

Article 4.2, Declaration of Covenants, Conditions, and Restrictions

Article 4. ASSESSMENTS. The Association has the authority to levy assessments against the owners of each Lot to pay common expenses. Common expenses include the expenses of the operation, maintenance, repair, replacement, or protection of the Neighborhood Common Areas and association property, the expenses of insurance for the Association and/or Directors and officers; the costs of operating the Association, carrying out the powers and duties of the Association, and any other expense, whether or not included in the foregoing, designated as a common expense by this Declaration or the Bylaws.

(Section 4.1 Remains Unchanged)

4.2 Share of Assessments. Except as otherwise provided below, each Lot and the owner thereof shall be liable for an equal share of all annual and special assessments, such share being a fraction of the whole, the numerator of which is the number "one" and the denominator of which is the total number of Lots then included within the Neighborhood. Until the development of the Neighborhood is completed, and all Lots have been sold to purchasers other than a developer, the denominator shall be conclusively presumed to be the number "~~one hundred four (104)~~ one hundred- nine (109)."

(Remainder of Article 4 Remains Unchanged)

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Exhibit "A" to the Declaration of Covenants, Conditions, and Restrictions

LEGAL DESCRIPTION
CAROUSEL COVE

LOTS 3 THROUGH 39, INCLUSIVE, BLOCK "A," AS SHOWN ON THE PLAT OF CAROUSEL COVE, RECORDED IN PLAT BOOK 60, AT PAGES 13 THROUGH 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND

LOTS 44 THROUGH 64, INCLUSIVE, LOTS 65 THROUGH 89, INCLUSIVE, AND LOT 64-1, BLOCK "C," AS SHOWN ON THE PLAT OF CAROUSEL COVE, RECORDED IN PLAT BOOK 60, AT PAGES 13 THROUGH 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND

LOTS 93 THROUGH 112, INCLUSIVE, BLOCK "B," AS SHOWN ON THE PLAT OF CAROUSEL COVE, RECORDED IN PLAT BOOK 60, AT PAGES 13 THROUGH 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND

TRACT "B," AS SHOWN ON THE PLAT OF CAROUSEL COVE, RECORDED IN PLAT BOOK 60, AT PAGES 13 THROUGH 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 1

ALL OF CAROUSEL COVE, AS RECORDED IN PLAT BOOK 60, PAGES 13 - 15; OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LOCATED IN SECTION 27, TOWNSHIP 47 SOUTH, RAGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOGETHER WITH

PARCEL 2

(O.R. 4591, PGS. 3154-3155)

BEGIN AT THE NORTHWEST CORNER OF LOT 112, BLOCK "B," AS SHOWN ON THE PLAT OF CAROUSEL COVE, RECORDED IN PLAT BOOK 60 AT PAGES 13 THROUGH 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S 01°56'40" W, ALONG THE WEST LINE OF SAID LOT 112, FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF TRACT "A" OF SAID CAROUSEL COVE, ALSO BEING A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHERLY, WHOSE RADIUS POINT BEARS S 01°56'50" W A DISTANCE OF 222.50 FEET THEREFROM; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 222.50 FEET, THROUGH A CENTRAL ANGLE OF 14°59'33", SUBTENDED BY A CHORD OF 58.06 FEET AT A BEARING OF S 84°27'03" W, FOR AN ARC LENGTH OF 58.22 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 277.50 FEET, THROUGH A CENTRAL ANGLE OF 11°11'08", SUBTENDED BY A CHORD OF 54.09 FEET AT A BEARING OF S 82°32'50" W, FOR AN ARC LENGTH OF 54.17 FEET TO THE END OF SAID CURVE; THENCE RUN N 01°56'40" E FOR A DISTANCE OF 100.35 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS N 04°00'35" W A DISTANCE OF 177.50 FEET THEREFROM; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 177.50 FEET, THROUGH A CENTRAL ANGLE OF 09°02'09", SUBTENDED BY A CHORD OF 27.96 FEET AT A BEARING OF N 81°28'21" E, FOR AN ARC LENGTH OF 27.99 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 322.50 FEET, THROUGH A CENTRAL ANGLE OF 14°59'31", SUBTENDED BY A CHORD OF 84.14 FEET AT A BEARING OF N 84°27'01" E, FOR AN ARC LENGTH OF 84.38 FEET TO THE END OF SAID CURVE AND TO THE POINT OF BEGINNING; CONTAINING 0.258 ACRE, MORE OR LESS.

