

This instrument prepared by and return to:  
Courthouse Box 39  
Thomas B. Hart, Esq.  
Knott Ebelini Hart  
1625 Hendry Street, Suite 301  
Fort Myers, Florida 33901

FOURTH AMENDMENT TO THE SIXTY-EIGHTH SUPPLEMENT AND SEVENTY-  
THIRD SUPPLEMENT TO THE DECLARATION AND GENERAL PROTECTIVE  
COVENANTS FOR PELICAN LANDING

This Fourth Amendment to the Sixty-Eighth Supplement and Seventy-Third Supplement to the Declaration and General Protective Covenants for Pelican Landing (this "Amendment") is made this 13<sup>th</sup> day of ~~FEBRUARY~~ FEBRUARY 2014 by and among **WCI Communities, LLC**, a Delaware limited liability company, as successor in interest to 2009 Real Estate, LLC f/k/a 2009 Real Estate Corporation f/k/a WCI Communities, Inc., successor by merger to WCI Communities Limited Partnership, a Delaware limited partnership, as successor to Pelican Landing Communities, Inc., formerly known as Westinghouse Bayside Communities, Inc., a Florida corporation which entity is the "Declarant" of that particular Amended and Restated Declaration and General Protective Covenants for Pelican Landing (for purposes of this Supplement, WCI Communities, LLC is referred to in this Supplement as "Declarant"); **Pelican Landing Community Association, Inc.**, a Florida Corporation not for profit (the "Association"); **Hyatt Equities, L.L.C.**, a Delaware limited liability company ("Hyatt"), and **Pelican Landing Timeshare Ventures Limited Partnership**, a Delaware limited partnership ("Timeshare Developer").

BACKGROUND:

A. Declarant recorded an "Amended and Restated Declaration and General Protective Covenants for Pelican Landing" at Official Records Book 2198, Pages 1873 of the Public Records of Lee County, Florida, as subsequently amended and supplemented (collectively, the "Declaration"), which Declaration subjects to its terms certain real property referred to in the Declaration as "Properties".

B. Declarant, Association and Hyatt recorded a "Sixty-Eighth Supplement to the Declaration and General Protective Covenants for Pelican Landing" at Official Records Book 3052, Page 1817 of the Public Records of Lee County, Florida (the "Sixty-Eighth Supplement")

C. Declarant, Association and Timeshare Developer recorded a "Seventy-Third Supplement to the Declaration and General Protective Covenants for Pelican Landing" at Official Records Book 3362, Page 2486 of the Public Records of Lee County, Florida (the "Seventy-Third Supplement").

EXHIBIT "D"

1. Shuttle Service. Subject to the provisions of this Exhibit, (a) the Hotel/Conference Center Property and Timeshare Property shall operate their own shuttle boats for guests of the hotel on the Hotel Conference Center Property (the "Hotel") and Timeshare Users (as defined in the Seventy-Third Supplement to the Declaration), and (b) the Association shall operate its own shuttle boats for all other Owners entitled to access to the Beach Park. References in this Exhibit to the Hotel Conference Center Property, the Hotel or its guests shall include (unless otherwise not appropriate), without limitation, all Hotel guests (excluding day time Hotel conferees who are not overnight guests of the Hotel with the exception of sales personnel bringing prospects to the Beach Park) and personnel related to the activities or operations conducted by the Hotel with respect to the Beach Park. References in this Exhibit to other Owners shall refer to all Owners other than the owners of the Hotel Conference Center Property and Timeshare Property (as defined in the Seventy-Third Supplement to the Declaration), which are now or hereafter permitted to use the Beach Park, and their guests, lessees, users, and occupants. Except in the event of an emergency evacuation of the Beach Park, or a situation where the Hotel/Timeshare shuttle boats are full to capacity, Hotel guests and Timeshare Users shall not use the Association shuttle boats. Other Owners permitted access to the Beach Park shall not use the Hotel/Timeshare shuttle boats, except in the event of an emergency evacuation of the Beach Park, and as space allows, prior to 9:00 a.m. and after 4:30 p.m. when the Association shuttle boats are not operating, or during a situation where the other Owners' shuttle boat is full to capacity. No more than fifty (50) people, including captain and mate, shall be permitted on each shuttle boat, regardless of the shuttle boat's capacity.

