DEPUTY CLERK K Carturight



SUPPLEMENTAL DEED OF RESTRICTIONS

Know All Men By These Presents that the undersigned, FDR PROPERTIES, L.L.C., a Minnesota Limited Liability Company, hereinafter "DEVELOPER", J.L. WALLACE, INC., a Florida Corporation, hereinafter "ROYAL", MARVIN DEVELOPMENT CORPORATION, a Florida Corporation, hereinafter "MARVIN" and PAUL HOMES, INC., a Florida Corporation, hereinafter "PAUL" agree as follows:

WITNESS

WHEREAS, DEVELOPER has caused to be platted a certain subdivision known as Southwind, a Subdivision as recorded in Plat Book $\underline{66}$, Page $\underline{18\,^{\circ}20}$, Public Records of Lee County, Florida; and

WHEREAS, the parties have caused a certain Declaration of Covenants and Restrictions to be recorded covering the subdivision recorded in Official Record Book 3235, Pages 1796 - 1816, Public Records of Lee County, Florida; and

WHEREAS, the DEVELOPER, ROYAL, MARVIN and PAUL constitute all parties with a current interest in the subdivision; and

WHEREAS, the DEVELOPER, MARVIN, ROYAL and PAUL desire to supplement the Declaration of Covenants and Restrictions with certain specifications regarding the construction allowed on lots within the subdivision.

NOW THEREFORE, in consideration of the premises the DEVELOPER with the Joinder of ROYAL, MARVIN and PAUL, do hereby submit all single family lots within the referenced subdivision to the following supplemental Declaration of Covenants and Restrictions.

- 1. Upon conveyance of any lot, the purchaser his/her/its successors and assigns shall be required to build all improvements on said lots consistent with the elevation, setback and designs proposed in the Lee County Development Order plans done by Banks Engineering, approved on August 3, 1999. All owners shall comply with all requirements of Lee County and any other governmental entity with jurisdiction, including any landscaping requirements regarding the individual property.
- 2. Each owner, his/her/its successors and assigns shall be responsible for complying with the overall grading and drainage plan set forth in the grading plan described in the Lee County Development Order plans done by Banks Engineering and approved August 3, 1999.
- All construction within the subdivision shall be required to comply with the following in addition to architectural control standards which may be set in the future:

Hollar

A. At a minimum, all homes shall be constructed with cement tile roofs, a two (2) car garage, 1800 square foot homes underroof and air conditioned on perimeter lots and 2,100 square foot homes, underroof and air conditioned on lake and preserve lots with a minimum landscaping dollar expenditure requirement of \$4,000.00 per perimeter lot, \$5,000.00 per lake and preserve area with Floratan sod, and well or irrigation to be provided for either separately on each lot or if approved by the South Florida Water Management District by central irrigation system to be installed by the DEVELOPER. The architectural review

procedure will provide for the review of plans, specifications, colors and landscaping plans and for a uniform mail box requirement amongst other requirements.

- B. All construction within the development shall be stem wall construction with uniform flood elevations to comply with the grading plan referenced in the Development Order herein noted above.
- C. In conjunction with all construction on perimeter lots, owner shall construct a four foot wide concrete sidewalk adjacent to the street curb running the entire street frontage of the lot in accordance with the DEVELOPER'S requirements and all driveways will be stamped concrete.
- D. All owners, his/her/it's successors and assigns agree by acquisition of their property to such additional reasonable requirements as may be imposed during the architectural review process.
- E. Each owner or their Building Contractor shall be required to place with the Developer or the Association a deposit as Security for the repair or replacement of any damage to common area property as defined in Declaration of Covenants, Conditions and Restrictions for Southwind recorded in Official Record Book 3235 at Page 1796, Public Records of Lee County, Florida in an amount set by the Developer or the Association from time to time.
- 4. The foregoing specific restrictions are not intended to modify the provisions of Article VIII involving architectural standards as provided in the Declaration of Covenants, Conditions and Restrictions for Southwind recorded Official Record Book 3235 at Page 1796, Public Records of Lee County, Florida and such authority of the architectural Review Committee to adopt standards and to approve plans and specifications, including the nature, kind, shape, color and size of material and the location of modifications, additions and alterations shall remain in full force and effect and unchanged.

Sidewalls

the Association authorized to vote on Amendments, plus the

STATE OF FLORIDA COUNTY OF LEE

The foregoing instrument was ac	cknowledged before me this 3/712 day of
DECEMBER, 2000, by RICK D.	MURRAY, as Chief Manager of FDR
PROPERTIES, L.L.C., a Minnesota limi	ited liability company, who is personally known
to me or who has produced	as identification and who
did not take an oath.	
	VI - Karris
(Notary Seal)	Stephenn 1)ame
	Signature of Notary Public
	0 = 0 = 1
	STEPHANIE HAUNE
	Printed name of Notary Public
	My commission expires: OPHCIAL NOTARYSEAL STEPHANIE M KAUNE
	NOTARY PUBLIC STATE OF FLORID
	COMMISSION NO. CC977595 MY COMMISSION EXP. OCT. 25,200
	ROYAL CORINTHIAN HOMES, a division of
	J.L. WALLACE, INC., a Florida Corporation
Sharon Heaton	By:
Witness)	Jerald L. Wallace, its President
Curon Polk	Totald E. Wallace, its Fleside II
Witness	
STATE OF FLORIDA	
COUNTY OF LEE	
The foregoing instrument was ac	knowledged before me this 7th day of
	L. WALLACE, President of Royal Corinthian
Homes, a division of J.L. Wallace, Inc.,	a Florida corporation, who is personally known
to me or who has produced	as identification and who
did not take an oath.	
(Notary Seal)	Stephen faul
	Signature of Notary Public
OFFICIAL NOTARY SEAL STEPHANIE M KAUNE	STEPHANIE KAUNE
WEADY DUBLIC STATE OF FLOKILIA	Printed name of Notary Public ⁷
COMMISSION NO. CC977595 YY COMMISSION EXP. OCT. 25,2004	My commission expires:

Witness
Witness

PAUL HOMES, INC., a Florida Corporation

By: Kolent D. KUTS

Robert D. Knight, Jr., Vice President

STATE OF FLORIDA

COUNTY OF LEE

Inc., a Florida Corporation who is pers	acknowledged before me this 7# day of D. Knight, Jr. as Vice President of Paul Homes, sonally known to me or who has produced entification and who did not take an oath.
(Notary Seal)	Signature of Notary Public
Litteda L. Paul Notary Public, State of Florida Commission No. CC 597335 My Commission Exp. 12/28/2000 (Author NOTARY To Select Service & Bonding Commission Service)	Printed name of Notary Public My commission expires:
Vat Subaway Witness Witness STATE OF FLORIDA COUNTY OF LEE	MARVIN DEVELOPMENT, INC., a Florida Corporation By: Richard Durling, as President
Inc., a Florida corporation, who is per	acknowledged before me this day of d Durling as President of Marvin Development, sonally known to me or who has produced entification and who did not take an oath.
(Notary Seal)	Signature of Notary Public
KELLY L. DONATHAN MY COMMISSION # CC 723248 EXPIRES: March 9, 2002 Bonded Thru Notary Public Underwriters	Printed name of Notary Public My commission expires:

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