



THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:

TERRY V. BROUGHTON, ESQ.  
1705-D2 COLONIAL BOULEVARD  
FORT MYERS, FL 33907

**INSTR # 6569964**  
OR BK 04530 Pgs 2542 - 2546; (5pgs)  
RECORDED 12/17/2004 10:16:41 AM  
CHARLIE GREEN, CLERK OF COURT  
LEE COUNTY, FLORIDA  
RECORDING FEE 44.00  
DEPUTY CLERK N Kortright

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**FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
FOR  
PALM ROYALE, A CONDOMINIUM  
  
LEE COUNTY, FLORIDA**

THIS AMENDMENT AMENDS THE DECLARATION by PALM ROYALE PROPERTIES, LLC, a Florida limited liability company, recorded June 25, 2004, in O.R. Book 4347, Pages 2807 through 2764, of the Public Records of Lee County, Florida.

The Declaration is amended as follows:

Section 11.1. Units, is amended in its entirety so it reads as follows:

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- 11.1.1. Exterior storage is prohibited.
- 11.1.2. Vehicle access around the buildings will be kept clear at all times.
- 11.1.3. No abandoned or unregistered vehicles will be kept anywhere on the property.
- 11.1.4. On site storage or disposal of petroleum products, batteries, or other hazardous substances is strictly prohibited.
- 11.1.5. The trash dumpster provided for office use only. No construction debris or additional dumping allowed.
- 11.1.6. Penetration of any firewall is strictly prohibited.
- 11.1.7. The following uses are prohibited: automotive repair and service; gasoline dispensing; government maintenance facility; restaurants.

Section 12.1. is deleted in its entirety and a new 12.1 is inserted as follows:

"Parking spaces are not allocated. However, the Association has the right to make reasonable regulations for parking, including without limitation the establishment of a maximum number of cars that can be parked on condominium property by an Owner, including anyone visiting the Owner's Unit, at any one time. The Association may establish reasonable temporary assigned parking."

THE UNDERSIGNED IN WITNESS WHEREOF, the Developer, and Owner of Units 1, 2, 3, 4 and 6, PALM ROYALE PROPERTIES, LLC, a Florida limited liability company, has caused the execution of this Amendment to Declaration of Condominium this 30<sup>th</sup> day of November, 2004.

Developer:

PALM ROYALE PROPERTIES, LLC,  
a Florida limited liability company

WITNESSES:

By: [Signature]  
Gary R. Williams, as managing member

[Signature]  
Print Name: Raymond A. Butler

[Signature]  
Print Name: Mary G. Risner

STATE OF FLORIDA )  
COUNTY OF LEE )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November 2004, by Gary R. Williams, as managing member of Palm Royale Properties, LLC, a Florida limited liability company on behalf of said company, and who is personally known to me or who has shown personally known as identification.




MARY G. RISNER  
MY COMMISSION # DD 223864  
EXPIRES: August 5, 2007  
Bonded Thru Budget Notary Services

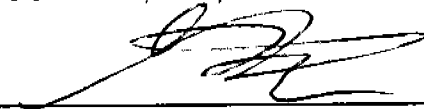
[Signature]  
Notary Public  
My Commission Expires: August 5, 2007

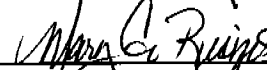
IN WITNESS WHEREOF, the Condominium Association, PALM ROYALE CONDOMINIUM ASSOCIATION, INC., has caused the execution of this Amendment to Declaration of Condominium this 30<sup>th</sup> day of November, 2004.

WITNESSES:

Association:  
PALM ROYALE CONDOMINIUM  
ASSOCIATION, INC.,

  
Print Name: RAYMOND A. BUTTS

By:   
Gary R. Williams, as President

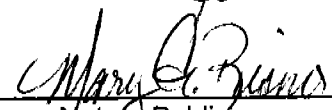
  
Print Name: MARY G. RISNER

STATE OF FLORIDA )  
COUNTY OF LEE )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November 2004, by Gary R. Williams, as President of Palm Royale Condominium Association, Inc., on behalf of Association, and who is personally known to me or who has shown personally known as identification.



MARY G. RISNER  
MY COMMISSION # DD 223964  
EXPIRES: August 5, 2007  
Bonded Thru Budget Notary Services

  
Notary Public  
My Commission Expires: August 5, 2007

IN WITNESS WHEREOF, PREMIER HOME BUILDERS, INC., a Florida corporation, the owner of Unit 5, has caused the execution of this Amendment to Declaration of Condominium this 30<sup>th</sup> day of November, 2004.

Unit Owner:

PREMIER HOME BUILDERS, INC.,  
a Florida corporation

WITNESSES:

By: [Signature]  
John Crawford, as President

[Signature]  
Print Name: Raymond A. Butler

[Signature]  
Print Name: Mary G. Risner

STATE OF FLORIDA )  
COUNTY OF LEE )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November 2004, by John Crawford, as President of PREMIER HOME BUILDERS, INC., a Florida corporation on behalf of said corporation, and who is personally known to me or who has shown personally known as identification.

[Signature]  
Notary Public  
My Commission Expires: August 5, 2007



MARY G. RISNER  
MY COMMISSION # DD 223964  
EXPIRES: August 5, 2007  
Bonded Thru Budget Notary Services

JOINDER OF MORTGAGEE OF  
AMENDMENT OF DECLARATION OF CONDOMINIUM

ORION BANK, the owner and holder of a mortgage recorded in O.R. Book 4004, Page 1027, of the Public Records of Lee County, Florida, encumbering the land described in the Declaration of Condominium of Palm Royale, a condominium, according to the Declaration thereof recorded in O.R. Book 4347, Page 2807, of the Public Records of Lee County, Florida, hereby consents to and joins in the said Declaration thereof and agrees that the lien of its mortgage, attached to the Declaration of Condominium shall be upon all of the condominium parcels of Palm Royale, a condominium, according to the Declaration thereof, together with all of the appurtenances, including, but not limited to, any common elements appurtenant to the condominium parcels so encumbered and to the undivided shares of the common elements.

Nothing contained herein shall be deemed to or in any way limit or affect the mortgage held by Orion Bank or the priority of the lien created thereby and the sole purpose of this Joinder is to acknowledge the consent of said Mortgagee to the Amendment of Declaration of Condominium as hereinabove provided.

This instrument is executed by the undersigned for the purpose of complying with and pursuant to Florida Statute 718.104(4)(m).

EXECUTED this 6 day of December, 2004.

WITNESSES:

Orion Bank

Sherry L. Rinald  
Print Name: SHERRY L. RINALD

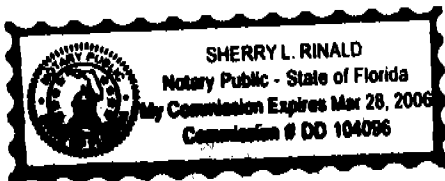
By: Jeffrey Radcliffe  
Jeffrey Radcliffe, as Vice President

Mary G. Risner  
Print Name: Mary G. Risner

STATE OF FLORIDA )  
COUNTY OF LEE )

(Corporate Seal)

The foregoing Joinder of Mortgagee of Declaration of Condominium was acknowledged before me this 6 day of DEC, 2004, by Jeffrey Radcliffe, as Vice President of Orion Bank, who is personally known to me or who has produced \_\_\_\_\_ as identification.



Sherry L. Rinald  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_