2. Docking Rights. Mooring at the Beach Park dock for the purpose of shuttling Hotel guests, Timeshare Users and other Owners shall be permitted only from dawn to dusk. The Hotel/Timeshare and the Association will cooperate to provide optimal loading and unloading use of the docks(s) at the Beach Park. During general Beach Park hours of operation, the Hotel/Timeshare shuttle boat and Association shuttle boat will be permitted two, and only two, docking times per hour of fifteen (15) minutes each, for loading and unloading of passengers. To the extent reasonably practicable, given tide, wind and other weather conditions, the Hotel/Timeshare shuttle boat service and the Association shuttle boat service will be coordinated so as to permit incoming and outgoing shuttle boats to occupy and pass each other in the channel that provides the access to the dock.

3. Hours of Operation. The normal hours of operation of the Beach Park by the Association shall be from 9:00 a.m. to 4:30 p.m. each day. The Association however, in its sole and absolute discretion, may, from time to time, extend the normal hours of operation of the Beach Park. The Association, in operating the Beach Park, shall not restrict hours of use by the Hotel guests or Timeshare Users from dawn to dusk. Hyatt and the Timeshare Developer shall bear the sole cost of staffing the Beach Park with respect to its use during such hours that the Beach Park is not generally open for use. Maintenance or servicing of Beach Park facilities by the Association, Hyatt and the

Timeshare Developer personnel will be reasonably permitted during hours outside of the hours of operation set forth above in this paragraph.

4. Beach Park Facilities. Hotel guests and Timeshare Users will have full and reasonable use of all Beach Park facilities available to other members of the Association, including, without limitation, changing areas and toilets. In addition, Hyatt and Timeshare Developer shall be permitted to provide beach facilities to Hotel guests and Timeshare Users, including, without limitation, towels, lounges, chairs and umbrellas.

5. Concessions. Subject to paragraph 6 below, neither the Declarant, the Association, nor Hyatt shall (i) sell food, drinks, beach products or other merchandise on Big Hickory Island, (ii) moor a boat on Big Hickory Island for the purpose of selling food, drinks, beach products or other merchandise, or (iii) operate an equipment and rental business on Big Hickory Island. In addition, the Association shall not permit any other party to undertake the activities described in the preceding sentence at the Beach Park. Sale of food, drinks, beach products or other merchandise shall be permitted on the Hotel/Timeshare shuttle boat and Association shuttle boat when not moored at Big Hickory Island. Other than for emergency purposed and for electric carts on a system of boardwalks off the beach, motorized vehicles shall not be permitted at the Beach Park.

6. Group Activities. The Hotel and other Members of the Association shall be entitled to reserve portions of the Beach Park facilities (as to the Hotel, including for activities exclusively for Hotel guests) to hold and cater special beach functions provided that they do not materially adversely affect other users of the Beach Park. The Hotel and Association will establish a reasonable, fair and nondiscriminatory reservation system through the Association to avoid conflict between competing events. The conducts of such activities shall be made under the same rules for both the Hotel and other Members of the Association. Such functions must comply with the Beach Management Plan and all laws relating to turtle and bird nesting. The Hotel, the Association and its Members will be responsible for all cleaning and maintenance, which results from their respective activities. The Association shall not be responsible for theft or destruction of non-Association property left at the Beach Park facilities.

7. Shuttle Boat Tally. Association and Hyatt personnel shall, in cooperation with the captains of the Association and the Hotel/Timeshare shuttle boats, monitor the number of people traveling to and from the Beach Park on each of their respective shuttle boats. Such monitoring shall include a count of the Hotel guests, Timeshare Users and other Owners.

8. Hyatt, the Timeshare Developer and the Association shall have the authority and right to amend the rules and regulations hereunder, but only those pertaining to Shuttle Boat usage, by adopting reasonable and mutually acceptable policies provided such amendments are not adverse to the Declarant, WCI Communities, LLC, its successors and assigns.

All Members, their guests and invitees shall use the Beach Park facilities in accordance with all applicable laws.

D. Declarant, Association and Timeshare Developer recorded a "First Amendment to the Sixty-Eighth Supplement and Seventy-Third Supplement to the Declaration and General Protective Covenants for Pelican Landing" at Official Records Book 3614, Page 3553 of the Public Records of Lee County, Florida (the "First Amendment").

