

Exhibit A

**AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM
OF**

NANCY LANE, A CONDOMINIUM

**SUBSTANTIAL REWORDING OF DECLARATION OF CONDOMINIUM-
SEE CURRENT DECLARATION OF CONDOMINIUM FOR CURRENT TEXT**

RECITALS:

In a Declaration of Condominium recorded at O.R. Book 1700, Pages 4622 et seq. of the Lee County Public Records on December 5, 1983. The Condominium Developer did submit to condominium ownership pursuant to Chapter 718, Florida Statutes, known as the Condominium Act, that property situated in Lee County, Florida, more particularly described as follows:

A TRACT OF LAND LYING IN GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, WHICH TRACT IS DESCRIBED AS FOLLOWS: FROM THE INTERSECTION OF THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE NORTHEASTERLY LINE OF MAIN STREET AS DESCRIBED IN DEED BOOK 137 AT PAGE 117 OF THE PUBLIC RECORDS OF LEE COUNTY, RUN N 55°19'00"W ALONG SAID NORTHERLY LINE OF MAIN STREET FOR 351.96 FEET; THENCE RUN N 37°41'18"E FOR 183.33 FEET TO THE APPROXIMATE CENTERLINE OF AN EXISTING WATERWAY TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT. FROM SAID POINT OF BEGINNING RUN S 37°41'18" W FOR 183.33 FEET TO SAID NORTHEASTERLY LINE OF MAIN STREET; THENCE RUN N 55°19'00"W ALONG SAID NORTHEASTERLY LIEN OF MAIN STREET FOR 244.30 FEET; THENCE RUN N 76°35'00" W ALONG SAID NORTHEASTERLY LINE OF MAIN STREET FOR 33.27 FEET; THENCE RUN N 1°19'37" W FOR 125.00 FEET; THENCE RUN S 76°35'00" E FOR 38.78 FEET TO THE APPROXIMATE CENTERLINE OF AN EXISTING WATERWAY; THENCE RUN N 0°07'24" W ALONG SAID APPROXIMATE CENTERLINE OF SAID WATERWAY FOR 1250 FEET MORE OR LESS TO A WESTERLY PROLONGATION OF THE WATERS OF HURRICANE BAY; THENCE RUN NORTHEASTERLY AND EASTERLY ALONG SAID PROLONGATION ALONG SAID WATERS AND ALONG A SOUTHEASTERLY PROLONGATION TO AN INTERSECTION WITH A LINE BEARING N 0°08'17" W PASSING THROUGH THE POINT OF BEGINNING; THENCE RUN S 0°08'17" E ALONG SAID LINE ALONG THE APPROXIMATE CENTERLINE OF AN EXISTING WATERWAY FOR 1370 FEET MORE OR LESS TO THE POINT OF BEGINNING. BEARING HEREINABOVE MENTIONED ARE FROM CONSIDERING THE LINE COMMON TO GOVERNMENT LOTS 3 AND 4 AS BEING NORTH-SOUTH.

The Condominium Property is further described at Condominium Plat Book 8, Pages 216 et seq., Lee County Public Records.

Amended and Restated Declaration of Condominium
(Page 1 of 34)

LAW OFFICES
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REVIEWED
ADD2024-00129
Rick Burris, Principal
Planner
Lee County DCD/Planning
7/19/2024

