

BARBARA T. SCOTT, CLERK
CHARLOTTE COUNTY
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This Instrument Prepared By/
After Recording Return to:

Mary Ann Floyd
Diez and Floyd, P.A.
737 South Indiana Avenue
Englewood, FL 34223



AMENDED DECLARATION OF RESTRICTIONS

The undersigned, Shamrock Shores Property Owners Association, Inc., hereafter called the Grantor, are the record, fee simple owners of the following described property situated in Charlotte County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Grantor desires that uniform restrictive covenants and restrictions upon the uses, structures and development of the subdivision be set forth herein. Therefore, Grantors do hereby establish the following covenants and restrictions (herein after called "The Restrictions") on the subdivision, which shall run with the land:

1. NAME OF SUBDIVISION. The subdivision shall be known as SHAMROCK SHORES.

2. SINGLE FAMILY RESIDENTIAL USES AND STRUCTURES ONLY. The subdivision shall be used and occupied and structures shall be constructed only for the following purposes:

- A. Single family residences (excluding mobile homes and/or modular homes) and appurtenant structures such as decks, lanais, porches and the like.
- B. Storage structures, provided they are attached to the main residence structures.
- C. Swimming pools and tennis courts.
- D. Boat docks: The Association is responsible to make application to Charlotte County on behalf of members (applicant) for permits: The applicant will make a written request to the Association including a site map, sketch and plans showing method of fastening.

No building or structures whatsoever shall be erected or maintained in the subdivision except those to be used for the purposes aforescribed. No subdivision of any lot shall alter or limit any of the restrictions herein contained upon such lot as a whole.

3. NUISANCE: Nothing shall be done and no condition shall be allowed to continue which may be or may become a nuisance.

4. No building, structure or part thereof shall be constructed on any lot within twenty-five (25') feet of the front property line, within fifteen feet (15') of the rear property line or

within seven and one half feet (7.5') of side property lines. In case the single ownership of more than one (1) contiguous lot, these restrictions shall apply to the parcel as a whole and not to the interior lot line of the contiguous lots under common ownership. For the purposes hereof, the front property line is defined to be the principal street frontage on lots abutting a street.

5. **MAINTENANCE**: Each property owner shall maintain the lawn and landscape plantings on his or her lot. Lawns shall be mowed on a regular basis and plantings shall be trimmed and weeded regularly to maintain a manicured appearance. Each property owner shall maintain the exterior structure of his or her residence or other structures, including but not limited to exterior paint, roof maintenance, structural defects and the like, to ensure a well-maintained appearance.

6. **LANDSCAPING**: All structures shall be landscaped with grass, trees and plantings. Landscaping plans for new structures and existing structures that are not landscaped as of the date of execution of this Amended Declaration of Restrictions shall be submitted to the architectural review committee, which must approve the plantings prior to their installation. All approved landscaping shall be accomplished in a timely fashion.

7. **PROHIBITIONS**: No owner, tenant, or other occupant of a lot and/or residence in the subdivision shall:

- A. Permit loud and/or objectionable noises or obnoxious odors to emanate from his/her lot nor play any piano, organ or other electronically amplified musical instruments or devices which may cause a nuisance to the occupant of other lots in the subdivision.
- B. Outside structures/equipment:
 1. No wire or structure shall be erected, constructed or maintained outside the residence.
 2. Notwithstanding the paragraph above, antennas and satellite dishes are permitted; location of same shall be approved by the Architectural Committee prior to installation.
 3. Garbage or refuse receptacles may be stored outside if a decorative enclosure is provided by the home owner.
 4. All other equipment shall be housed inside.
- C. Allow anything to remain outside the residence which would be unsightly or hazardous.
- D. Park outside the garage or other storage structure or park overnight or use for a living accommodation commercial vehicles, commercial trucks, boat or boat trailers, campers, trailers, mobile homes recreational vehicles and similar vehicles: except service vehicles during the time they are actually serving the residence.
- E. Conduct any motor vehicle repair or other repair work to a vehicle nor store any household articles, furnishings or other personal property outside the residence.
- F. Conduct trade or business whatsoever on any lot at any time, notwithstanding the foregoing, the Grantor and its agents and/or the Developer

shall have the right to conduct sales and promotional activities as long as Grantor and Developer owns any lot in the subdivision.

