

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

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

THIS SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF AVALON OF NAPLES I, A CONDOMINIUM ("Sixth Amendment") is made as of the 29 day of November, 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"); (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"); (iv) Fourth Amendment of Declaration of Condominium of Avalon of Naples I, a Condominium as recorded in Official Records Book 5436, Page 3726 ("the Fourth Amendment"), and; (v) Fifth Amendment of Declaration of Condominium of Avalon of Naples I, a Condominium as recorded in Official Records Book 5453, Page 3301 ("the Fifth 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 Sixth 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 III of the Condominium, as more fully set forth and described in Exhibit "B-III" attached hereto, which lands and improvements comprise Phase III 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 Sixth Amendment.

c. The Certificate of Surveyor for Building 4 of Phase III is attached hereto and incorporated herein and confirms that Building 4 of Phase III is substantially complete in accordance with Chapter 718 of the Florida Statutes.

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 Sixth Amendment to be executed in its name as of the day and year first written above.

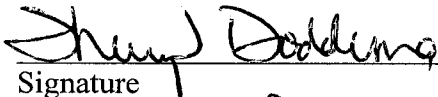
WITNESSES:

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

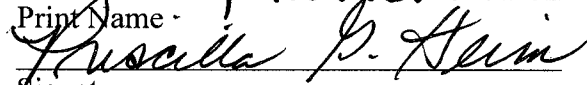
By: NCDG Management, LLC, a Florida
limited liability company, Its Manager

By:


James R. Schier
Its: Manager


Signature

SHERRY DODDEMA
Print Name


Signature

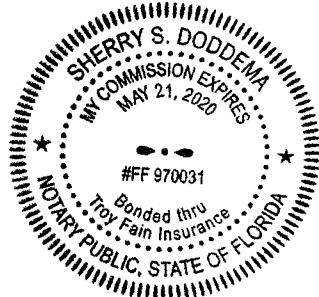
Priscilla G. Heim

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 29th day of November, 2017.

My Commission Expires:




NOTARY PUBLIC, State of Florida

EXHIBIT B-III

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



EXHIBIT "B-III"

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 3, 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-PH3

SHEET NUMBER: 1 OF 17

DRAWN: JMP

CHECKED: TJD

SEC: 8

TWP: 50S RGE: 26E

SCALE: N/A

PROJECT: AVALON OF NAPLES 1, PHASE 3, A CONDOMINIUM

TITLE: COVERSHEET

CLIENT: AVALON OF NAPLES, LLC



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

EXHIBIT "B-III"

POC DESC.
NORTH 1/4
CORNER OF
SECTION 8

FIPC AIM

POB DESC.

5/8 FIP

SEACREST
SCHOOL, INC.
FOLIO#00402480008

0 50 100 200
1"=200'

75.01'

602.79'

339.23'

FCM 4X4 PIN TOP

AVALON OF
NAPLES 1
BUILDING 13 SITE

NE 1/4, SE 1/4,
NE 1/4, NW 1/4

EAST 1/2, NE 1/4,
NE 1/4, NW 1/4
(LESS NORTH 75')

SEACREST
SCHOOL, INC.
FOLIO#00403040007

DAVIS ROAD (S.R. 84)
150' PUBLIC RIGHT OF WAY
NORTHERLY LINE OF THE NW ONE QUARTER

WEST 1/2, NE 1/4,
NE 1/4, NW 1/4
(LESS NORTH 75')

NW 1/4, SE
1/4, NE 1/4,
NW 1/4

FIPC 5/8 LB 2464

SIPC

NW 1/4, NE 1/4, NW 1/4
(LESS WEST 50',
LESS NORTH 75')

BEREAN BAPTIST
CHURCH
FOLIO#00403360004

AVALON OF
NAPLES 1
BUILDING 4 SITE

30' DRAINAGE &
UTILITY EASEMENT
O.R. 4315, PG. 3630

FCM 4X4 PIN TOP

EASTERLY RIGHT OF WAY LINE

COUNTY BARN ROAD
100' PUBLIC RIGHT OF WAY

FIPC 5/8" LB2464

DATE: 09/14/16

PROJECT NO.: 140013.01.04

FILE NAME.: 001CD1BS-PH3

SHEET NUMBER: 2 OF 17

DRAWN: JMP

CHECKED: TJD

SEC: 8

TWP: 50S RGE: 26E

SCALE: 1" = 200'

PROJECT: AVALON OF NAPLES 1, PHASE 3, A CONDOMINIUM

TITLE: OVERALL BOUNDARY SURVEY

CLIENT: AVALON OF NAPLES, LLC

RWA
ENGINEERING

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EXHIBIT "B-III"

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

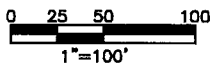
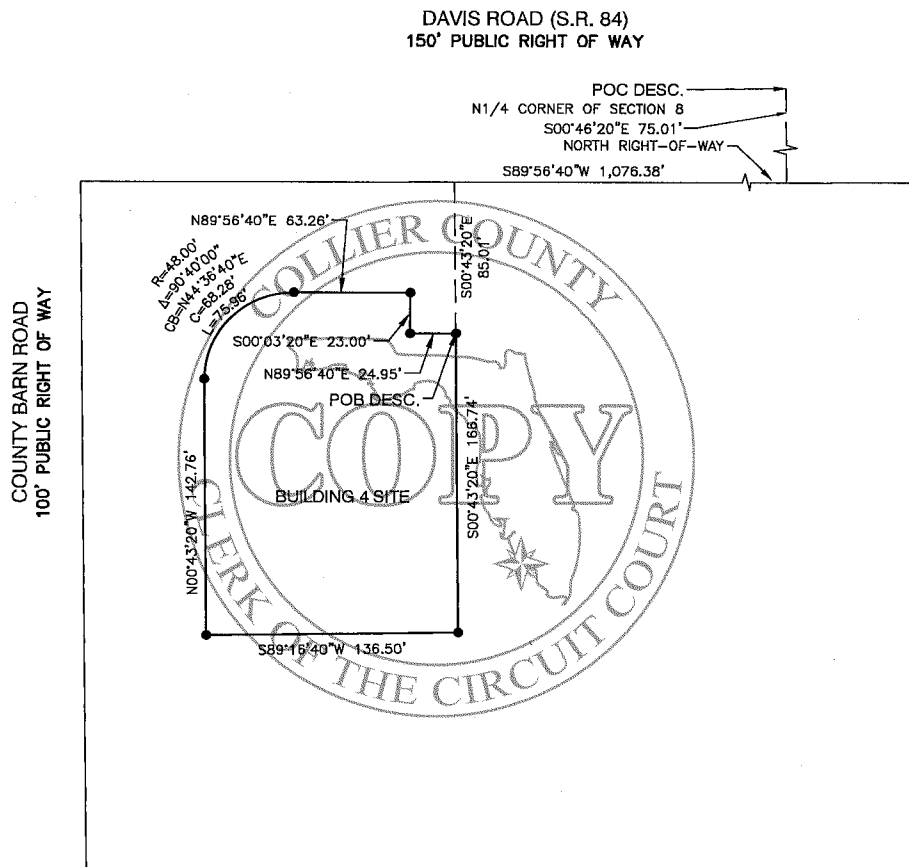
DATE: 09/14/16
 PROJECT NO.: 140013.01.04
 FILE NAME.: 001CD1BS-PH3
 SHEET NUMBER: 3 OF 17
 DRAWN: JMP
 CHECKED: TJD

SEC: 8 TWP: 50S RGE: 26E SCALE: N/A
 PROJECT: AVALON OF NAPLES 1, PHASE 3, A CONDOMINIUM
 TITLE: OVERALL BOUNDARY SURVEY
 CLIENT: AVALON OF NAPLES, LLC



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EXHIBIT "B-III"



