Prepared by and returned to:

Becker & Poliakoff, P.A. Joseph E. Adams, Esquire 12140 Carissa Commerce Court, Suite 200 Fort Myers, FL 33966

#### CERTIFICATE OF RECORDATION

# AMENDED AND RESTATED DECLARATIONS OF CONDOMINIUM

WATERFORD AT LEXINGTON CONDOMINIUM NO. 1 WATERFORD AT LEXINGTON CONDOMINIUM NO. 2 WATERFORD AT LEXINGTON CONDOMINIUM NO. 3

#### AMENDED AND RESTATED ARTICLES OF INCORPORATION

### AMENDED AND RESTATED BYLAWS

#### WATERFORD AT LEXINGTON CONDOMINIUM ASSOCIATION, INC.

I HEREBY CERTIFY that the attached Amended and Restated Condominium Documents were duly adopted by the Association membership at the duly noticed Annual Members' Meeting of the Association on the 7<sup>th</sup> day of February 2017. The Declaration of Condominium for Waterford at Lexington Condominium No. 1 is recorded at O.R. Book 2669, Page 1364 *et seq.*, of the Lee County Public Records. The Declaration of Condominium for Waterford at Lexington Condominium No. 2 is recorded at O.R. Book 2765, Page 121 *et seq.*, of the Lee County Public Records. The Declaration of Condominium for Waterford at Lexington Condominium No. 3 is recorded at O.R. Book 2891, Page 150 *et seq.*, of the Lee County Public Records.

The Amended and Restated Declarations of Condominium for Waterford at Lexington Condominium No. 1, Waterford at Lexington Condominium No. 2 and Waterford at Lexington Condominium No. 3 are attached hereto. All previous site plans of record are incorporated by reference. Certain photocopies or summaries are recorded for reference as Exhibit "A" to the respective Amended and Restated Declarations of Condominium. The Surveyor's Certificates of Substantial Completion issued in connection with the initial development of the Condominiums

Page 1 of 2

are not being rerecorded, but are incorporated by reference herein. The Amended and Restated Articles of Incorporation of Waterford at Lexington Condominium Association, Inc. are attached as Exhibit "B" to the Amended and Restated Declaration of Condominium for Waterford at Lexington Condominium No. 1, and are incorporated by reference herein as Exhibit "B" to the Amended and Restated Declarations of Condominium for Waterford at Lexington Condominium No. 2 and Waterford at Lexington Condominium No. 3. The Amended and Restated Bylaws of Waterford at Lexington Condominium Association, Inc. are attached as Exhibit "C" to the Amended and Restated Declaration of Condominium for Waterford at Lexington Condominium No. 1, and are incorporated by reference herein as Exhibit "C" to the Amended and Restated Declarations of Condominium for Waterford at Lexington Condominium No. 2 and Waterford at Lexington Condominium No. 3. The Rules and Regulations of the Association were not amended in connection with these amendments, nor will any future amendments necessarily be recorded in the Public Records. Interested parties should inquire of the Association for the current Rules and Regulations.

WITNESSES:	WATERFORD AT LEXINGTON
(TWO)	CONDOMINIUM ASSOCIATION, INC.
Lainie Manarie.	BY: Peter S. Kapernich
Signature	Peter Kapernick, President
Printed Name	Date: 3-29-17
Signature Timby	(CORPORATE SEAL)
Printed Name	
STATE OF FLORIDA ) SS: COUNTY OF LEE )	
The foregoing instrument was acknowledged 2017, by Peter Kapernick as President of	nowledged before me this 29 day of March of Waterford at Lexington Condominium Association, the corporation. He is personally known to me or has as identification.
Notary Public - State of Florida Commission # FF 199985 My Comm. Expires May 1, 2019 Bonded through National Notary Assn.	Notary Public  LESLIE F. KING  Printed Name
My commission expires: 5/1/19 ACTIVE: 9418099_1	

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are not being rerecorded, but are incorporated by reference herein. The Amended and Restated Articles of Incorporation of Waterford at Lexington Condominium Association, Inc. are attached as Exhibit "B" to the Amended and Restated Declaration of Condominium for Waterford at Lexington Condominium No. 1, and are incorporated by reference herein as Exhibit "B" to the Amended and Restated Declarations of Condominium for Waterford at Lexington Condominium No. 2 and Waterford at Lexington Condominium No. 3. The Amended and Restated Bylaws of Waterford at Lexington Condominium Association, Inc. are attached as Exhibit "C" to the Amended and Restated Declaration of Condominium for Waterford at Lexington Condominium No. 1, and are incorporated by reference herein as Exhibit "C" to the Amended and Restated Declarations of Condominium for Waterford at Lexington Condominium No. 2 and Waterford at Lexington Condominium No. 3. The Rules and Regulations of the Association were not amended in connection with these amendments, nor will any future amendments necessarily be recorded in the Public Records. Interested parties should inquire of the Association for the current Rules and Regulations.

WITNESSES:	WATERFORD AT LEXINGTON
(TWO)	CONDOMINIUM ASSOCIATION, INC.
Lainie Mariani.	BY: Peter S. Kapernich
Signature	Peter Kapernick, President
Printed Name	Date: 3-29-17
Signature Timby	(CORPORATE SEAL)
Printed Name	
STATE OF FLORIDA ) SS:	
COUNTY OF LEE	
The foregoing instrument was acknowledged before me this 20 day of March 2017, by Peter Kapernick as President of Waterford at Lexington Condominium Association, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me or has	
produced (type of identification)	as identification.
LESLIE F. KING  Notary Public - State of Florida  Commission # FF 199985  My Comm. Expires May 1, 2019  Bonded through National Notary Assn.	Notary Public  LESLIE F. KING  Printed Name
My commission expires: 5/1/19 ACTIVE: 9418099_1	