G. Place or maintain any mobile home, house trailer, tent, hut, shack portable structure, recreation vehicle or other temporary living quarters on any lot in the subdivision.

H. Keep any animals, birds or reptiles, other than commonly acceptable domestic pets on any lots in the subdivision.

I. Display any signs of any kind except one giving the name and/or street number of the occupant or a "For Sale" or "For Rent" sign not to exceed eighteen inches by twenty-four inches (18 X 24) in size.

J. Erect a residence with a wood or concrete piling foundation. All foundations shall be concrete slab or stem wall.

K. Erect a residence, building, structure or part thereof that is more than one story in height.

L. Fences can not be erected on any lake front lot. Fences are allowed on non-lake front lots at the rear property line only and may not exceed six (6) feet in height.

M. Conduct a "home occupation" or the like (as defined in Charlotte County Land Development Regulations.) upon any lot or within a residence in the subdivision.

N. Only vessels allowed on Lake Weaver will be those powered manually, by sail or battery operated trolling motor.

O. No water is to be taken from Lake Weaver for irrigation.

8. SIZE OF RESIDENCE AND ROOFS: No residential structure shall contain an enclosed area less than one thousand six hundred square feet (1600 sq. ft.) in size, exclusive of screened or open porches, lanais, patios decks, entryways and garages. Roof materials shall be tile, metal sheeting or architectural grade asphalt shingles. Gravel roofs are prohibited.

9. LEASES: Any property owner may lease his or her property to a tenant or tenants for a period no less than twelve (12) months. Rentals of less than twelve (12) months are prohibited, except for those leases that are in place as of the date of execution of this Amended Declaration of Restrictions.

10. COMPLIANCE WITH LAWS AND REGULATIONS: All buildings and structures erected or constructed in the subdivision and the uses thereof shall conform to applicable provisions of the Charlotte County Comprehensive Plan and Land Development Regulations; including Zoning Regulations, in effect at the time said buildings and/or structures are erected or constructed.

11. VIOLATIONS: Violation or breach of any covenants or restrictions herein contained by any person or business entity claiming under the Grantor, or by virtue of any judicial proceeding, shall give the Grantor, its successors and assigns, including future fee simple owners of a lot or lots within the subdivision in addition to all other remedies, the right to proceed at law or in equity to compel compliance with the terms of the said conditions, restrictions or covenants and to prevent the violation or breach of any of them. In addition to the

foregoing, the Grantor shall have the right, wherever there shall have been built on any lot any building or structure which is in violation of these restrictions, to enter upon the property where such violation of these restrictions exists and summarily abate or remove the same at the expense of the violator and such entry and abatement or removal shall not be deemed a trespass.

12. AMENDMENT: The Grantor and its successors and assigns reserve the right hereafter, from time to time, to amend, modify, add to or delete all or part of the foregoing restrictions on the recommendation of the Grantor's Board of Directors in writing to the owners as a whole; a vote of seventy- five percent (75%) of record owners of lots in the subdivision, the owner of each lot being entitled to one (1) vote.

13. SEVERABILITY: Invalidity of any of these covenants by a court of competent jurisdiction shall in no way affect any of the other covenants which shall remain in full force and effect.

14. TERM: These restrictions shall remain in effect for a period of twenty (20) years from and after the date of recordation and upon expiration of said twenty (20) year period, shall automatically be renewed for successive five (5) year terms unless terminated in writing by more than seventy-five percent (75%) of record owners of lots in the subdivision.

15. RESTRICTIONS TO RUN WITH THE LAND: All of the conditions, restrictions and covenants contained herein shall be binding upon the Grantors, their successors and assigns, including future owners of lots in the subdivision and their mortgagees and shall be held to run with the land and bind the land and promises hereby described and all subsequent owners and occupants thereof.

16. ATTORNEY'S FEES AND COSTS: In any action involving these restrictions, including but not limited to actions to enforce or interpret these restrictions or prevent their violation, the prevailing party shall be entitled to recover reasonable attorney's fees and costs, including appellate fees and costs.