DATE: 09/14/16
PROJECT NO.: 140013.01.04
FILE NAME.: 001CD1BS-PH3
SHEET NUMBER: 4 OF 17
DRAWN: TJD
CHECKED: MAW

SEC: 8 TWP: 50 RGE: 26

SCALE: 1" = 100'

PROJECT: AVALON OF NAPLES 1, PHASE 3, A CONDOMINIUM

TITLE: BOUNDARY SURVEY — BUILDING 4

CLIENT: AVALON OF NAPLES, LLC



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EXHIBIT "B-III"

DESCRIPTION
PHASE 3 - BUILDING 4

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 1,076.38 FEET;

THENCE S.00°43'20"E., DEPARTING SAID SOUTH RIGHT-OF-WAY LINE FOR 85.01 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUE S.00°43'20"E., FOR 166.74 FEET;

THENCE S.89°16'40"W., FOR 136.50 FEET;

THENCE N.00°43'20"W., FOR 142.76 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY 75.96 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 48.00 FEET THROUGH A CENTRAL ANGLE OF 90°40'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.44°36'40"E. FOR 68.28 FEET;

THENCE N.89°56'40"E., FOR 63.26 FEET;

THENCE S.00°03'20"E., FOR 23.00 FEET;

THENCE N.89°56'40"E., FOR 24.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 24,929 SQUARE FEET OR 0.57 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-PH3
 SHEET NUMBER: 5 OF 17
 DRAWN: TJD
 CHECKED: MAW

SEC: 8 TWP: 50 RGE: 26

SCALE:

PROJECT: AVALON OF NAPLES 1, PHASE 3, A CONDOMINIUM

TITLE: BOUNDARY SURVEY - BUILDING 4

CLIENT: AVALON OF NAPLES, LLC



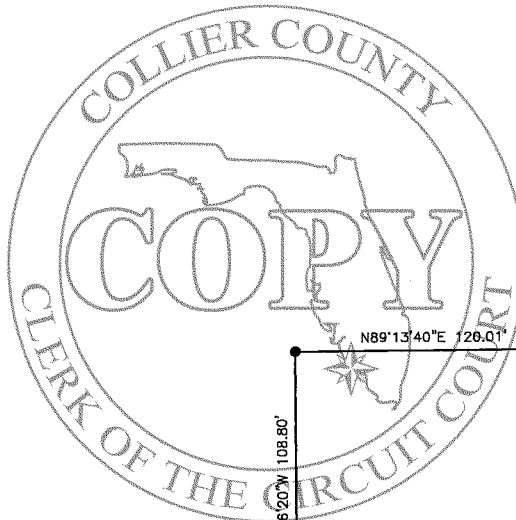
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 FAX: (239) 597-0578
 LB No.: 6952

EXHIBIT "B-III"

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

POC DESC.
N1/4 CORNER OF SECTION 8
S00°46'20"E 75.01'

S00°46'20"E 448.01'



N89°13'40"E 120.01'

POB DESC.

S89°13'40"W
50.00'

N00°48'20"W 108.80'

BUILDING 13 SITE

S00°46'20"E 177.69'

R=82.00'
Δ=38°44'15"
CB=116.35+77E
C=54.39'
L=55.44'

N59°50'55"W 127.46'

S30°09'05"W 55.86'



0 15 30 60
1"=60'

DATE: 09/14/16
PROJECT NO.: 140013.01.04
FILE NAME.: 001CD1BS-PH3
SHEET NUMBER: 6 OF 17
DRAWN: TJD
CHECKED: MAW

SEC: 8 TWP: 50 RGE: 26

SCALE: 1" = 60'

PROJECT: AVALON OF NAPLES 1, PHASE 3, A CONDOMINIUM
TITLE: BOUNDARY SURVEY-BUILDING 13
CLIENT: AVALON OF NAPLES, LLC



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EXHIBIT "B-III"

DESCRIPTION
PHASE 3 - BUILDING 13

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 S.00°46'20"E., FOR 177.69 FEET;

THENCE S.30°09'05"W., FOR 55.86 FEET;

THENCE N.59°50'55"W., FOR 127.46 FEET TO A POINT ON A CURVE;

THENCE NORTHERLY 55.44 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 82.00 FEET THROUGH A CENTRAL ANGLE OF 38°44'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.18°35'47"E. FOR 54.39 FEET;

THENCE N.00°46'20"W., FOR 108.80 FEET;

THENCE N.89°13'40"E., FOR 120.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 24,282 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-PH3

SHEET NUMBER: 7 OF 17

DRAWN: TJD

CHECKED: MAW

SEC: 8 TWP: 50 RGE: 26

SCALE:

PROJECT: AVALON OF NAPLES 1, PHASE 3, A CONDOMINIUM

TITLE: BOUNDARY SURVEY - BUILDING 13

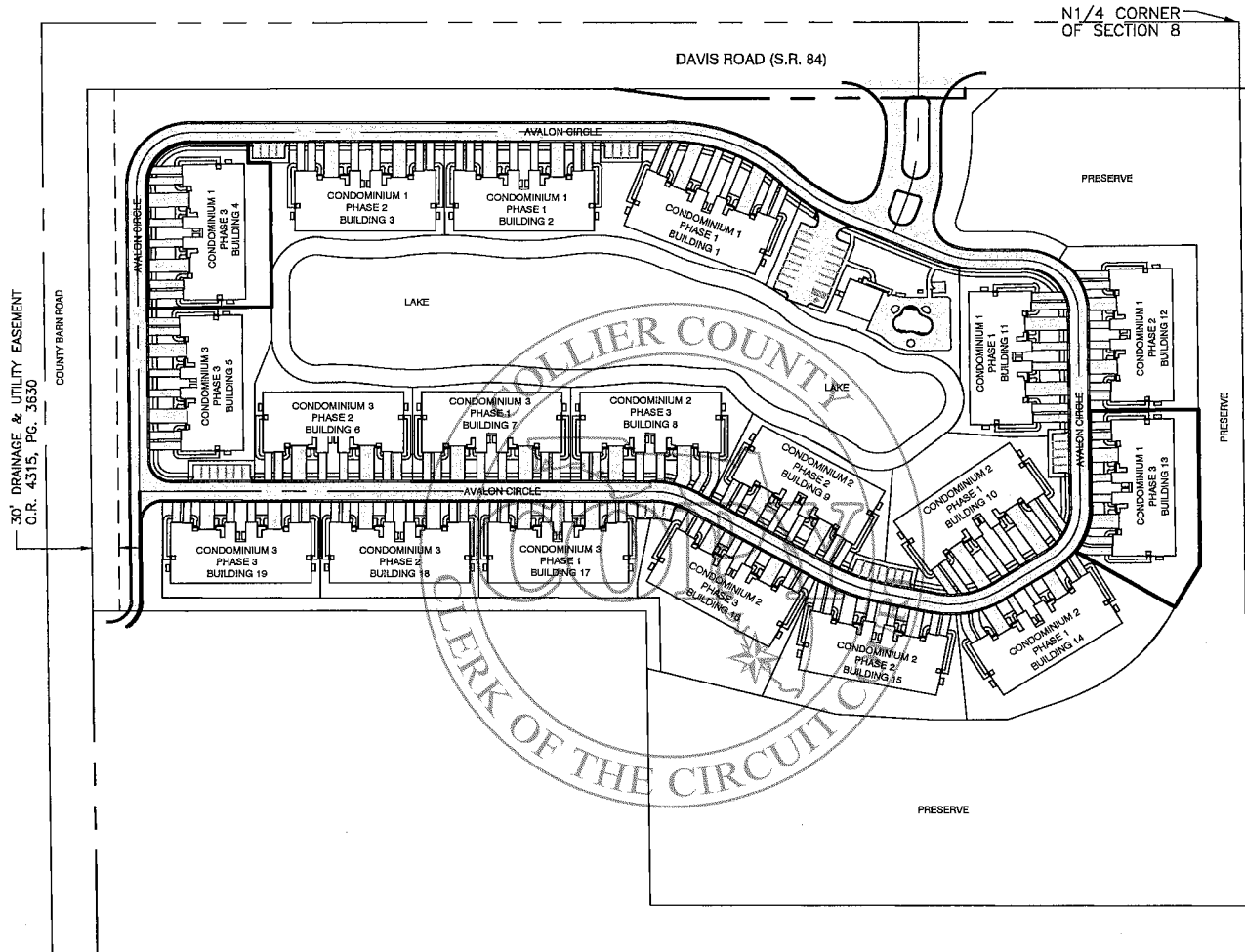
CLIENT: AVALON OF NAPLES, LLC



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EXHIBIT "B-III"

