

**AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM
OF
LAKE'S EDGE, A CONDOMINIUM**

**SUBSTANTIAL REWORDING OF DECLARATION OF CONDOMINIUM-
SEE CURRENT DECLARATION OF CONDOMINIUM FOR CURRENT TEXT**

RECITALS:

In a Declaration of Condominium recorded at O.R. Book 1068, Pages 1306 et seq. of the Charlotte County Public Records on November 3, 1989, the Condominium Developer did submit to condominium ownership pursuant to Chapter 718, Florida Statutes, known as the Condominium Act, that property situated in Charlotte County, Florida, more particularly described as follows:

From the Northwest corner of Section 19, Township 40S, Range 23E, proceed South OD-8'-19"-E, a distance of 2,993.28' along the West line of said Section 19 thence S-89D-40'-40"-E a distance of 2,053.52' thence North a distance of 140.00' thence S-89D-40'-40"-E a distance of 267.67' thence N-66D-19'-38"-E a distance of 49.18' to the point of beginning thence N-OD-7'-23"-E a distance of 254.30' thence East a distance of 280.00' thence S-OD-7'-23"-W a distance of 264.30' thence West a distance of 198.95' thence North a distance 10.00' thence West a distance of 81.03' to the point of beginning.

The Condominium Property was expanded by the inclusion of the following property in Phases, as permitted by the original Declaration of Condominium, as follows:

Tract 1, INGRESS AND EGRESS EASEMENT

A parcel of land lying in Section 19, Township 40 South, Range 23 East, Charlotte County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest quarter of said Section 19; thence South 00° 08' 19" East, along the West line of said Section 19, a distance of 282.58 feet, to a point on a line parallel with and 50 feet North of, as measured at right angles, to the South line of the North half, of the North half, of the North half, of the Southwest quarter of said Section 19; thence South 89° 40' 40" East, along said line, a distance of 35.00 feet, to the Point of Beginning of this description;

Thence continue South 89° 40' 40" East, along said line, a distance of 1317.97 feet; thence North 00° 19' 20" East, a distance of 328.93 feet; thence South 89° 40' 40" East, a distance of 24.00 feet; thence South 00° 19' 20" West, a distance of 378.93 feet; to the South line of the North half, of the North half, of the North half, of the Southwest quarter, of said Section 19; thence North 89° 40' 40" West, along said South line, a distance of 1341.60 feet, to a line parallel with and 35 feet East of as measured at right angles to, the West line of said Section 19; thence North 00° 08' 19" West, along said parallel line, a distance of 50.00 feet, to the Point of Beginning.

PHASE I – LAKE'S EDGE, A CONDOMINIUM

From the Northwest corner of Section 19, Township 40 South, Range 23 East, proceed South $00^{\circ} 08' 19''$ East, a distance of 2993.28 feet along the West line of said Section 19 to the South line of the North half of the North half of the North half of the Southwest quarter of said Section 19; thence South $89^{\circ} 40' 40''$ East, along said South line, a distance of 2053.57 feet; thence North, a distance of 140.00 feet; thence South $89^{\circ} 40' 40''$ East, a distance of 267.67 feet; thence North $66^{\circ} 19' 38''$ East, a distance of 49.18 feet to the Point of Beginning; thence North $00^{\circ} 07' 23''$ East, a distance of 252.17 feet; thence South $89^{\circ} 52' 37''$ East, a distance of 118.50 feet; thence South $00^{\circ} 07' 23''$ West, a distance of 31.72 feet; thence South $89^{\circ} 52' 37''$ East, a distance of 161.50 feet to the East line of the West half of said Section 19; thence South $00^{\circ} 07' 23''$ West along said East line, a distance of 238.84 feet; thence West, a distance of 198.95 feet; thence North, a distance of 17.09 feet; thence South $85^{\circ} 00' 00''$ West, a distance of 81.34 feet to the Point of Beginning.

PHASE II – LAKE'S EDGE, A CONDOMINIUM

From the Northwest corner of Section 19, Township 40 South, Range 23 East, proceed South $00^{\circ} 08' 19''$ East, a distance of 2993.28 feet along the West line of said Section 19 to the South line of the North half of the North half of the North half of the Southwest quarter of said Section 19; thence South $89^{\circ} 40' 40''$ East along said South line, a distance of 2053.57 feet to the Point of Beginning; thence North, a distance of 140.00 feet; thence South $89^{\circ} 40' 40''$ East, a distance of 267.67 feet; thence North $66^{\circ} 19' 38''$ East, a distance of 49.18 feet; thence North $85^{\circ} 00' 00''$ East, a distance of 81.34 feet; thence South, a distance of 17.09 feet; thence East, a distance of 198.95 feet to the East line of the West half of said Section 19; thence South $00^{\circ} 07' 23''$ West along said East line, a distance of 151.58 feet to the South line of the North half of the North half of the North half of the Southwest quarter of said Section 19; thence North $89^{\circ} 40' 40''$ West along said South line, a distance of 592.37 feet to the Point of Beginning.

PHASE III – LAKE'S EDGE, A CONDOMINIUM

From the Northwest corner of Section 19, Township 40 South, Range 23 East, proceed South $00^{\circ} 08' 19''$ East, a distance of 2993.28 feet along the West line of said Section 19 to the South line of the North half of the North half of the North half of the Southwest quarter of said Section 19; thence South $89^{\circ} 40' 40''$ East along said South line, a distance of 1439.41 feet to the Point of Beginning; thence North $39^{\circ} 10' 29''$ East, a distance of 179.77 feet; thence South $89^{\circ} 40' 40''$ East, a distance of 500.60 feet; thence South, a distance of 140.00 feet to the South line of the North half of the North half of the North half of the Southwest quarter of said Section 19; thence North $89^{\circ} 40' 40''$ West along said South line, a distance of 614.16 feet to the Point of Beginning.

PHASE IV – LAKE'S EDGE, A CONDOMINIUM

From the Northwest corner of Section 19, Township 40 South, Range 23 East, proceed South $00^{\circ} 08' 19''$ East, a distance of 2993.28 feet along the West line of said Section 19 to the South line of the North half of the North half of the North half of the Southwest quarter of said Section 19; thence South $89^{\circ} 40' 40''$ East along said South line, a distance of 1376.60 feet; thence North $00^{\circ} 19' 20''$ East, a distance of 331.25 feet;