17. ARCHTECTURAL CONTROL COMMITTEE: No building shall be erected on any lot until the design, location and materials have been approved, in writing, by the Architectural Control Committee; provided, however in the event such committee fails to approve or disapprove such design or location within thirty (30) days of receipt of the building and plot plan, then such approval will not be required, provided the design is in harmony with existing structures on lots covered by these restrictions. The Architectural Control Committee shall be appointed by the Shamrock Shores Property Owners Association, Inc., a Florida non-profit corporation, composed of the lot owners of the subdivision known as Shamrock Shores.

18. PROPERTY OWNERS ASSOCIATION: There shall be created and established a non-profit Florida Corporation known as Shamrock Shores Property Owners Association, Inc., hereinafter referred to as the Association. The Association was established April 23, 1993 and registered with the Secretary of State on September 3, 1993. Each owner of a lot in the subdivision shall be a member of the Association and shall abide by the by-laws, rules and regulations of the Association as they may be amended from time to time. Lake Weaver, as

depicted on the subdivision plat, is hereby designated as Common Area and the Association shall retain title to the Common Area. The Association shall be responsible for the management, maintenance and control of the Common Area assigned or conveyed to it and all improvements thereon shall keep same in good clean, attractive, and sanitary condition, order, and state of repair pursuant to the terms and conditions hereof.

19. FEES AND ASSESSMENTS: The annual fee or assessment shall be approved and established by the Board of Directors of the Association after their approval of an operating budget for the above described items. The fee or assessment shall be determined for each member by dividing the sum required by the operating budget into the number of lots and then enhancing that sum by a percentage determined by the Board of Directors for those lots abutting and/or adjoining Lake Weaver. Such enhancement of fees shall attach due to the increased cost of maintaining Lake Weaver and the increased value of the lots located thereon. Each member will be assessed for each lot such member owns. The annual fee or assessment shall be payable at such time or times the Board of Directors of the Association shall direct. The fees or assessments which are not paid when due shall, together with interest thereon at a maximum rate permitted by law and reasonable attorneys' fees and costs for collection, be secured by lien upon the lot (residence) and all appurtenances thereto when a notice claiming the lien has been recorded in the Public Records of Charlotte County, Florida, by the Association, by which Claim of Lien shall not be recorded until the payment is unpaid for more than thirty (30) days after it is due. Thereafter the Association may bring an action to foreclose the lien against the property in like manner as the Foreclosure of Mortgage on real property.

Such liens shall be subordinate to any prior recorded mortgage on the lot. No such annual fee or assessment incurred before a financial institution shall take title after default under its mortgage shall be the obligation of the institution.

20. RESTRICTIONS ON LOT 173: The Association hereby provides notice to any future lot owners that wetland and a fifteen (15) foot upland buffer located in Lot #173 shall be preserved. No activity may be undertaken or performed in the preservation areas unless prior written approval is received from Southwest Florida Water Management District pursuant to Chapter 40D-4, F.A.C. Prohibited activities within the preservation area include the removal of native vegetation, excavation, placement or dumping of soil, trash or land clearing debris and construction or maintenance of any building, residence or structure.

Witnesses:

SHAMROCK SHORES PROPERTY OWNERS'
ASSOCIATION, INC.

A Florida Not-for-Profit Corporation

By: Jacqueline Benson
Printed Name: JACQUELINE BENSON
Its: President / Secretary

Patricia Etchison
Printed Name: PATRICIA ETCHISON

Karen Dinev
Printed Name: Karen Dinev

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day personally appeared before, an officer duly authorized to administer oaths and take acknowledgements, JACQUELINE BENSOF and _____, President and Secretary of SHAMROCK SHORES PROPERTY OWNERS ASSOCIATION, INC., a Florida Not-for-Profit Corporation, to me well known to be the persons described in and who executed the foregoing document, and acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal in the County and State aforesaid this 20th day of April, 2005.