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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-PH3
 SHEET NUMBER: 8 OF 17
 DRAWN: TJD
 CHECKED: MAW

SEC: 8 TWP: 50 RGE: 26

SCALE: 1" = 200'

PROJECT: AVALON OF NAPLES 1, PHASE 3, A CONDOMINIUM

TITLE: OVERALL SITE PLAN

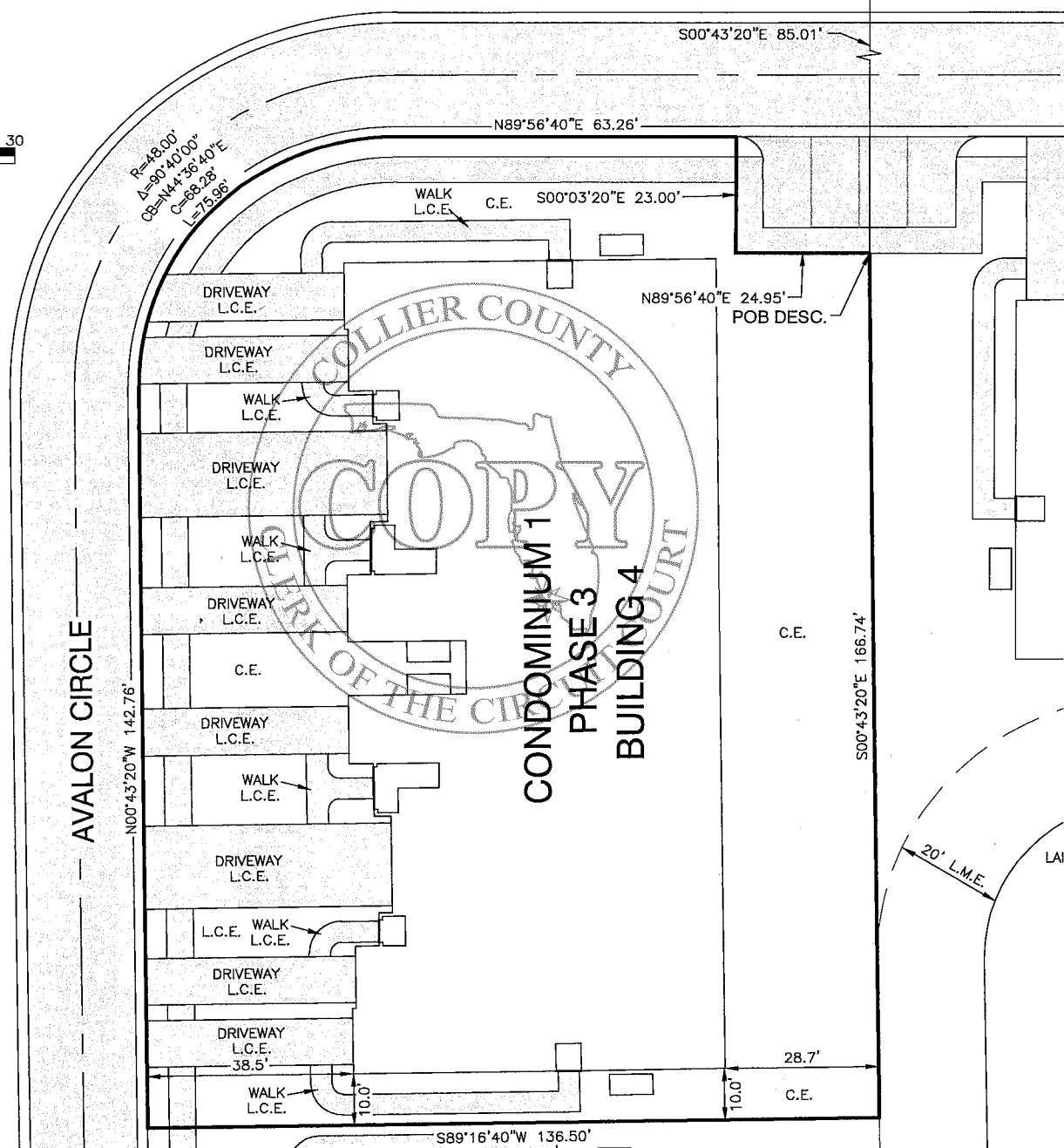
CLIENT: AVALON OF NAPLES, LLC



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 LB No.: 6952

POC DESC. —————→
N1/4 CORNER OF SECTION 8
S00°46'20"E 75.01' —————→
NORTH RIGHT-OF-WAY —————→
S89°56'40"W 1076.38' —————→

