



INSTR # 5095525
OR BK 03385 PG 1982

PREPARED BY AND TO BE RETURNED TO:
 Robert S. Freedman, Esquire
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RECORDED 03/29/01 02:34 PM
 CHARLIE GREEN CLERK OF COURT
 LEE COUNTY
 RECORDING FEE 28.50
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**FIRST AMENDMENT
 TO
 DECLARATION OF CONDOMINIUM FOR COURTSIDE LANDINGS CONDOMINIUM**

WHEREAS, the Declaration of Condominium for Courtside Landings Condominium (the "Declaration") was recorded on March 24, 1999, in Official Records Book 3093, Page 3733, and the original condominium drawings were recorded in Condominium Book 26, Pages 57 through 58, inclusive, all of the public records of Lee County, Florida, as amended; and

WHEREAS, Section 3.7 of the Declaration allows WCI COMMUNITIES, INC., a Delaware corporation, formerly known as Florida Design Communities, Inc. (the "Developer"), without joinder by others, to amend the Declaration to submit proposed phase 2 of Courtside Landings Condominium to condominium ownership;

NOW, THEREFORE, the Developer, for itself and its successors, grantees and assigns, hereby makes, declares and publishes its intention to submit and does hereby submit the real property described herein to condominium ownership and use in accordance with Chapter 718 of the Florida Statutes, as follows:

The real property submitted to condominium ownership and use includes the lands lying and being situated in Lee County, Florida, designated and described as Phase 2 on Exhibit 1 attached hereto and made a part hereof, of which the condominium drawings are recorded in Condominium Book 29, Page 28-29 of the public records of Lee County, Florida, together with all improvements from time to time erected or installed thereon.

The real property described above shall be subject to all of the terms, provisions, conditions and easements contained in the Declaration.

In accordance with the formula set forth in Section 5 of the Declaration, each unit in Courtside Landings Condominium, upon submission of Phase 2 to condominium ownership under the Declaration, shall have appurtenant thereto an 1/71st undivided share of the Common Elements and the Common Surplus.

IN WITNESS WHEREOF, this instrument was executed by the undersigned this 9th day of October, 2000.

WITNESSES:

Name: Melanie Scize
Print Name: Melanie Scize

Name: Mary S. Cook
Print Name: Mary S. Cook

DEVELOPER:

WCI COMMUNITIES, INC., a Delaware corporation, formerly known as Florida Design Communities, Inc., as Developer of Courtside Landings Condominium

By: Stephen C. Pierce
Stephen C. Pierce, Vice President

(SEAL)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 9th day of October, 2000, by Stephen C. Pierce, as Vice President of WCI COMMUNITIES, INC., a Delaware corporation, formerly known as Florida Design Communities, Inc., on behalf of the corporation, as Developer of Courtside Landings Condominium. He either is personally known to me or has produced _____ as identification.

My Commission Expires: 3/6/04

(AFFIX NOTARY SEAL)



Mary S. Cook
Commission # CC 916338
Expires March 6, 2004
Resident Firm
Atlantic Bonding Co., Inc.

Mary S. Cook
(Signature)

Name: Mary S. Cook
(Legibly Printed)

Notary Public, State of Florida

CC 916338
(Commission Number, if any)

**CONSENT OF MORTGAGEE REGARDING FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM FOR COURTSIDE LANDINGS CONDOMINIUM**

Fleet National Bank, f/k/a BankBoston, N.A., a national banking association, as Agent for the Banks (the "Mortgagee"), the holder of that certain Second Consolidated, Amended and Restated Mortgage and Security Agreement and Notice of Future Advance dated as of April 26, 2000, and recorded in Official Records Book 3248, at Page 3065 of the Public Records of Lee County, Florida (the "Mortgage"), which Mortgage constitutes a lien upon the real property described in the First Amendment to Declaration of Condominium for Courtside Landings Condominium dated October 9, 2000, and to which this instrument is attached (the "First Amendment"), hereby consents to WCI Communities, Inc., a Delaware corporation (the "Developer"), recording the First Amendment and subjecting the real property described in such First Amendment to the terms and provisions of the Declaration of Condominium for Courtside Landings Condominium recorded on March 24, 1999, in Official Records Book 3093, Page 3733, public records of Lee County, Florida ("Declaration").

Notwithstanding the execution of this consent, nothing herein shall be construed to render the Mortgagee responsible or liable for the performance of any of the covenants or undertakings of the Developer under the Declaration nor shall this consent affect the priority of the Mortgage lien and interest of the Mortgagee.

Dated this 9 day of October, 2000.