Karen Dinev
Notary Public – State of Florida



Karen Dinev
My Commission DD033298
Expires June 12, 2005

EXHIBIT "A"

Lots 1 through 14, inclusive, and Lots 23 through 105, inclusive, Lots 138 and 139, Lots 173 and 174, and Lots 206 through 218, inclusive of SHAMROCK SHORES, a replat of a Portion of First Addition to Shamrock Shores, a subdivision according to the plat thereof, recorded in Plat Book 16, Pages 74A and 74B of the Public Records of Charlotte County, Florida.

Shamrock Shores Property Owners

PO Box 3042

Placida, FL 33946

4/19/2012



MAD

This Instrument Prepared By/Return to:

Mary Ann Floyd
Diez and Floyd, P.A.
737 South Indiana Avenue
Englewood, FL 34223

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK 3649, PGS 1859-1872 14 pg(s)
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Note: Replacement of restrictions as

AMENDMENT TO DECLARATION OF RESTRICTIONS

The undersigned, Shamrock Shores Property Owners Association, Inc., does hereby replace, in its entirety, Exhibit "A" (and only Exhibit "A") of the Declaration of Restrictions recorded at Official Records Book 2711, Pages 275 through 281, as follows:

1. All properties described in Official Records Book 1131, Pages 522 through 524, inclusive, a copy of which is attached hereto as Exhibit "A";
2. Lot 10, SHAMROCK SHORES, FIRST ADDITION, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 22A and 22B, of the Public Records of Charlotte County, Florida, being the same premises conveyed as recorded in Official Records Book 2055, Page 1586, of the Public Records of Charlotte County, Florida. Written consent for this property's inclusion in these restrictions is attached hereto and made a part hereof as Exhibit "B".
3. Lot 87, less the Southerly 10.00 feet thereof for additional right-of-way; together with the Easterly 29.00 feet of Lot 88, Less the Southerly 10.00 feet thereof for additional right-of-way of the FIRST ADDITION TO SHAMROCK SHORES, as recorded in Plat Book 7, pages 22A and 22B of the Public Records of Charlotte County, Florida, being the same premises conveyed as recorded in Official Records Book 2561, Page 1282, of the Public Records of Charlotte County, Florida. Written consent for this property's inclusion in these restrictions is attached hereto and made a part hereof as Exhibit "C".
4. Lot 91, FIRST ADDITION TO SHAMROCK SHORES, according to the plat thereof, recorded in Plat Book 7, Pages 22A and 22B, of the Public Records of Charlotte County, Florida, together with a portion of a vacated cul-de-sac known as Parkmoor Road, vacated by Resolution No. 79-2S and recorded in Official Records Book 601, Pages 350 through 353, of the Public Records of Charlotte County, Florida, all being more particularly described as follows:

Beginning at the Northeast corner of said Lot 91; thence S0°19'W, along the East line of said Lot 91, a distance of 115.0 feet to the South line of said Lot 91; thence N89°41'00"W, along said South line, a distance of 90.0 feet, to the West line of said

Lot 91; thence N0°19'E, along the West line and the Northerly projection thereof, a distance of 117.10 feet, to the intersection with the Southerly Right-of-way line of a new Right-of-way created by said Resolution No. 79-2S (shown as Parcel "A" in said resolution); thence S86°54'24"E, along said Southerly Right-of-Way line, a distance of 43.35 feet to a point on the original Southerly Right-of-Way line of Parkmoor Road; thence S89°41'00"E, along said Right-of-Way line, a distance of 46.7 feet, to the Point of Beginning, being the same premises conveyed as recorded in Official Records Book 3355, Page 6, of the Public Records of Charlotte County, Florida. Written consent for this property's inclusion in these restrictions is attached hereto and made a part hereof as Exhibit "D".