DAVIS ROAD

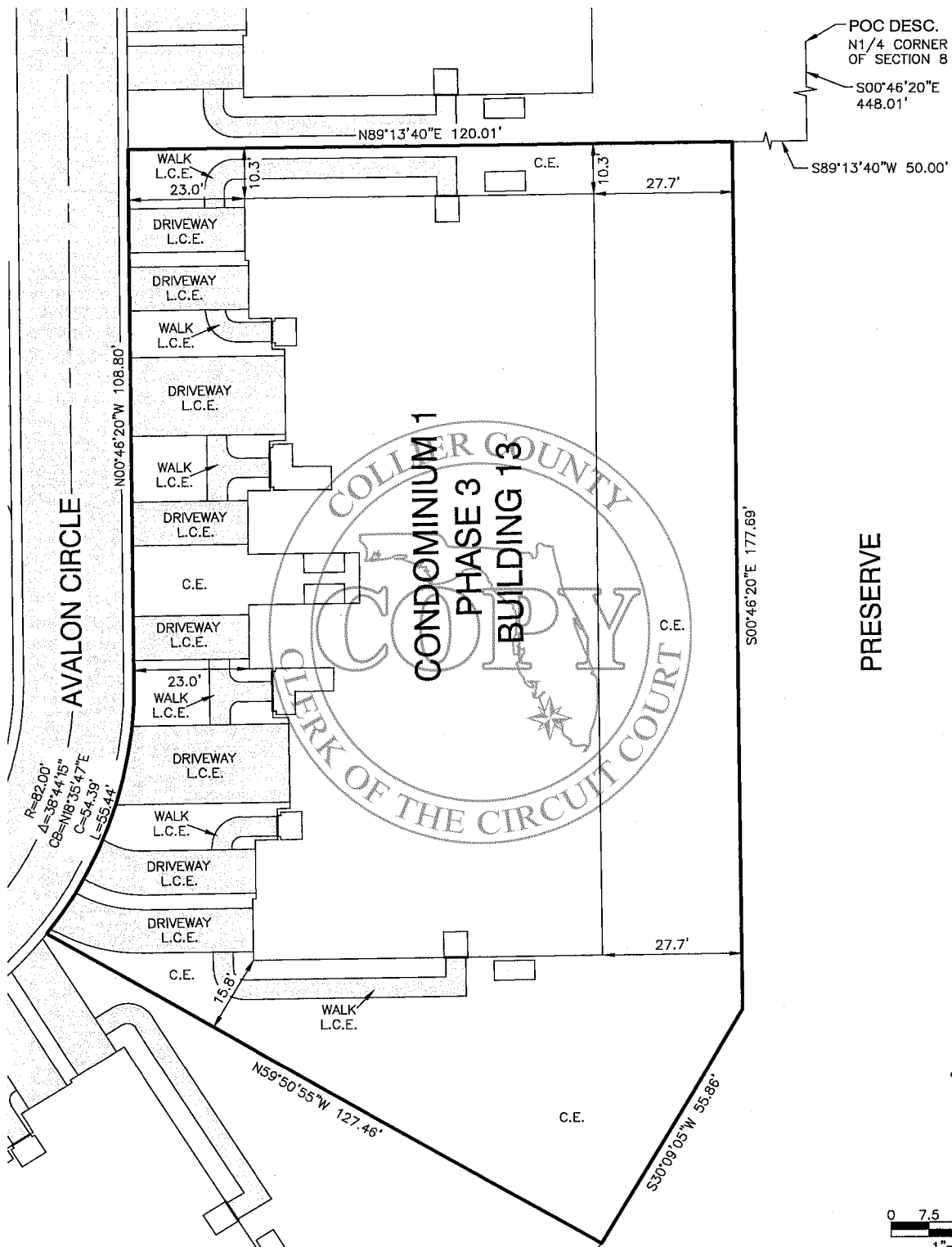


DATE: 09/14/16
PROJECT NO.: 140013.01.04
FILE NAME.: 001CD1SP-PH3
SHEET NUMBER: 9 OF 17
DRAWN: TJD
CHECKED: MAW

SEC: 8 TWP: 50 RGE: 26	SCALE: 1" = 30'
PROJECT: AVALON OF NAPLES 1, PHASE 3, A CONDOMINIUM	
TITLE: PHASE 3 SITE PLAN — BUILDING 4	
CLIENT: AVALON OF NAPLES, LLC	

RWA
ENGINEERING
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LB No.: 6952

EXHIBIT "B-III"



DATE: 09/14/16
PROJECT NO.: 140013.01.04
FILE NAME.: 001CD1SP-PH3
SHEET NUMBER: 10 OF 17
DRAWN: TJD
CHECKED: MAW

SEC: 8 TWP: 50 RGE: 26

SCALE: 1" = 30'

PROJECT: AVALON OF NAPLES 1, PHASE 3, A CONDOMINIUM

TITLE: PHASE 3 SITE PLAN - BUILDING 13

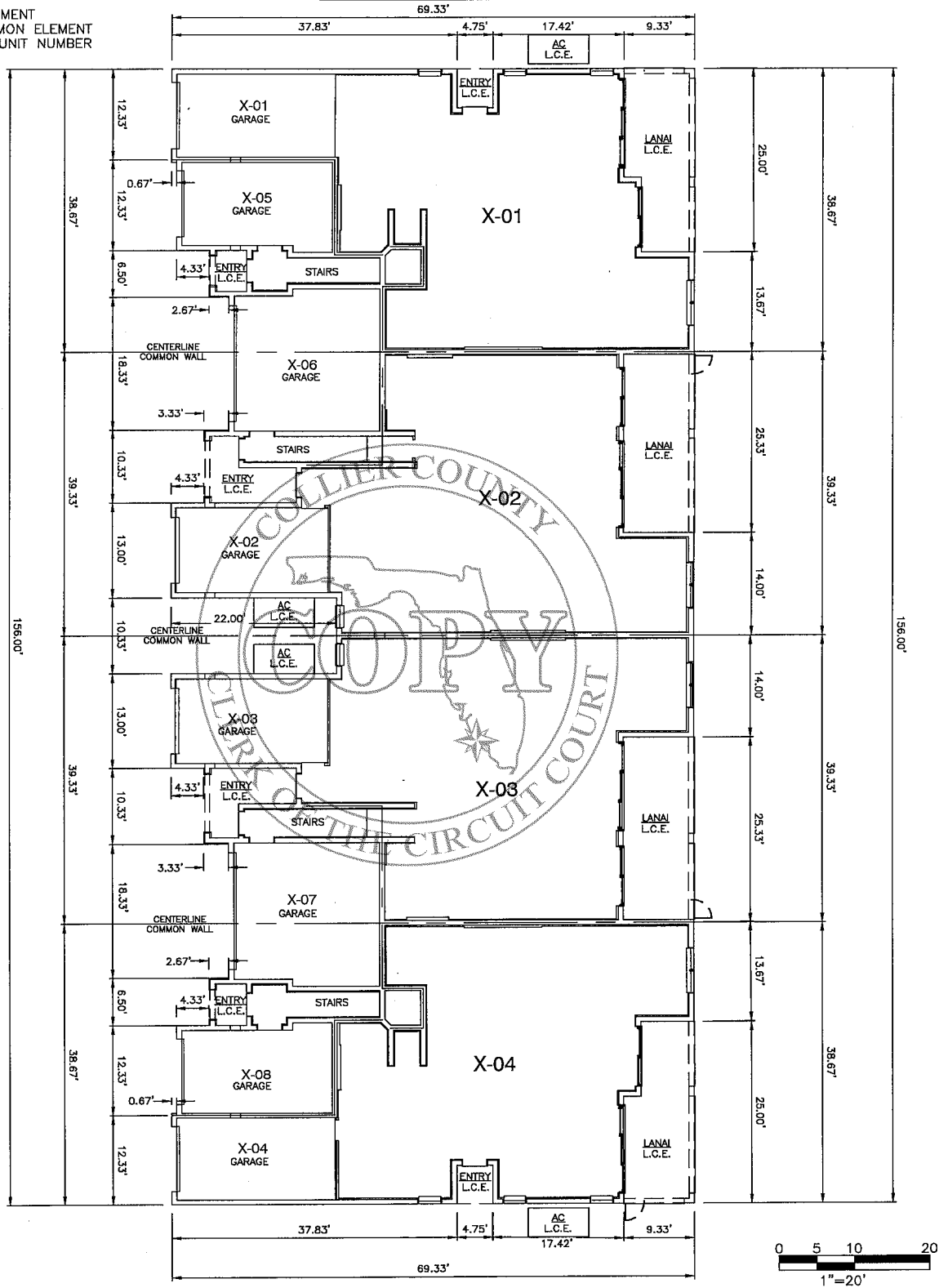
CLIENT: AVALON OF NAPLES, LLC



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

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-PH3
SHEET NUMBER: 11 OF 17
DRAWN: JMP
CHECKED: TJD

SEC: 8 TWP: 50S RGE: 26E

SCALE: 1" = 20'

PROJECT: AVALON OF NAPLES 1, PHASE 3, A CONDOMINIUM
TITLE: EXTERIOR DIMENSIONS — FIRST FLOOR
CLIENT: AVALON OF NAPLES, LLC