LESS AND EXCEPT (FOR PARCEL 2)

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A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 112, BLOCK "B", AS SHOWN ON THE PLAT OF CAROUSEL COVE, RECORDED IN PLAT BOOK 60 AT PAGES 13 THROUGH 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S 01°56'40" W ALONG THE WEST LINE OF SAID LOT 112, FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF TRACT "A" OF SAID CAROUSEL COVE, ALSO BEING A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHERLY, WHOSE RADIUS POINT BEARS S 01°56'50" W A DISTANCE OF 222.50 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 222.50 FEET, THROUGH A CENTRAL ANGLE OF 14°59'33", SUBTENDED BY A CHORD OF 58.06 FEET AT A BEARING OF S 84°27'03" W, FOR AN ARC LENGTH OF 58.22 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 277.50 FEET, THROUGH A CENTRAL ANGLE OF 11°11'08", SUBTENDED BY A CHORD OF 54.09 FEET AT A BEARING OF S 82°32'50" W, FOR AN ARC LENGTH OF 54.17 FEET TO THE END OF SAID CURVE; THENCE RUN N 01°56'40" E FOR A DISTANCE OF 13.64 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N 01°56'40" E FOR A DISTANCE OF 86.70 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS N 04°00'35" W A DISTANCE OF 177.50 FEET THEREFROM; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 177.50 FEET, THROUGH A CENTRAL ANGLE OF 09°02'09", SUBTENDED BY A CHORD OF 27.96 FEET AT A BEARING OF N 81°28'21" E, FOR A DISTANCE OF 27.99 FEET; THENCE RUN S 00°49'02" W FOR A DISTANCE OF 11.47 FEET; THENCE RUN S 10°51'33" W FOR A DISTANCE OF 38.52 FEET; THENCE RUN S 29°10'56" W FOR A DISTANCE OF 47.53 FEET TO THE POINT OF BEGINNING; CONTAINING 0.038 ACRE, MORE OR LESS.

TOGETHER WITH

PARCEL 3
(O.R. 4186 PGS. 2254 - 2255A)

A PARCEL OF LAND LOCATED IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 3, BLOCK "A", AS SHOWN ON THE PLAT OF CAROUSEL COVE, RECORDED IN PAT BOOK 60 AT PAGES 13 THROUGH 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S 01°56'40" W,

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ALONG THE WEST LINE OF SAID LOT 3, FOR A DISTANCE OF 100.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHERLY, WHOSE RADIUS POINT BEARS S 01°56'52" W A DISTANCE OF 77.50 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 77.50 FEET, THROUGH A CENTRAL ANGLE OF 14°59'52", SUBTENDE BY A CHORD OF 20.23 FEET AT A BEARING OF S 84°27'12" W, FOR AN ARC LENGTH 20.29 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 422.50 FEET, THROUGH A CENTRAL ANGLE OF 06°36'59", SUBTENDE BY A CHORD OF 48.76 FEET AT A BEARING OF S 80°15'46" W, FOR AN ARC LENGTH OF 48.79 FEET TO THE END OF SAID CURVE; THENCE RUN S 83°34'15" W FOR A DISTANCE OF 54.85 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRACT "A" OF SAID CAROUSEL COVE; ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS N 77°34'57" W A DISTANCE OF 112.50 FEET THEREFROM; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 112.50 FEET, THROUGH A CENTRAL ANGLE OF 06°28'14", SUBTENDE BY A CHORD OF 12.70 FEET AT A BEARING OF N 09°10'56" E, FOR AN ARC LENGTH OF 12.70 FEET TO THE END OF SAID CURVE; THENCE RUN N 05°56'49" E FOR A DISTANCE OF 57.68 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 77°37'25", SUBTENDE BY A CHORD OF 50.14 FEET AT A BEARING OF N 44°45'32" E, FOR AN ARC LENGTH OF 54.19 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 322.50 FEET, THROUGH A CENTRAL ANGLE OF 06°36'59", SUBTENDE BY A CHORD OF 37.22 FEET AT A BEARING OF N 80°15'46" E, FOR AN ARC LENGTH OF 37.24 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 177.50 FEET, THROUGH A CENTRAL ANGLE OF 14°59'36", SUBTENDE BY A CHORD OF 46.32 FEET AT A BEARING OF N 84°27'04" E, FOR AN ARC LENGTH OF 46.45 FEET TO THE END OF SAID CURVE AND TO THE POINT OF BEGINNING, CONTAINING 0.270 ACRES, MORE OR LESS.