5. Lot 85, FIRST ADDITION TO SHAMROCK SHORES, a Subdivision according to the Plat thereof, recorded in Plat Book 7, Pages 22A and 22B, of the Public Records of Charlotte County, Florida, being the same premises conveyed as recorded in Official Records Book 3639, Pages 1370 through 1371, inclusive, of the Public Records of Charlotte County, Florida. Written consent for this property's inclusion in these restrictions is attached hereto and made a part hereof as Exhibit "E".
6. Parcel 90, FIRST ADDITION TO SHAMROCK SHORES, as recorded in Plat Book 7, Pages 22A and 22B, Public Records of Charlotte County, Florida, being more particularly described as follows: Begin at the intersection of the Westerly boundary line of Section 27, Township 41 South, Range 20 East, Charlotte County, Florida, and the Southerly boundary line of above described FIRST ADDITION TO SHAMROCK SHORES; run thence, South 89 degrees, 41 minutes, 00 seconds East, along said Southerly boundary line, 40.0 feet for a point of beginning; thence continue South 89 degrees 41 minutes 00 seconds East, 99.36 feet to the Southeast corner of Lot 90, of above described FIRST ADDITION TO SHAMROCK SHORES; thence North 0 degrees, 19 minutes, 00 seconds East, along the Easterly boundary line of said Lot 90, and its Northerly projection thereof, 117.10 feet to the Southerly R/W line of Bantry Bay Boulevard, thence North 86 degrees 54 minutes, 21 seconds West, along said R/W line, 99.48 feet/ thence South 0 degrees 19 minutes 00 seconds West, 121.92 feet to the Point of Beginning, all lying in and being a part of Section 27, Township 41 South, Range 20 East, Charlotte County, Florida. Contains: 0.27 acres, more or less. Being the same premises conveyed as recorded in Official Records Book 2593, Pages 273 through 275, inclusive, of the Public Records of Charlotte County, Florida. Written consent for this property's inclusion in these restrictions is attached hereto and made a part hereof as Exhibit "F".
7. A portion of the South 4.00 feet of Lot 39, according to the plat of FIRST ADDITION TO SHAMROCK SHORES as recorded in Plat Book 7, Pages 22A and 22B, of the Public Records of Charlotte County, Florida;

ALSO

That portion of the 80 foot Vacated Waterway (as recorded in Official Records Book 601, Page 351, Charlotte County, Florida) lying south of and adjacent to said Lot 39, according to the Plat of "FIRST ADDITION TO SHAMROCK SHORES" as recorded in Plat Book 7, Page 22A and 22B, of the Public Records of Charlotte County, Florida; being more particularly described as follows:

Commence at the most Southwest corner of Lot 56 according to the plat of "SHAMROCK SHORES" Subdivision, as recorded in Plat Book 16, Page 74B, of the Public Records of Charlotte County, Florida, and being a Replat of a portion of "FIRST ADDITION TO SHAMROCK SHORES", as recorded in Plat Book 7, Page 22A and 22B of the Public Records of Charlotte County, Florida, for a POINT OF BEGINNING; thence South 89°41'00" East, along the South line of said Lot 56, 115.00 feet to the west line of "Lake Weaver" according to the plat of said "SHAMROCK SHORES"; thence South 00°19'00" West, along the West line of Lake Weaver, 84.00 feet to the North line of Lot 86, according to the plat of said "FIRST ADDITION TO SHAMROCK SHORES", thence North 89°41'00" West, along the North line of Lot 86, and Lot 87, and Lot 88, 115.00 feet to the West Right-of-Way line of Jeansport Drive (60' Public R/W); thence North 00°19'00" East, along said Right-of-Way line, 84.00 feet to the POINT OF BEGINNING, all being the same premises conveyed as recorded in Official Records Book 3401, Pages 1725 through 1727, inclusive, of the Public Records of Charlotte County, Florida. Written consent for this property's inclusion in these restrictions is attached hereto and made a part hereof as Exhibit "G".

1. Lot 84, FIRST ADDITION TO SHAMROCK SHORES, a subdivision according to the plat thereof, recorded in Plat Book 7, Pages 22A and 22B, of the Public Records of Charlotte County, Florida. Being the same property conveyed as recorded in Official Records Book 2368, Page 1241, of the Public Records of Charlotte County, Florida. Written consent for this property's inclusion in these restrictions is attached hereto and made a part hereof as Exhibit "H".

