



THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

TERRY V. BROUGHTON, ESQ.
1415 HENDRY STREET
FORT MYERS, FL 33901

INSTR # 6813335
OR BK 04727 Pgs 0227 - 232; (6pgs)
RECORDED 05/26/2005 02:00:22 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 52.50
DEPUTY CLERK C Keller

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**SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR
PALM ROYALE, A CONDOMINIUM**

LEE COUNTY, FLORIDA

6

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:

1. The Parcel described as Phase 2 in the attached Exhibit "B1", is hereby submitted to condominium and the parcel is subject to the terms of the Declaration.
2. Annexed hereto and made a part hereof as Exhibits "B2" and "B3", are the survey and site plan and graphic descriptions of all units, including their identification numbers, locations and dimensions. The legend and notes contained therein are incorporated herein and made a part hereof by reference.

The interest in the Common Elements and Expenses and Surplus is now one-twelfth for each unit.

THE UNDERSIGNED IN WITNESS WHEREOF, the Developer, PALM ROYALE PROPERTIES, LLC, a Florida limited liability company, has caused the execution of this Amendment to Declaration of Condominium this 18th day of May, 2005.

Developer:

PALM ROYALE PROPERTIES, LLC,
a Florida limited liability company

WITNESSES:

Print Name: Raymond A. Butler

Print Name: Mary G. Risner

By:
Gary R. Williams, as managing member

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 10th day of May 2005, 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 223964
EXPIRES: August 5, 2007
Bonded Thru Budget Notary Services

Mary G. Risner
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 10th day of May, 2005.

WITNESSES:

Association:
PALM ROYALE CONDOMINIUM
ASSOCIATION, INC.,

[Signature]

Print Name: Raymond A. Butler

[Signature]

By: Gary R. Williams, as President

Mary G. Risner
Print Name: Mary G. Risner

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 10th day of May 2005, 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

Mary G. Risner
Notary Public
My Commission Expires: August 5, 2007



EXHIBIT "B1"

GULF SHORE SURVEYING, INC.

TIM J. PUFAHL, P.L.S.
30930 OIL WELL RD.,
PUNTA GORDA, FL. 33955
(941) 639-7800 FAX: (941) 639-7600

NICK POULOS, P.L.S.
2112 SE. 11TH ST.,
CAPE CORAL, FL. 33990
(239) 458-2388 FAX: (239) 574-3719

EXHIBIT "B"

APRIL 13, 2004
JOB NO. 0447
FILE: 0322PHASE2.DOC

LEGAL DESCRIPTION

PHASE 2

A TRACT OR PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, BEING A PART OF THAT LAND SHOWN IN PLAT BOOK 15, AT PAGE 81 AND VACATED IN OFFICIAL RECORD BOOK 2633, PAGE 1695, LEE COUNTY PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE N.00°59'22"W. FOR 100.00 FEET ALONG THE EAST LINE OF SAID SECTION 30 TO THE CORNER OF BLOWFISH AND AMBERJACK CANALS; THENCE CONTINUE N.00°59'22"W. FOR 1068.04 FEET ALONG SAID EAST LINE AND THE WEST RIGHT OF WAY OF AMBERJACK CANAL TO THE NORTH RIGHT OF WAY OF JACK CANAL (60.00 FEET WIDE); THENCE S.89°30'44"W. FOR 1832.00 FEET ALONG SAID NORTH RIGHT OF WAY TO THE EAST RIGHT OF WAY OF WESTGATE BOULEVARD; THENCE N.00°29'16"W. FOR 252.00 FEET ALONG SAID RIGHT OF WAY (50.00 FEET FROM CENTERLINE) ; THENCE N.89°30'44"E. FOR 530.10 FEET ALONG THE CENTERLINE OF A 45.00 FEET WIDE INGRESS EGRESS AND UTILITY EASEMENT (LEE STREET) TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CENTERLINE N.89°30'44"E. FOR 135.51 FEET; THENCE N00°29'16"W. FOR 328.00 FEET; THENCE S.89°30'44"W. FOR 135.51 FEET; THENCE S00°29'16"E. FOR 328.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.019 ACRES MORE OR LESS.

