, FL 34112, #304	<u>1 / 40</u>	(2.5000%)
6928 Avalon Circle, Naples, FL 34112, #305	<u>1 / 40</u>	(2.5000%)
6928 Avalon Circle, Naples, FL 34112, #306	<u>1 / 40</u>	(2.5000%)
6928 Avalon Circle, Naples, FL 34112, #307	<u>1 / 40</u>	(2.5000%)
6928 Avalon Circle, Naples, FL 34112, #308	<u>1 / 40</u>	(2.5000%)

#### 5. Phase II (Building 12)

6981 Avalon Circle, Naples, FL 34112, #1201	<u>1 / 40</u>	(2.5000%)
6981 Avalon Circle, Naples, FL 34112, #1202	<u>1 / 40</u>	(2.5000%)
6981 Avalon Circle, Naples, FL 34112, #1203	<u>1 / 40</u>	(2.5000%)
6981 Avalon Circle, Naples, FL 34112, #1204	<u>1 / 40</u>	(2.5000%)
6981 Avalon Circle, Naples, FL 34112, #1205	<u>1 / 40</u>	(2.5000%)
6981 Avalon Circle, Naples, FL 34112, #1206	<u>1 / 40</u>	(2.5000%)
6981 Avalon Circle, Naples, FL 34112, #1207	<u>1 / 40</u>	(2.5000%)
6981 Avalon Circle, Naples, FL 34112, #1208	<u>1 / 40</u>	(2.5000%)