WITNESSES:

Fleet National Bank, f/k/a BankBoston, N.A., a national banking association

Deborah Parker
Name: Deborah Parker

By: S. Selbo
Steven P. Selbo, Director

Olivia A. Narr
Name: OLIVIA A. NARR

(SEAL)

STATE OF GEORGIA
COUNTY OF EULTON
DEKALB

The foregoing instrument was acknowledged before me this 9th day of October, 2000, by Steven P. Selbo, as Director of Fleet National Bank, f/k/a BankBoston, N.A., who either is personally known to me or has produced STEVEN P. SELBO as identification.

My Commission Expires:

C Cheryl Geoffroy
(Signature)
Name: Cheryl Geoffroy
(Legibly Printed)
Notary Public, State of Georgia

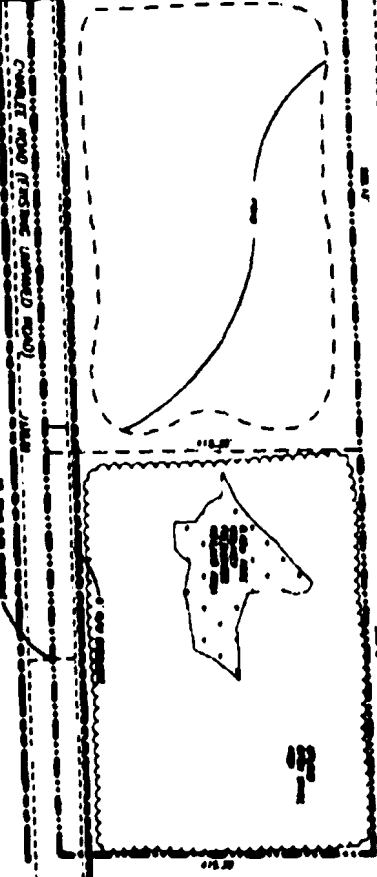
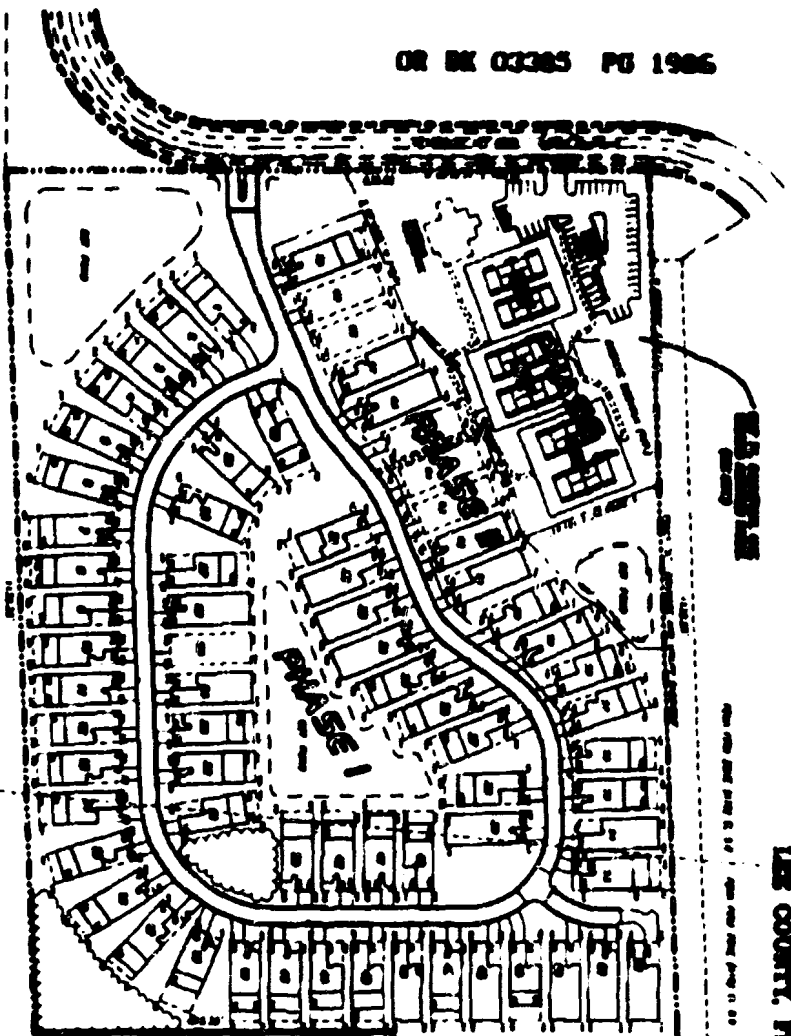
**OFFICIAL NOTARY SEAL
(OFFICIAL NOTARY SEAL)
CHERYL GEOFFROY
NOTARY PUBLIC STATE OF GEORGIA
COUNTY OF GWINNETT
MY COMMISSION EXPIRES APRIL 30, 2004**