RWA
ENGINEERING

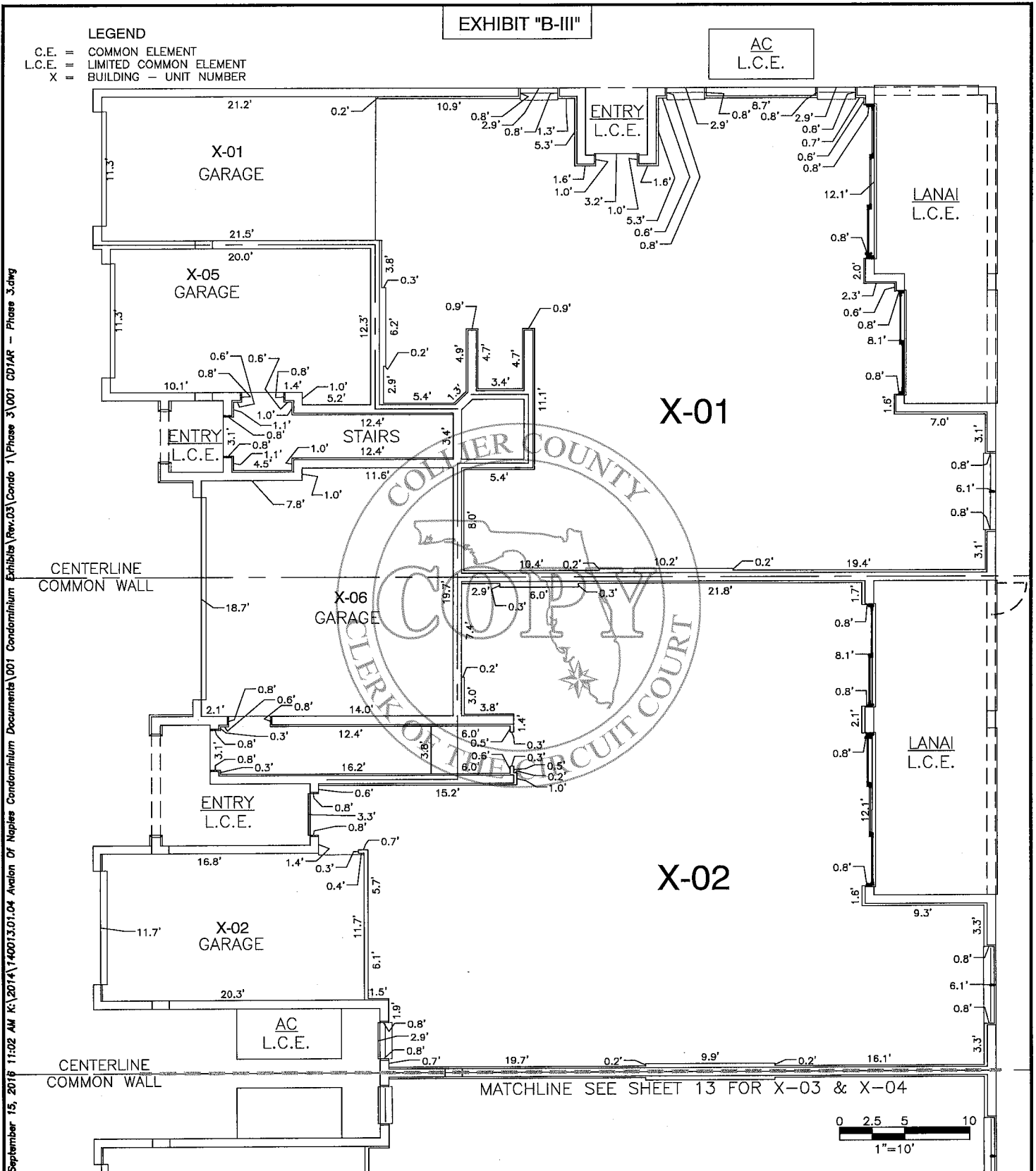
6610 Willow Park Drive, Suite 200
Naples, Florida 34109
Phone: (239) 597-0575
FAX: (239) 597-0578
LB No.: 6952

EXHIBIT "B-III"

LEGEND

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

AC
 L.C.E.



DATE: 09/14/16

PROJECT NO.: 140013.01.04

FILE NAME.: 001CD1AR-PH3

SHEET NUMBER: 12 OF 17

DRAWN: JMP

CHECKED: TJD

SEC: 8 TWP: 50S RGE: 26E

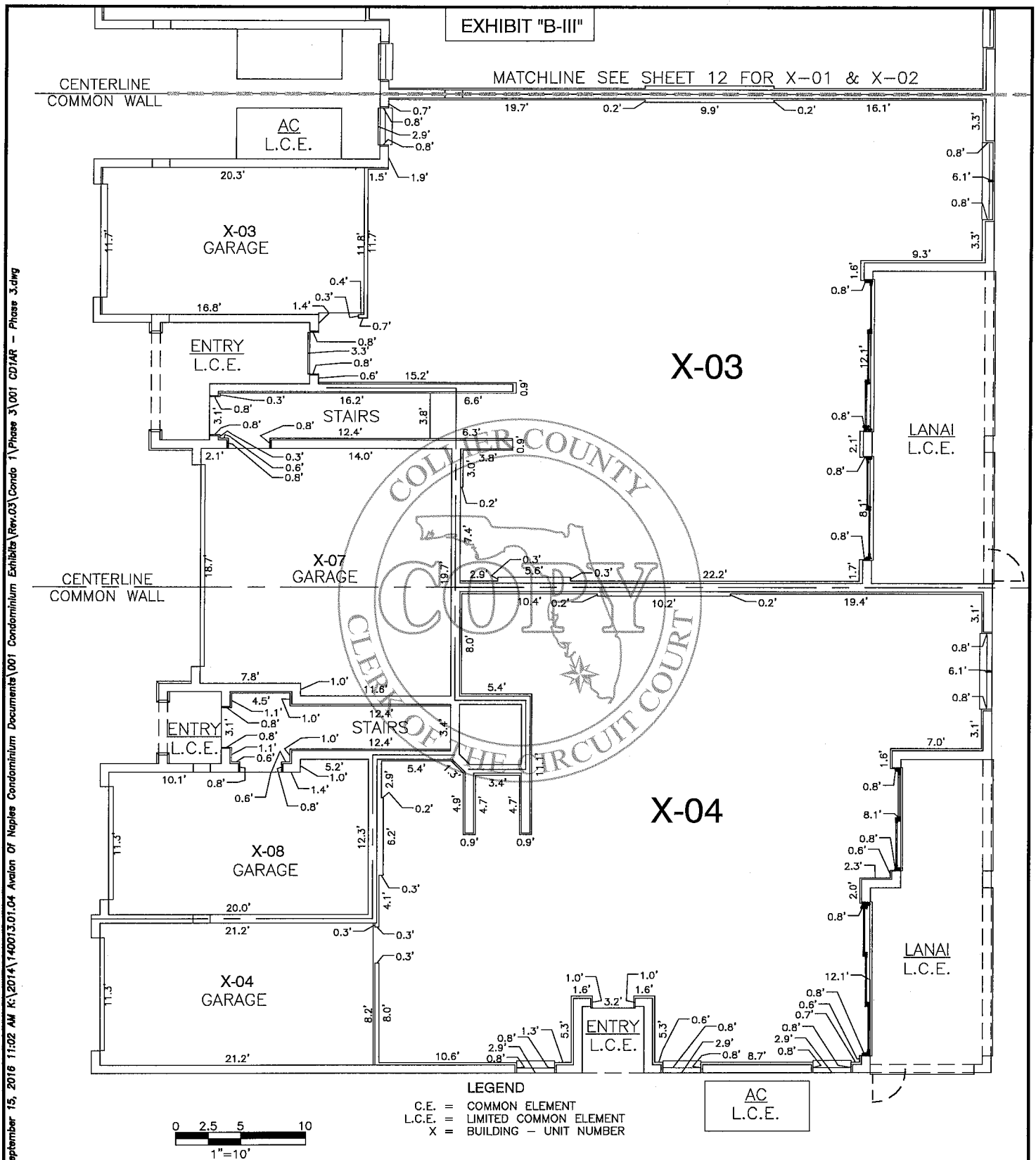
SCALE: 1" = 10'