TOGETHER WITH
PARCEL 4
(O.R. 4795 PGS. 3247 – 3249)

A PARCEL OF LAND LOCATED IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 93, BLOCK "B", OF CAROUSEL COVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60 AT PAGES 13 THROUGH 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN

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NORTH 14°41'59" EAST, ALONG THE BOUNDARY OF SAID CAROUSEL COVE, FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 14°41'59" EAST, ALONG THE BOUNDARY OF SAID CAROUSEL COVE, FOR A DISTANCE OF 13.99 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG THE BOUNDARY OF SAID CAROUSEL COVE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 77.50 FEET, THROUGH A CENTRAL ANGLE OF 15°30'00", SUBTENDED BY A CHORD OF 20.90 FEET AT A BEARING OF NORTH 06°56'59" EAST, FOR A DISTANCE OF 20.97 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 00°45'32" WEST, ALONG THE BOUNDARY OF SAID CAROUSEL COVE, FOR A DISTANCE OF 17.50 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 89°11'59" WEST, A DISTANCE OF 30.00 FEET THEREFROM; THENCE RUN NORTHWESTERLY, ALONG THE BOUNDARY OF SAID CAROUSEL COVE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 42.43 FEET AT A BEARING OF NORTH 45°48'01" WEST, FOR A DISTANCE OF 47.12 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 75°18'01" WEST FOR A DISTANCE OF 61.81 FEET; THENCE RUN SOUTH 14°18'55" WEST FOR A DISTANCE OF 72.47 FEET; THENCE RUN SOUTH 75°18'01" EAST FOR A DISTANCE OF 105.74 FEET TO THE POINT OF BEGINNING; CONTAINING 7,288.6 SQUARE FEET, OR 0.167 ACRE, MORE OR LESS.

TOGETHER WITH

PARCEL 5

(O.R. 4795, PGS. 3236 – 3238)

A PARCEL OF LAND LOCATED IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 93, BLOCK "B", OF CAROUSEL COVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60 AT PAGES 13 THROUGH 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN NORTH 14°41'59" EAST, ALONG THE BOUNDARY OF SAID CAROUSEL COVE, FOR A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 14°41'59" EAST, ALONG THE BOUNDARY OF SAID CAROUSEL COVE, FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 75°18'01" WEST FOR A DISTANCE OF 100.74 FEET; THENCE RUN SOUTH 14°18'55" WEST FOR A DISTANCE OF 55.00 FEET; THENCE RUN SOUTH 75°18'01" EAST FOR A DISTANCE OF 100.37 FEET TO THE POINT OF BEGINNING; CONTAINING 5,530.4 SQUARE FEET, OR 0.127 ACRE, MORE OR LESS.

TOGETHER WITH

PARCEL 6

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(O.R. 4795 PGS. 3215 - 3217)

A PARCEL OF LAND LOCATED IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 93, BLOCK "B", OF CAROUSEL COVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60 AT PAGES 13 THROUGH 15 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN NORTH 14°41'59" EAST, ALONG THE BOUNDARY OF SAID CAROUSEL COVE, FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 14°41'59" EAST, ALONG THE BOUNDARY OF SAID CAROUSEL COVE, FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 75°18'01" WEST FOR A DISTANCE OF 100.37 FEET; THENCE RUN SOUTH 14°18'55" WEST FOR A DISTANCE OF 55.00 FEET; THENCE RUN SOUTH 75°18'01" EAST FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; CONTAINING 5,510.1 SQUARE FEET, OR 0.126 ACRE, MORE OR LESS.

ALL TOGETHER CONTAINING 23.24 ACRES MORE OR LESS.

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