(Commission Number, if any)

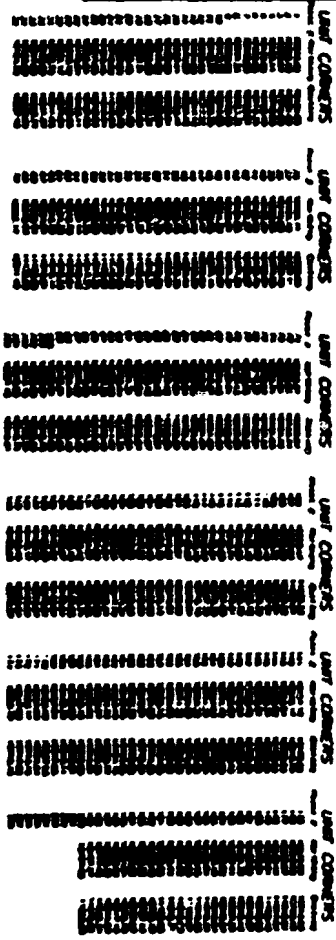
COURTSIDE LANDINGS CONDOMINIUM PHASE II

SECTION 6, TWP 43 S, R2E 23 E
LEE COUNTY, FLORIDA

SECTION 6, TWP 43 S, R2E 23 E
LEE COUNTY, FLORIDA



COMMON AREA



LEGEND
1. CONCRETE
2. ASPHALT
3. GRAVEL
4. SAND
5. GRASS
6. TREES
7. SHRUBS
8. FENCES
9. DRIVEWAYS
10. STAIRS
11. ELEVATORS
12. MECHANICAL
13. ELECTRICAL
14. PLUMBING
15. STRUCTURAL
16. FINISHES
17. LANDSCAPE
18. UTILITIES
19. OTHER

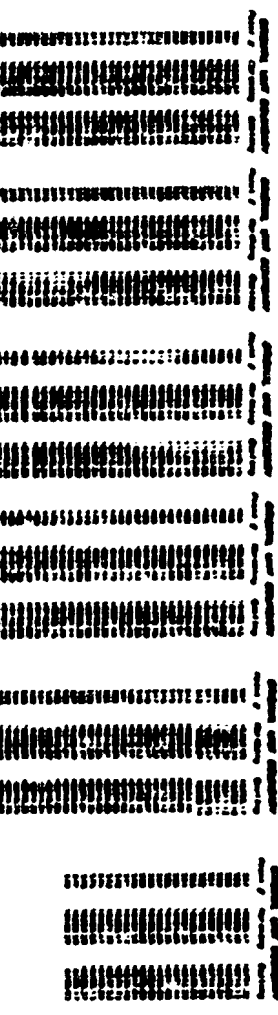


Exhibit 1 page 2 of 3

DWG. 03/01

CONDOMINIUM FLOOR PLAN
JOB NO. 220219

EXHIBIT 1

PHASE 2 DESCRIPTION:

COMMENCING at the Southwest corner of Section 6, Township 43 South, Range 23 East, thence run along the West line of aforesaid Section 6, N 00°33'37" E a distance of 830.60 feet to the Southwest corner of the aforementioned Parcel L; thence continue along the West line of aforesaid Section 6, N 00°33'37" E a distance of 830.60 feet also being the West line of Parcel L to the North line of the South 1660 feet of the aforesaid Section 6; thence run N 88°22'02" E a distance of 627.24 feet along the North line of the South 1660 feet of the aforesaid Section 6, also being the North line of the aforementioned Parcels L, A-2 and A-3 to the POINT OF BEGINNING;

Thence continue along the North line of the South 1660 feet of the aforesaid Section 6, N 88°22'2" E a distance of 317.21 feet; thence run South a distance of 131.31 feet; thence run West a distance of 161.71 feet; thence run S 77°54'46" W a distance of 73.44 feet; thence run S 50°43'42" W a distance of 72.88 feet; thence run S 41°24'34" W a distance of 134.41 feet; thence run S 67°48'33" W a distance of 180.96 feet; thence run S 50°39'58" W a distance of 110.52 feet; thence run S 68°8'52" W a distance of 232.71 feet; thence run N 21°49'7" W a distance of 122.65 feet; thence run N 67°12'25" E a distance of 159.74 feet; thence run N 45°0'58" E a distance of 93.83 feet; thence run N 69°0'21" E a distance of 230.78 feet; thence run N 46°3'28" E a distance of 106.06 feet; thence run N 28°37'27" E a distance of 22.77 feet; thence run N 47°12'21" E a distance of 81.89 feet; thence run N 0°0'56" W a distance of 35.64 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS PROVIDED FOR THE SAKE OF CLARITY.