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

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



DATE: 09/14/16
PROJECT NO.: 140013.01.04
FILE NAME.: 001CD1AR-PH3
SHEET NUMBER: 13 OF 17
DRAWN: JMP
CHECKED: TJD

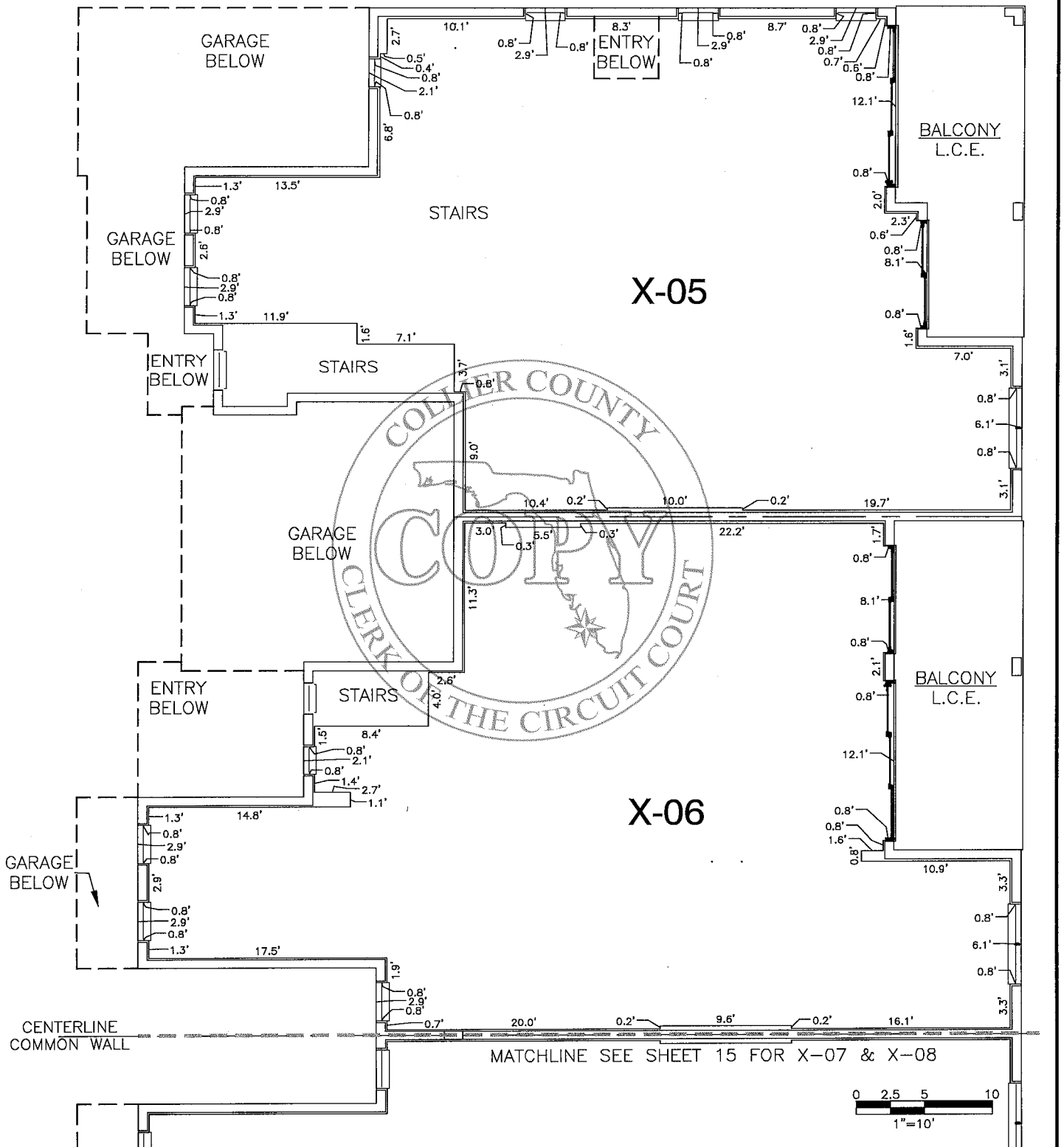
SEC: 8 TWP: 50S RGE: 26E SCALE: 1" = 10'

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

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-PH3
 SHEET NUMBER: 14 OF 17
 DRAWN: JMP
 CHECKED: TJD

SEC: 8 TWP: 50S RGE: 26E
 SCALE: 1" = 10'
 PROJECT: AVALON OF NAPLES 1, PHASE 3, A CONDOMINIUM
 TITLE: INTERIOR DIMENSIONS - SECOND FLOOR
 X-5 & X-6
 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-III"

MATCHLINE SEE SHEET 14 FOR X-05 & X-06

CENTERLINE
COMMON WALLGARAGE
BELOW

X-07

ENTRY
BELOW

STAIRS

GARAGE
BELOWBALCONY
L.C.E.ENTRY
BELOW

STAIRS

GARAGE
BELOW

X-08

GARAGE
BELOWBALCONY
L.C.E.

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

0 2.5 5 10
 1"=10'

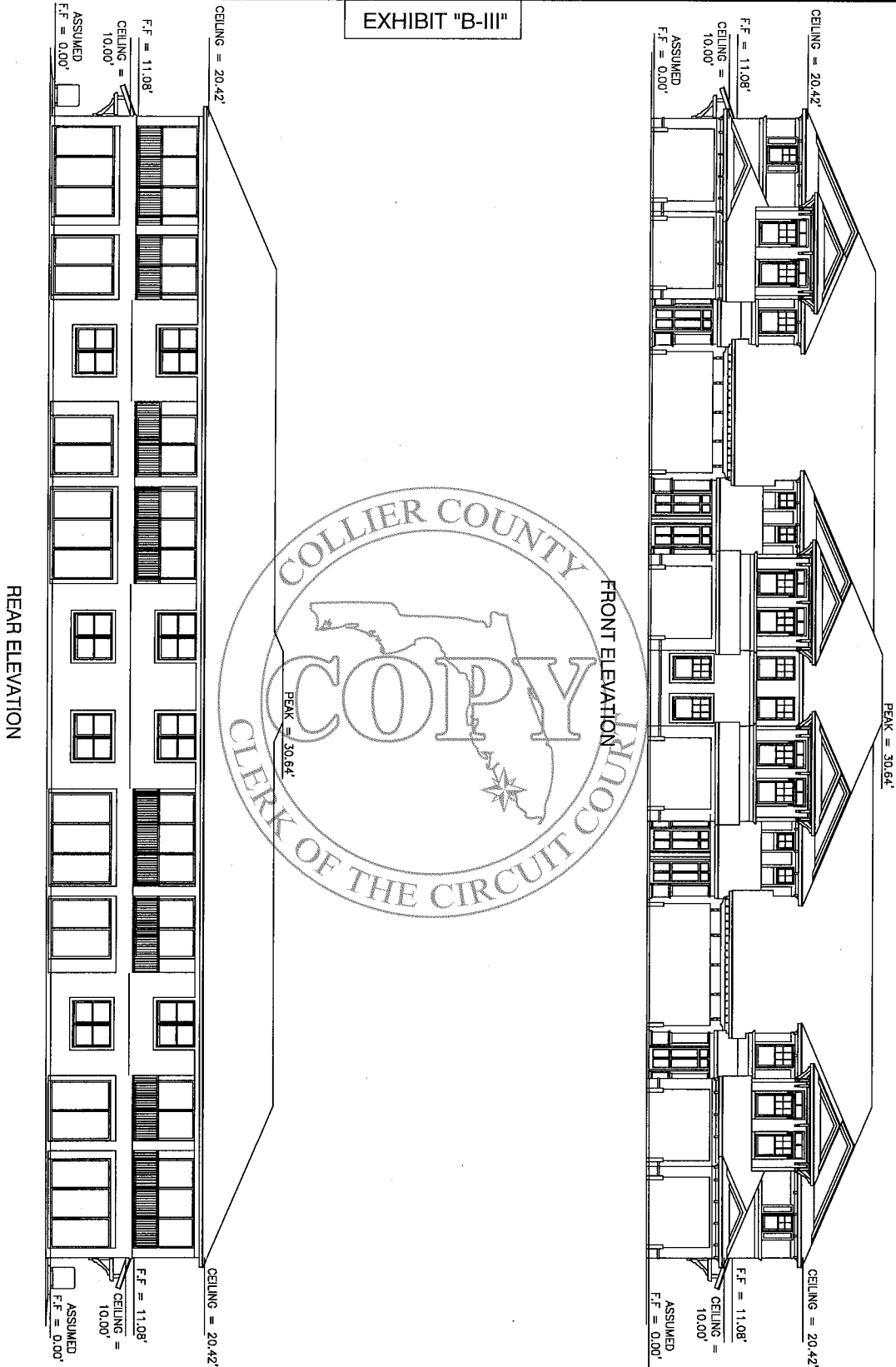
DATE: 09/14/16
 PROJECT NO. 140016.01.04
 FILE NAME.: 001CD1AR-PH3
 SHEET NUMBER: 15 OF 17
 DRAWN: JMP
 CHECKED: TJD