BEARINGS MENTIONED HEREIN ARE BASED ON THE EAST LINE OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST BEING N.00°59'22"W.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

REFER TO 8 1/2" X 11" CONDOMINIUM EXHIBIT B
GULF SHORE SURVEYING, INC.

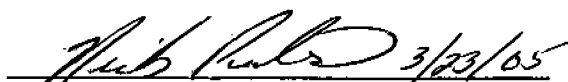
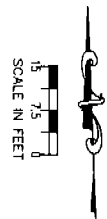

NICK POULOS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4568

EXHIBIT "B3"



PALM ROYALE, A CONDOMINIUM

PHASE 2

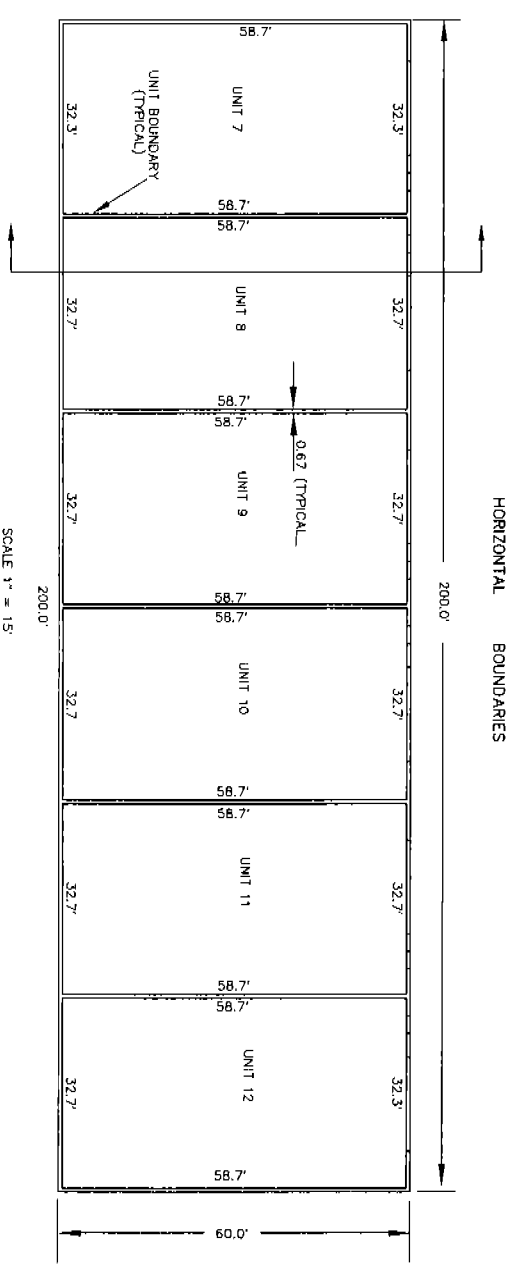
5499 LEE STREET
 LEHIGH ACRES, FLORIDA 33936
 LYING IN SECTION 30, TOWNSHIP 44, S, RANGE 26 E
 LEE COUNTY, FLORIDA

EXHIBIT "B"