Witnesses:

SHAMROCK SHORES PROPERTY OWNERS' ASSOCIATION, INC.
A Florida Not-for-Profit Corporation

Mary Ann Floyd
Printed Name: MARY ANN FLOYD

By: *Richard A. Krueger*
Printed Name: RICHARD A. KRUEGER
Its: PRESIDENT

Laren Bales
Printed Name: Laren Bales

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day personally appeared before, an officer duly authorized to administer oaths and take acknowledgements, RICHARD A. KRUEGER, President of SHAMROCK SHORES PROPERTY OWNERS ASSOCIATION, INC., a Florida Not-for-Profit Corporation, to me well known to be the persons described in and who executed the foregoing document, and acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal in the County and State aforesaid this 19th day of APRIL, 2012.

[Signature]
Notary Public – State of Florida

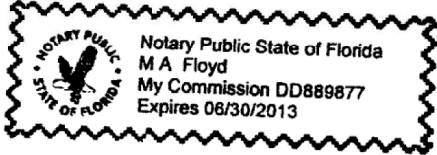


EXHIBIT "A"

Lots 32 through 39 inclusive; Lots 56 through 83 inclusive; Lots 96 through 105 inclusive; Lots 138, 139, 172 and 173; Lots 206 through 219 inclusive, and La's Weaver, SHAMROCK SHORES, a Replat of a portion of First Addition to Shamrock Shores, according to the Plat thereof as recorded in Plat Book 16, Pages 74A and 74B of the Public Records of Charlotte County, Florida.

Lots 24 and 86, FIRST ADDITION TO SHAMROCK SHORES, according to the plat thereof as recorded in Plat Book 7, Pages 22A and 22B, Public Records of Charlotte County, Florida.

PARCEL C:

A part of Lots 28 and 29, together with a part of vacated Bantry Bay Boulevard, "FIRST ADDITION TO SHAMROCK SHORES", as recorded in Plat Book 7, Pages 22-A through 22-B, Public Records of Charlotte County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 20 of above-described "FIRST ADDITION TO SHAMROCK SHORES"; thence South 89°34'48" East along the Northerly boundary line of said subdivision, 735.17 feet for a point of beginning; thence continue South 89°34'48" East, along said line 80.0 feet; thence South 0°23'30" West, 139.78 feet to the Northerly right of way line of Bantry Bay Boulevard, (60 feet right of way); thence North 89°36'30" West, along the Northerly right of way of Bantry Bay Boulevard (60 feet right of way), 80.0 feet; thence North 0°23'30" East, 139.82 feet to the point of beginning.

PARCEL D:

A part of Lots 28 and 29, of "FIRST ADDITION TO SHAMROCK SHORES", as recorded in Plat Book 7, Pages 22-A thru 22-B, Public Records of Charlotte County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 20 of above-described "FIRST ADDITION TO SHAMROCK SHORES"; thence South 89°34'48" East, along the Northerly boundary line of said subdivision, 815.17 feet for a point of beginning; thence continue South 89°34'48" East, along said line, 80.0 feet; thence South 0°23'30" West, 139.74 feet to the Northerly right of way line of Bantry Bay Boulevard, (60 foot right of way); thence North 89°36'30" West, along said right of way line 80.0 feet; thence North 0°23'30" East, 139.78 feet to the point of beginning.

PARCEL F:

A part of Lots 30 and 31, of "FIRST ADDITION TO SHAMROCK SHORES", as recorded in Plat Book 7, Pages 22-A and 22-B, Public Records of Charlotte County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 20, of above described "FIRST ADDITION TO SHAMROCK SHORES"; thence South 89°34'48" East, along the Northerly boundary line of said subdivision, 975.17 feet for a point of beginning; thence continue South 89°34'48" East, along said line, 80.0 feet; thence South 0°23'30" West, 140.03 feet to the Northerly right of way line of Bantry Bay Boulevard (60 feet right of way); thence North 86°54'20" West, along said right of way line, 7.70 feet; thence North 89°36'30" West, along said right of way line, (60 feet right of way), 72.30 feet; thence North 0°23'30" East, 139.70 feet to the point of beginning.