SEC: 8 TWP: 50s RGE: 26e SCALE: 1" = 10'
 PROJECT: AVALON OF NAPLES 1, PHASE 3, A CONDOMINIUM
 TITLE: INTERIOR DIMENSIONS - SECOND FLOOR
 X-7 & X-8
 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-III"



LEGEND
F.F. = FINISHED FLOOR

September 15, 2016 11:02 AM K:\2014\140013.01.04 Avalon Of Naples Condominium Documents\001 Condominium Exhibits\Rev.03\Condo 1\Phase 3\001 CD1AR - Phase 3.dwg

DATE: 09/14/16
PROJECT NO.: 140013.01.04
FILE NAME.: 001CD1AR-PH3
SHEET NUMBER: 160F 17
DRAWN: JMP
CHECKED: TJD

SEC: 8 TWP: 50S RGE: 26E

SCALE: N.T.S.

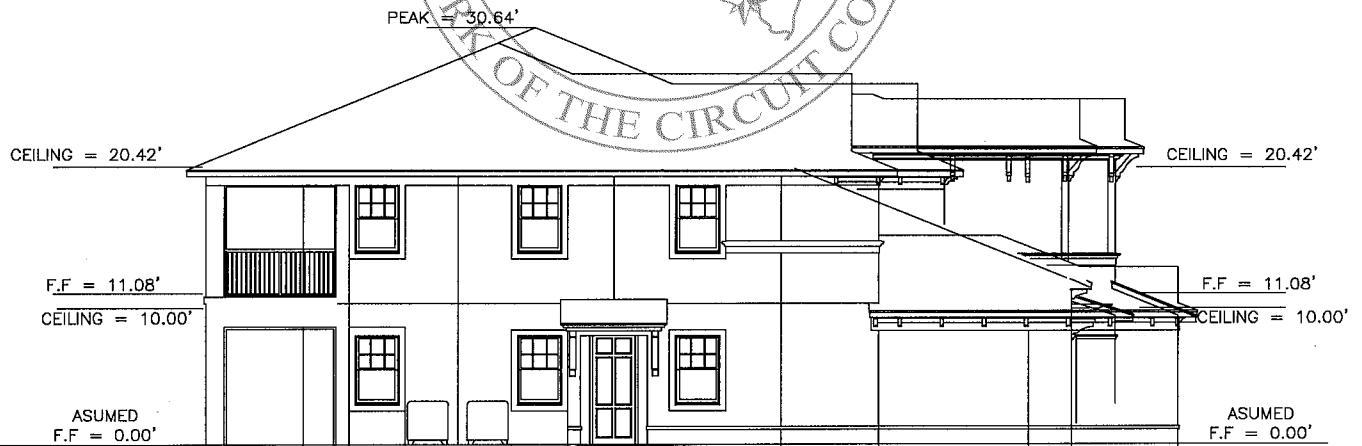
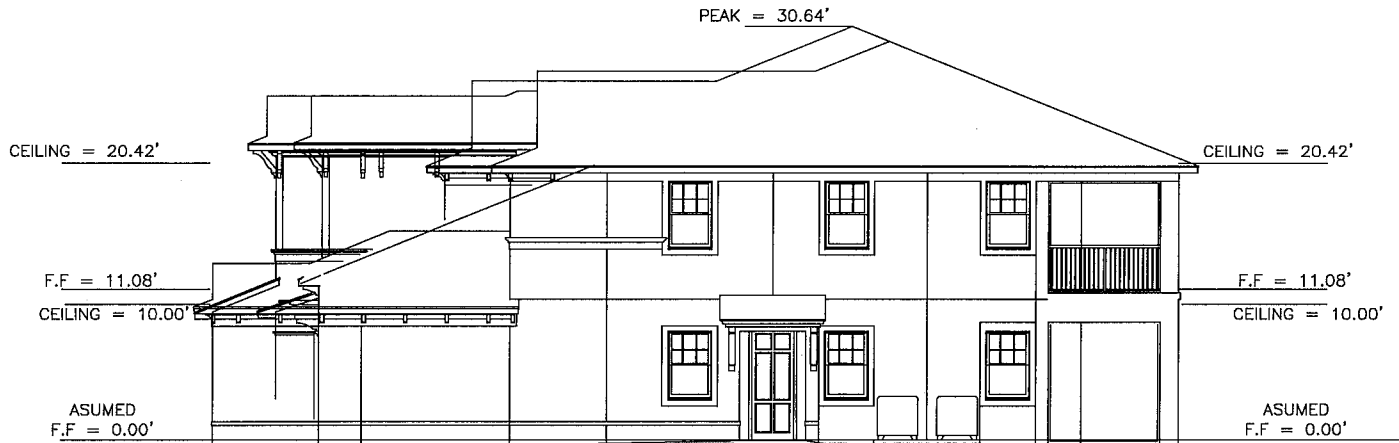
PROJECT: AVALON OF NAPLES 1, PHASE 3, A CONDOMINIUM

TITLE: ELEVATIONS FRONT AND REAR

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-III"



LEGEND

F.F. = FINISHED FLOOR

DATE: 09/14/16
 PROJECT NO.: 140013.01.04
 FILE NAME.: 001CD1AR-PH3
 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 3, A CONDOMINIUM

TITLE: ELEVATIONS RIGHT AND LEFT

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

September 15, 2016 11:02 AM K:\2014\140013.01.04 Avalon Of Naples Condominium Documents\001 Condominium Exhibits (Rev.03)\Condo 1\Phase 3\001 CD1AR - Phase 3.dwg