CONDOMINIUM PLAT BOOK

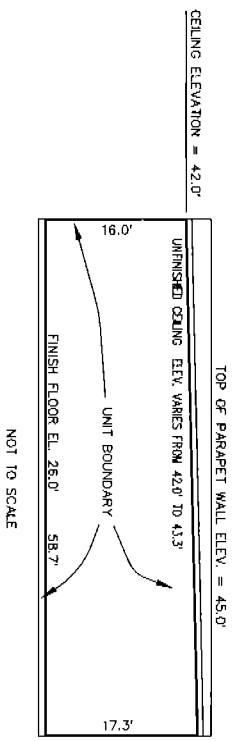
PAGE

- LEGEND
- C.E. COMMON ELEMENT
 - D.R.E. DRAINAGE ELEMENT
 - ELEV. ELEVATION
 - F.F. FINISHED FLOOR
 - L.C.E. LIMITED COMMON ELEMENT
 - O.R.B. OFFICIAL RECORD BOOK
 - P.O.U. PUBLIC UTILITY ELEMENT
 - S.A.M. SAMPLE
 - UNIT UNIT
 - COMMON ELEMENT
 - DRAINAGE ELEMENT
 - ELEVATION
 - FINISHED FLOOR
 - LIMITED COMMON ELEMENT
 - OFFICIAL RECORD BOOK
 - PUBLIC UTILITY ELEMENT
 - SAMPLE
 - UNIT

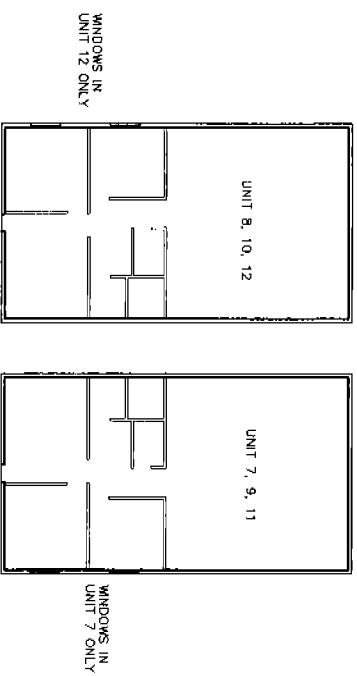


SCALE 1" = 15'

VERTICAL BOUNDARIES



FLOOR PLANS



GULF SHORE SURVEYING, INC.
 LICENSED BUSINESS NO. 6729
 CHARLOTTE COUNTY LEE COUNTY
 30830 OIL WELL ROAD 2112 SE 11TH ST.
 PUNTA GORDA, FL. CAPE CORAL, FL.
 (941) 639-7900 (239) 438-2388

JOINDER OF MORTGAGEE OF
AMENDMENT OF DECLARATION OF CONDOMINIUM

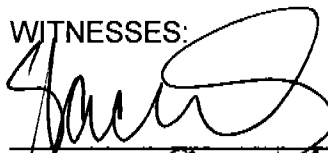
ORION BANK, the owner and holder of a mortgage recorded in O.R. Book 4004, Page 1027, of the Public Records of Lee County, Florida, encumbering the land described in the Declaration of Condominium of Palm Royale, a condominium, according to the Declaration thereof recorded in O.R. Book 4347, Page 2807, of the Public Records of Lee County, Florida, and encumbering the land described as Phase 2 in the foregoing Amendment to Declaration hereby consents to and joins in the foregoing amendment 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.

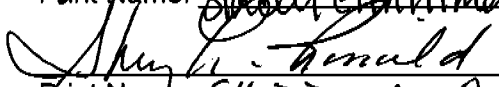
Nothing contained herein shall be deemed to or in any way limit or affect the mortgage held by Orion Bank or the priority of the lien created thereby and the sole purpose of this Joinder is to acknowledge the consent of said Mortgagee to the Amendment of Declaration of Condominium as hereinabove provided.

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

EXECUTED this 19 day of May, 2005.

WITNESSES:


Print Name: Sherry L. Rinald


Print Name: SHERRY L. RINALD


Orion Bank

By: 
Jeffrey Radcliffe, as Vice President

STATE OF FLORIDA)
COUNTY OF LEE)

(Corporate Seal)

The foregoing Joinder of Mortgagee of Declaration of Condominium was acknowledged before me this 19 day of May, 2005, by Jeffrey Radcliffe, as Vice President of Orion Bank, who is personally known to me or who has produced _____ as identification.


Notary Public
Print Name: _____
My Commission Expires: _____

