



This instrument prepared by and
After recording return to:

Nicole M. Marginian, Esq. ✓
Quarles & Brady LLP
4501 Tamiami Trail North, Suite 300
Naples, Florida 34103

INSTR # 5641368
OR BK 03788 PG 0829
RECORDED 12/02/2002 02:13:03 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY
RECORDING FEE 19.50
DEPUTY CLERK J Miller

ACCESS EASEMENT

4 THIS EASEMENT, is made and entered into this 22ND day of OCTOBER, 2002, by and between **PUNTA GORDA ISLES, SECTION 22 HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, Grantor, and **WALTER COX and VICKI COX**, husband and wife, the owners of the property located at 17773 Courtside Landings Circle, Punta Gorda, Florida 33955 and described in Exhibit "A" attached hereto, Grantee. (Whenever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, whenever the contest so admits or requires.)

WHEREAS, the roads described herein provides the exclusive manner of ingress and egress to Grantee to the property described in Exhibit "A" from public roads and highways into and across the property known as Punta Gorda Isles, Section 22, as recorded in Plat Book 28, at page 118, of the public records of Lee County, Florida, and replatted in Plat Book 34, at page 92, of the public records of Lee County, Florida, and any amendments and supplements thereto;

WHEREAS, Grantor intends to privatize the roads described below; and

WHEREAS, if the roads described below are privatized, Grantor and Grantee desire that Grantee has perpetual, non-exclusive access over and across said roads for ingress and egress.

WITNESSETH:

Grantor, for and in consideration of the premises described herein and other valuable considerations to it in hand paid by the said Grantee, the receipt of which is hereby acknowledged, does hereby grant and convey unto the Grantee and its successors and assigns, a perpetual, non-exclusive easement for ingress and egress over and across the roads lying and being in the County of Lee, State of Florida, and more particularly described as follows:

Big Pine Lane, Cape Cole Boulevard, Matecumbe Key Road, Sugarloaf Key Road, Marathon Way, Key Largo Lane, Key Largo Circle, Sable Key Circle, Marianne Key Road, Romano Key Circle, Big Pass Lane, Big Bend Circle, Islamorada Road a/k/a Islamorada Boulevard and Little Pine Circle, according to the Plat of Punta Gorda Isles, Section 22, recorded in Plat Book 28, at page 118, of the public records of Lee County, Florida, and replatted in Plat Book 34, at page 92, of the public records of Lee County, Florida, and any amendments and supplements thereto.

THIS EASEMENT IS RESTRICTED BY AND SUBJECT TO THE RULES AND REGULATIONS OF THE PUNTA GORDA ISLES, SECTION 22 HOMEOWNERS ASSOCIATION, INC. THAT MAY BE ADOPTED AND AMENDED FROM TIME TO TIME.

Grantor shall provide Grantee with not less than one point of free access to said roads together with the necessary personal or vehicular identification to facilitate such access. Grantor shall provide any access in addition to said single point of free access to Grantee in the same manner and under the same circumstances and regulations as provided to members of Grantor, and shall make available to Grantee, under the same terms and conditions as is made available to members of Grantor, any necessary electronic or mechanical devices, bar codes, access codes or other such instrumentalities of entry as may be used to facilitate this Easement.

If the property described in Exhibit "A" hereto becomes a part of the Punta Gorda Isles, Section 22 Homeowners Association, Inc., or becomes subject to the Declaration of Covenants and Restrictions, recorded in O.R. Book 3177, at page 2077, of the public records of Lee County, Florida ("Declaration"), this Easement shall terminate and Grantee's rights of ingress and egress shall be as otherwise provided to the members of the Punta Gorda Isles, Section 22 Homeowners Association, Inc., or the properties encumbered by the Declaration, whichever applies.

TO HAVE AND TO HOLD, the same onto said Grantee for the purposes and duration aforesaid.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

(Corporate Seal)
PUNTA GORDA ISLES, SECTION 22
HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: Carl R. Winger
Carl R. Winger, as President

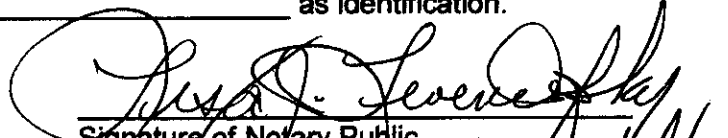
Stuart Cassner
Witness #1
STUART CASSNER
Print Name

Marianne Cassner
Witness #2
MARIANNE CASSNER
Print Name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 22nd day of October, 2002, by Carl R. Winger, as President of PUNTA GORDA ISLES, SECTION 22 HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, who is personally known to me or who () produced _____ as identification.

(SEAL)


Signature of Notary Public
Print Name: LISA J. Levendofsky
My commission expires: 4-23-2004

OFFICIAL NOTARY SEAL
LISA J LEVENDOFSKY
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC931508
MY COMMISSION EXP. APR. 25 2004

EXHIBIT "A"

Unit No. 1, COURTSIDE LANDINGS CONDOMINIUM, being further described in that certain Declaration of Condominium recorded in Official Records Book 3093, beginning at page 3733, as amended, and according to the plat recorded in Condominium Plat Book 26, pages 57 through 58, as amended, both of the public records of Lee County, Florida.