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 / 56</u>	1.7857%
6916 Avalon Circle, Naples, FL 34112, #102	<u>1 / 56</u>	1.7857%
6916 Avalon Circle, Naples, FL 34112, #103	<u>1 / 56</u>	1.7857%
6916 Avalon Circle, Naples, FL 34112, #104	<u>1 / 56</u>	1.7857%
6916 Avalon Circle, Naples, FL 34112, #105	<u>1 / 56</u>	1.7857%
6916 Avalon Circle, Naples, FL 34112, #106	<u>1 / 56</u>	1.7857%
6916 Avalon Circle, Naples, FL 34112, #107	<u>1 / 56</u>	1.7857%
6916 Avalon Circle, Naples, FL 34112, #108	<u>1 / 56</u>	1.7857%
2. Phase I (Building 2)		
6922 Avalon Circle, Naples, FL 34112, #201	<u>1 / 56</u>	1.7857%
6922 Avalon Circle, Naples, FL 34112, #202	<u>1 / 56</u>	1.7857%
6922 Avalon Circle, Naples, FL 34112, #203	<u>1 / 56</u>	1.7857%
6922 Avalon Circle, Naples, FL 34112, #204	<u>1 / 56</u>	1.7857%
6922 Avalon Circle, Naples, FL 34112, #205	<u>1 / 56</u>	1.7857%
6922 Avalon Circle, Naples, FL 34112, #206	<u>1 / 56</u>	1.7857%
6922 Avalon Circle, Naples, FL 34112, #207	<u>1 / 56</u>	1.7857%
6922 Avalon Circle, Naples, FL 34112, #208	<u>1 / 56</u>	1.7857%
3. Phase I (Building 11)		
6980 Avalon Circle, Naples, FL 34112, #1101	<u>1 / 56</u>	1.7857%
6980 Avalon Circle, Naples, FL 34112, #1102	<u>1 / 56</u>	1.7857%
6980 Avalon Circle, Naples, FL 34112, #1103	<u>1 / 56</u>	1.7857%
6980 Avalon Circle, Naples, FL 34112, #1104	<u>1 / 56</u>	1.7857%
6980 Avalon Circle, Naples, FL 34112, #1105	<u>1 / 56</u>	1.7857%
6980 Avalon Circle, Naples, FL 34112, #1106	<u>1 / 56</u>	1.7857%
6980 Avalon Circle, Naples, FL 34112, #1107	<u>1 / 56</u>	1.7857%
6980 Avalon Circle, Naples, FL 34112, #1108	<u>1 / 56</u>	1.7857%
4. Phase II (Building 3)		
6928 Avalon Circle, Naples, FL 34112, #301	<u>1 / 56</u>	1.7857%
6928 Avalon Circle, Naples, FL 34112, #302	<u>1 / 56</u>	1.7857%
6928 Avalon Circle, Naples, FL 34112, #303	<u>1 / 56</u>	1.7857%
6928 Avalon Circle, Naples, FL 34112, #304	<u>1 / 56</u>	1.7857%
6928 Avalon Circle, Naples, FL 34112, #305	<u>1 / 56</u>	1.7857%
6928 Avalon Circle, Naples, FL 34112, #306	<u>1 / 56</u>	1.7857%
6928 Avalon Circle, Naples, FL 34112, #307	<u>1 / 56</u>	1.7857%
6928 Avalon Circle, Naples, FL 34112, #308	<u>1 / 56</u>	1.7857%

5. Phase II (Building 12)

6981 Avalon Circle, Naples, FL 34112, #1201	<u>1 / 56</u>	1.7857%
6981 Avalon Circle, Naples, FL 34112, #1202	<u>1 / 56</u>	1.7857%
6981 Avalon Circle, Naples, FL 34112, #1203	<u>1 / 56</u>	1.7857%
6981 Avalon Circle, Naples, FL 34112, #1204	<u>1 / 56</u>	1.7857%
6981 Avalon Circle, Naples, FL 34112, #1205	<u>1 / 56</u>	1.7857%
6981 Avalon Circle, Naples, FL 34112, #1206	<u>1 / 56</u>	1.7857%
6981 Avalon Circle, Naples, FL 34112, #1207	<u>1 / 56</u>	1.7857%
6981 Avalon Circle, Naples, FL 34112, #1208	<u>1 / 56</u>	1.7857%

6. Phase III (Building 4)

6934 Avalon Circle, Naples, FL 34112, #401	<u>1 / 56</u>	1.7857%
6934 Avalon Circle, Naples, FL 34112, #402	<u>1 / 56</u>	1.7857%
6934 Avalon Circle, Naples, FL 34112, #403	<u>1 / 56</u>	1.7857%
6934 Avalon Circle, Naples, FL 34112, #404	<u>1 / 56</u>	1.7857%
6934 Avalon Circle, Naples, FL 34112, #405	<u>1 / 56</u>	1.7857%
6934 Avalon Circle, Naples, FL 34112, #406	<u>1 / 56</u>	1.7857%
6934 Avalon Circle, Naples, FL 34112, #407	<u>1 / 56</u>	1.7857%
6934 Avalon Circle, Naples, FL 34112, #408	<u>1 / 56</u>	1.7857%

7. Phase II (Building 13)

6977 Avalon Circle, Naples, FL 34112, #1301	<u>1 / 56</u>	1.7857%
6977 Avalon Circle, Naples, FL 34112, #1302	<u>1 / 56</u>	1.7857%
6977 Avalon Circle, Naples, FL 34112, #1303	<u>1 / 56</u>	1.7857%
6977 Avalon Circle, Naples, FL 34112, #1304	<u>1 / 56</u>	1.7857%
6977 Avalon Circle, Naples, FL 34112, #1305	<u>1 / 56</u>	1.7857%
6977 Avalon Circle, Naples, FL 34112, #1306	<u>1 / 56</u>	1.7857%
6977 Avalon Circle, Naples, FL 34112, #1307	<u>1 / 56</u>	1.7857%
6977 Avalon Circle, Naples, FL 34112, #1308	<u>1 / 56</u>	1.7857%

56**100.00%**

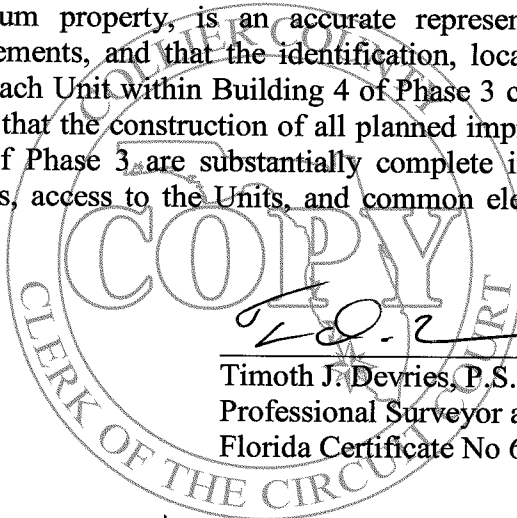
CERTIFICATE OF SURVEYOR

STATE OF FLORIDA)
) SS
 COUNTY OF COLLIER)

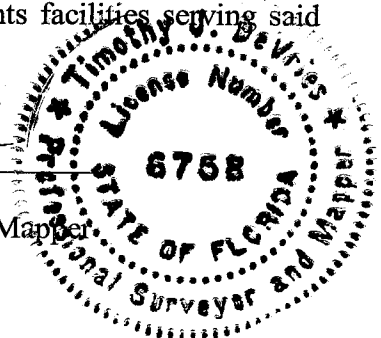
Before me, the undersigned authority, personally appeared Timothy J. Devries, who after being duly sworn, deposes and says:

1. That Affiant is a registered Surveyor and Mapper holding Florida Certificate No. 6758, and is the surveyor who surveyed the property known and identified as "AVALON OF NAPLES I", a condominium, as per Declaration of Condominium recorded in Official Record Book 5357, Page 2910, of the Public Records of Collier County, Florida (the "Condominium").

2. The construction of the improvements, with respect to all Units within Building 4 of Phase 3 of the Condominium are substantially complete so that the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location, and dimensions of the common elements and of each Unit within Building 4 of Phase 3 can be determined from those materials. I further certify that the construction of all planned improvements with respect to all Units within Building 4 of Phase 3 are substantially complete including, but not limited to landscaping, utility services, access to the Units, and common elements facilities serving said Building 4 of Phase 3.



Timothy J. Devries
 Timothy J. Devries, P.S.M.
 Professional Surveyor and Mapper
 Florida Certificate No 6758



Signed and sworn to before me this 29th day of November, 2017, by Timothy J. Devries who ☒ is personally known to me or _____ has produced A/A as identification.



Tiffany Bray
 Notary Public, State of Florida
Tiffany Bray
 Printed Name of Notary Public
 My Commission Expires: 3/1/2020

NOTE: It is requested that, subsequent to the recording of this affidavit, the clerk make a marginal notation on the face of the desk copy of said plat referencing this affidavit.

PREPARED BY: Edward Vogler II, Esq.
 Vogler Ashton, PLLC
 2411-A Manatee Avenue West
 Bradenton, FL 34205