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EXHIBIT "A"

PARCEL G:

A part of Lots 1, 2, 30 and 31 and vacated Ellen Way, "FIRST ADDITION TO SHAMROCK SHORES", as recorded in Plat Book 7, Pages 22-A and 22-B, Public Records of Charlotte County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 20 of above described "FIRST ADDITION TO SHAMROCK SHORES"; thence South 89°34'48" East, along the Northerly boundary line of said subdivision, 1055.17 feet for a point of beginning; thence continue South 89°34'48" East, along said line, 80.0 feet; thence South 0°23'30" West, 143.76 feet to the Northerly right of way line of Bantry Bay Boulevard, (60 feet right of way); thence North 86°54'20" West, along said right of way line, 80.09 feet; thence North 0°23'30" East, 140.03 feet to the point of beginning.

PARCEL H:

A part of Lots 1 and 2, "FIRST ADDITION TO SHAMROCK SHORES", as recorded in Plat Book 7, Pages 22-A and 22-B, Public Records of Charlotte County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 20 of above described "FIRST ADDITION TO SHAMROCK SHORES"; thence South 89°34'48" East, along the Northerly boundary line of said subdivision, 1135.17 feet for a point of beginning; thence continue South 89°34'48" East, along said line, 80.0 feet; thence North 86°54'20" West, along said right of way line, 80.09 feet; thence North 0°23'30" East, 143.76 feet to the point of beginning.

PARCEL I:

A part of Lots 1 and 2 and a platted non-exiting waterway, "FIRST ADDITION TO SHAMROCK SHORES", as recorded in Plat Book 7, Pages 22-A and 22-B, Public Records of Charlotte County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 20 of above described "FIRST ADDITION TO SHAMROCK SHORES"; thence South 89°34'48" East, along the Northerly boundary line of said subdivision, 1215.17 feet for a point of beginning; thence continue South 89°34'48" East, along said line, 80.0 feet; thence South 0°23'30" West, 151.24 feet to the Northerly right of way line of Bantry Bay Boulevard, (60 feet right of way); thence North 86°54'20" West, along said right of way line 80.09 feet; thence North 0°23'30" East, 147.50 feet to the point of beginning.

PARCEL L:

A part of Lots 4 and 5, "FIRST ADDITION TO SHAMROCK SHORES", as recorded in Plat Book 7, Pages 22-A and 22-B, Public Records of Charlotte County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 6, of above described "FIRST ADDITION TO SHAMROCK SHORES", for a point of beginning; thence South 89°36'30" East, along the Southerly boundary line of said subdivision, 99.33 feet; thence North 0°23'30" East, 131.34 feet to the Southerly right of way line of Bantry Bay Boulevard; (60 feet right of way); thence North 86°54'20" West, along said right of way line, 77.57 feet; thence North 89°36'30" West, along said right of way line, 21.85 feet; thence South 0°23'30" West, 135.0 feet to the point of beginning.

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PARCEL M:

A part of Lots 3 and 4, "FIRST ADDITION TO SHAMROCK SHORES", as recorded in Plat Book 7, Pages 22-A and 22-B, Public Records of Charlotte County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 6, of above described "FIRST ADDITION TO SHAMROCK SHORES"; thence South 89°36'30" East, along the Southerly boundary line of said subdivision, 99.33 feet for a point of beginning; thence continue South 89°36'30" East, along said line 99.33 feet; thence North 0°23'30" East, 126.65 feet to the Southerly right of way line of Bantry Bay Boulevard, (60 foot right of way); thence North 86°54'20" West, along said right of way line, 99.44 feet; thence South 0°23'30" West, 131.34 feet to the point of beginning.

PARCEL N:

A part of Lots 3 and 4 and a platted non-exiting waterway, "FIRST ADDITION TO SHAMROCK SHORES", as recorded in Plat Book 7, Pages 22-A and 22-B, Public Records of Charlotte County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 6, of above described "FIRST ADDITION TO SHAMROCK SHORES"; thence South 89°36'30" East, along the Southerly boundary line of said subdivision, 198.66 feet for a point of beginning; thence continue South 89°36'30" East, along said line 59.34 feet; thence South 89°41'00" East, along said line 40.0 feet; thence North 0°19'00" East, 121.92 feet to the Southerly right of way of Bantry Bay Boulevard, (60 foot right of way); thence North 86°54'20" West, along said right of way line, 99.28 feet; thence South 0°23'30" West, 126.65 feet to the point of beginning.

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