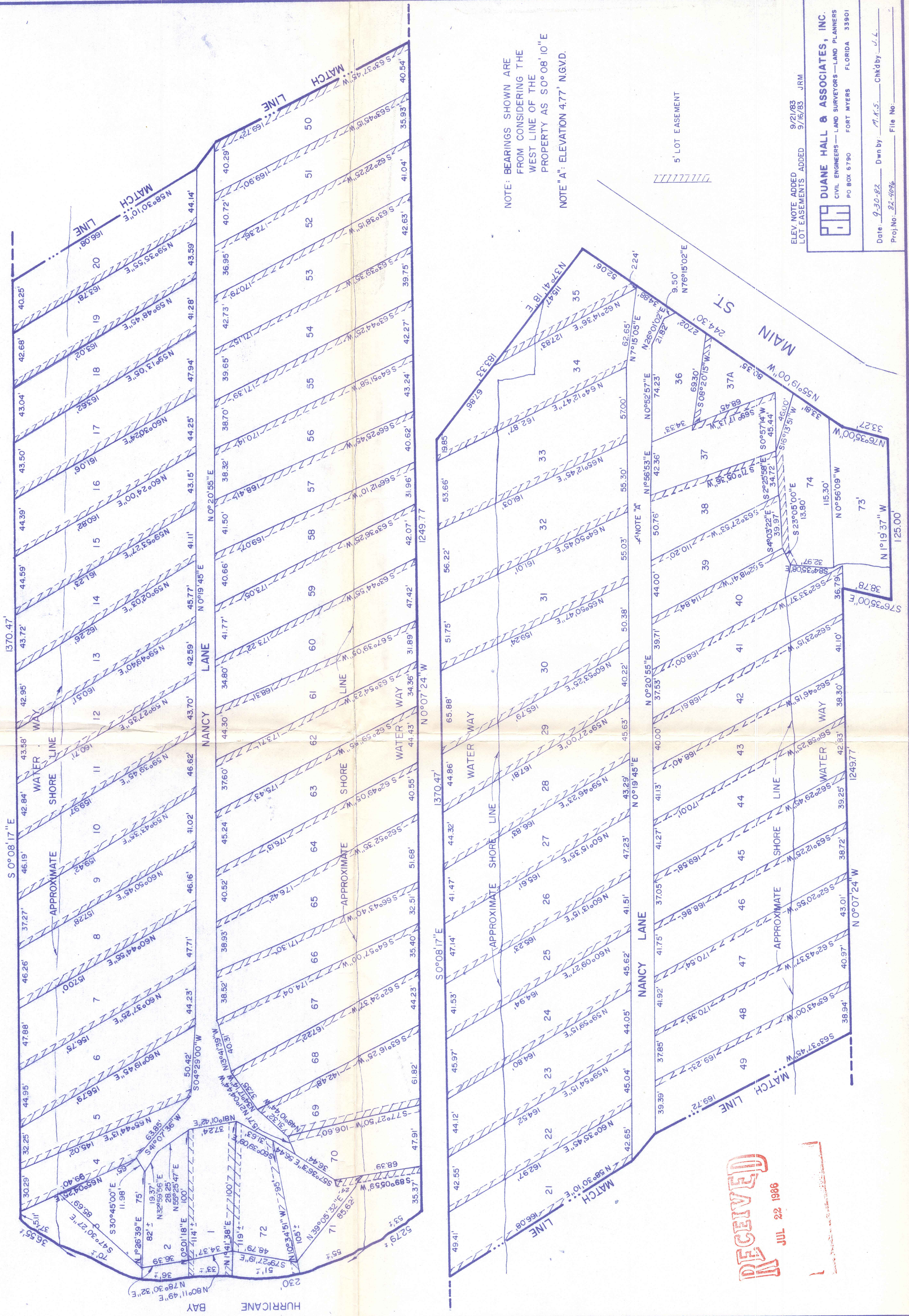
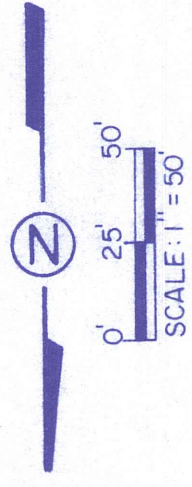
NANCY LANE

A CONDOMINIUM
LYING IN PART OF GOV'T. LOT 4 SECTION 19, T46S, R24E
FORT MYERS BEACH
LEE COUNTY, FLORIDA
OCTOBER 1982
EXHIBIT "B"

APPROVED

Master Concept Plan

Site Plan 86-218 Page 3 of 248
Subject to conditions in Resolution 2-86-218
Zoning Ordinance 86-12-15 D.C.T.



NOTE: BEARINGS SHOWN ARE
FROM CONSIDERING THE
WEST LINE OF THE
PROPERTY AS S.0°08'10"E
NOTE "A": ELEVATION 4.77' NGVD.

RECEIVED
JUL 22 1986

ELEV. NOTE ADDED 9/2/83	ADDED 9/16/83	JRM
LOT EASEMENTS		
DUANE HALL & ASSOCIATES, INC.		
CIVIL ENGINEERS — LAND SURVEYORS — LAND PLANNERS		
FORT MYERS — FLORIDA 33901		
Date 9-30-82	Drawn by M.K.S.	Checked by J.L.
Proj. No. 82-4086	File No.	

REVIEWED
ADD2024-00129
Rick Burris, Principal
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CANAL OF TROPICAL PARK