E. Declarant, Association, Hyatt and Timeshare Developer recorded a "Second Amendment to the Sixty-Eighth Supplement and Seventy-Third Supplement to the Declaration and General Protective Covenants for Pelican Landing" at Official Records Book 3778, Page 3528 of the Public Records of Lee County, Florida (the "Second Amendment").

F. Declarant, Association, Hyatt and Timeshare Developer recorded a "Third Amendment to the Sixty-Eighth Supplement and Seventy-Third Supplement to the Declaration and General Protective Covenants for Pelican Landing" at Official Records Instrument Number 2010000167214 of the Public Records of Lee County, Florida (the "Third Amendment").

G. Declarant, Association, Hyatt and Timeshare Developer wish to further amend the Sixty-Eighth and Seventy-Third Supplements to the Declaration and General Protective Covenants for Pelican Landing, as set forth in this Fourth Amendment ("Fourth Amendment").

TERMS:

1. Recitals. The foregoing recitals are true and accurate and are hereby incorporated by reference.

2. Definitions. Capitalized terms, which are not otherwise defined in this Amendment, shall have the same meaning ascribed to such terms in the Declaration.

3. Rules and Regulations. Declarant, the Association, Hyatt and Timeshare Developer agree that the rules and regulations attached to this Third Amendment, as Exhibit D shall replace Exhibit D to the First Amendment.

4. The first paragraph of the Third Amendment contained scrivener's errors regarding the name and description of the Declarant. The name and description of the Declarant contained in the first paragraph of the Third Amendment is hereby amended and restated as shown in the first paragraph of this Fourth Amendment.

5. First Amendment, Second Amendment and Third Amendment Re-affirmed. All other covenants, conditions and provisions of the First Amendment, Second Amendment and Third Amendment are hereby ratified and confirmed, without modification, except as provided herein and as necessary to effectuate this Amendment.

6. Effective Date. This Amendment shall be effective the date it is recorded in the Public Records of Lee County, Florida.





HYATT EQUITIES, L.L.C., a Delaware limited liability company

Erika Banda

Signature of 1<sup>st</sup> Witness

Erika Banda

Printed Name of 1<sup>st</sup> Witness

Julie Workman

Signature of 2<sup>nd</sup> Witness

Julie Workman

Printed Name of 2<sup>nd</sup> Witness

By:

Title:

Name:

[Signature]  
V.P.  
STEVE SOKAL

ACKNOWLEDGEMENT

STATE OF ~~FLORIDA~~ Illinois )

COUNTY OF ~~LEE~~ COOK )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of February 2014 by Steve Sokal of HYATT EQUITIES, L.L.C., a Delaware limited liability company, on behalf of the company. He/she is personally known to me or who has produced \_\_\_\_\_ as identification.

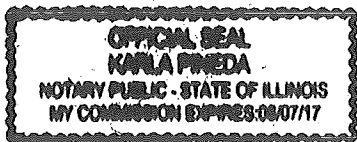
[Signature]

Signature of Notary Public

Karla Pineda

Printed Name

My Commission Expires: 8/7/17



PELICAN LANDING TIMESHARE VENTURES LIMITED PARTNERSHIP, a Delaware limited partnership

By: HTS-COCONUT POINT, INC., a Delaware corporation, its general partner

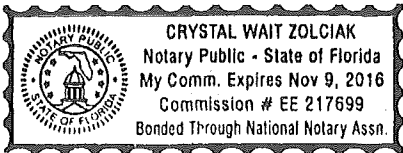
By: [Signature]  
Title: Asst Secretary HTS Coconut Point  
Name: LISA TROSSA

[Signature]  
Signature of 1<sup>st</sup> Witness  
Christin Ruffaut  
Printed Name of 1<sup>st</sup> Witness  
Christin Ruffaut  
Signature of 2<sup>nd</sup> Witness  
Christine Ruffaut  
Printed Name of 2<sup>nd</sup> Witness

ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF ~~LEE~~ Pinellas )

4 The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of February 2012, by \_\_\_\_\_ of HTS-COCONUT POINT, INC., a Delaware corporation, and general partner of Pelican Landing Timeshare Ventures Limited Partnership, a Delaware limited partnership, on behalf of the partnership. He/she is personally known to me or who has produced \_\_\_\_\_ as identification.



Crystal Wait Zolciak  
Signature of Notary Public

Crystal Wait Zolciak  
Printed Name

My Commission Expires: 11/09/2016