

This instrument prepared by and return to:  
Chad M. McClenathen, Esq.  
783 S. Orange Ave., Suite 210  
Sarasota, FL 34236



CHARLOTTE COUNTY CLERK OF CIRCUIT COURT  
OR BOOK: 4035 PAGE 1811 PAGE: 1 OF 5  
INSTR # 2401312 Doc Type: RES  
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Cashier By: TERESAH

HAMMOCKS CAPE HAZE  
8660 AMBER JACK CIR  
ENGLEWOOD, FL 34224

**CERTIFICATE OF AMENDMENT  
TO THE MASTER DECLARATION FOR THE HAMMOCKS CAPE HAZE**

The undersigned officer of **The Hammocks Master Association, Inc.** (Master Association), a not-for-profit corporation in charge of the operation and control of a residential community known as The Hammocks Cape Haze, according to The Master Declaration for the Hammocks Cape Haze as recorded in Official Records Book 3069, Page 1572, of the Public Records of Charlotte County, Florida (Master Declaration), hereby certifies that the amendment to the Master Declaration set forth herein was proposed and approved by the Board of Directors of the Master Association and approved by not less than two-thirds of the voting interests of the members participating in person or by proxy at a duly noticed and convened membership meeting held on December 7, 2015. The Association further certifies that the amendment was properly proposed and adopted as required by the Master documents and applicable law.

(Additions indicated by underlining, deletions by ---, omitted or unaffected language by ...)

**ARTICLE II  
DEVELOPMENT PLAN**

.....  
Section 10. Additional Common Area. The Association acquired fee simple title to the real property described in Exhibit A attached hereto by warranty deed recorded on December 2, 2014 in Official Records Book 3922, Pages 1716 through 1721, of the Public Records of Charlotte County. By adoption of this amendment, the real property described in Exhibit A is designated as additional Common Area for the exclusive benefit of the Owners of Units which are part of the Properties subject to this Master Declaration. The intent of this amendment is to satisfy Section 193.023(5) and 718.120, Florida Statutes so that the real property shall not be subject to separate assessment for ad valorem or non-ad valorem taxes. The Board of the Master Association is hereby authorized to take further action as may be reasonably necessary to qualify for the exemption under the referenced statute, including but not limited to, further amendment to the Master Declaration or other community documents, without subsequent member vote.

.....  
Deborah Maysack  
Witness signature

Deborah Maysack  
Print name of witness

Stelma C. [unclear]  
Witness signature

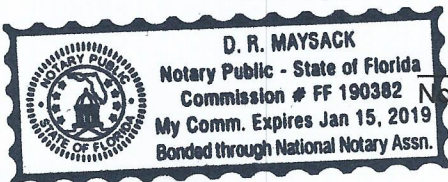
Rebecca [unclear]  
Print name of witness

**The Hammocks Master Association, Inc.**

Carolyn Maddy-Bernstein  
By: **Carolyn Maddy-Bernstein, President**

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this this 10 day of December, 2015 by Carolyn Maddy-Bernstein, as President of The Hammocks Master Association, Inc. a Florida not-for-profit corporation, on behalf of the corporation. She is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public

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*EXHIBIT A*

PROPOSED PHASES 5, 6, 7, 17 & 18, ALL OF THE HAMMOCKS-PRESERVE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3069, PAGE 1658, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PROPOSED PRESERVE PHASE 5 (PRESERVE PAD 5):

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28 TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00" W., 694.53 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 398.61 FEET; FOR A POINT OF BEGINNING; THENCE WEST 180.00 FEET; THENCE NORTH 103.00 FEET; THENCE EAST 180.00 FEET; THENCE SOUTH 103.00 FEET; TO THE POINT OF BEGINNING.

PROPOSED PRESERVE PHASE 6 (PRESERVE PAD 6):

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N 89°56'00"W., 526.23 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N 00°04'00"E, 398.61 FEET, FOR A POINT OF BEGINNING; THENCE WEST 180.00 FEET; THENCE NORTH 103.00 FEET, THENCE EAST 180.00 FEET, THENCE SOUTH 103.00 FEET, TO THE POINT OF BEGINNING.

PROPOSED PRESERVE PHASE 7 (PRESERVE PAD 7):

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20

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EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 1351.30 FEET TO THE EASTERLY R/W OF STATE ROAD NO. 775 (100'R/W); THENCE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1095.91 FEET, A CHORD BEARING OF N.00°31'51"E., AND A CHORD DISTANCE OF 14.76 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, N.00°55'00"E., 737.84 FEET TO THE NORTH LINE OF TRACT 27, TEN ACRE FARMS OF THE GROVE CITY LAND COMPANY'S SUBDIVISION OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 19, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.89°56'15"E., ALONG THE NORTH LINE OF SAID TRACT 27, A DISTANCE OF 910.15 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT 27, S.00°03'45"W., 499.51 FEET, FOR THE POINT OF BEGINNING; THENCE S.42°24'34"E., 103.00 FEET; THENCE S.47°35'26"W., 108.00 FEET; THENCE N.42°24'34"W., 103.00 FEET; THENCE N.47°35'26"E., 108.00 FEET TO THE POINT OF BEGINNING.

PROPOSED PRESERVE PHASE 17 (PRESERVE PAD 17):

A PARCEL OF LAND ALL LYING AND BEING IN SECTIONS 27 AND 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST; THENCE ALONG THE SOUTH LINE OF SAID SECTION 27, N.89°12'04"E., 296.56 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 27, N.25°27'53"W., 87.39 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 600 FEET, A CHORD BEARING OF N.12°42'53"W., AND A CHORD DISTANCE OF 264.84 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 267.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.00°02'07"E., 110.37 FEET; THENCE N.89°57'53"W., 43.76 FEET, FOR A POINT OF BEGINNING; THENCE S.07°25'14"E., 138.00 FEET; THENCE S.82°34'46"W., 107.00 FEET; THENCE N.07°25'14"W., 138.00 FEET; THENCE N.82°34'46"E., 107.00 FEET TO THE POINT OF BEGINNING.

PROPOSED PRESERVE PHASE 18 (PRESERVE PAD 18):

A PARCEL OF LAND ALL LYING AND BEING IN SECTIONS 27 AND 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST; THENCE ALONG THE SOUTH LINE OF SAID SECTION 27, N.89°12'04" E., 115.64 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 27, N.00°47'56"W., 85.60 FEET, FOR THE POINT OF BEGINNING; THENCE N.17°47'50"W., 138.00 FEET; THENCE N72° 12'10"E., 107.00 FEET; THENCE S.17°47'50"E, 138.00 FEET; THENCE S.72°12'10"W., 107.00 FEET TO THE POINT OF BEGINNING.

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PROPOSED PHASES 4, 7, 8, 9, AND 10, ALL OF THE HAMMOCKS-VILLAS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 3073, PAGE 1471, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PROPOSED VILLAS PHASE 4 (VILLAS PAD 4):

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE SAID SECTION 28 N.89°56'00"W., 1207.71 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 46.18 FEET FOR A POINT OF BEGINNING; THENCE N.44°30'30"W., 141.33 FEET; THENCE N.45°29'30"E., 84.67 FEET THENCE S.44°30'30"E., 141.33 FEET; THENCE S.45°29'30"W.; 84.67 FEET TO THE POINT OF BEGINNING.

PROPOSED VILLAS PHASE 7 (VILLAS PAD 7):

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 995.12 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 93.75 FEET FOR A POINT OF BEGINNING; THENCE N.53°00'19"W., 141.33 FEET; THENCE N.36°59'41"E., 84.67 FEET; THENCE S.53°00'19"E., 141.33 FEET; THENCE S.36°59'41"W., 84.67 FEET TO THE POINT OF BEGINNING.

PROPOSED VILLAS PHASE 8 (VILLAS PAD 8):

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 796.13 FEET;

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THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 96.00 FEET FOR A POINT OF BEGINNING; THENCE N.89°56'00"W., 141.33 FEET; THENCE N.00°04'00"E., 84.67 FEET; THENCE S.89°56'00"E., 141.33 FEET; THENCE S.00°04'00"W., 84.67 FEET TO THE POINT OF BEGINNING.

PROPOSED VILLAS PHASE 9 (VILLAS PAD 9):

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 639.29 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 96.00 FEET FOR A POINT OF BEGINNING; THENCE N.89°56'00"W., 141.33 FEET; THENCE N.00°04'00"E., 84.67 FEET; THENCE S.89°56'00"E., 141.33 FEET; THENCE S.00°04'00"W., 84.67 FEET TO THE POINT OF BEGINNING.

PROPOSED VILLAS PHASE 10 (VILLAS PAD 10):

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 551.12 FEET, THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 183.01 FEET FOR A POINT OF BEGINNING; THENCE N 89° 56' 00" E. 84.67 FEET; THENCE N. 00° 04' 00" E., 141.33 FEET; THENCE S.89°56'00"E., 84.67 FEET; THENCE S.00°04'00", 141.33 FEET TO THE POINT OF BEGINNING.