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COLLIER COUNTY

RECORDED

DECLARATION OF RESTRICTIONS

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KNOW ALL MEN BY THESE PRESENTS, that the undersigned
WIGGINS BAY ASSOCIATES, LTD., an Illinois Limited Partnership,
being the owner of a certain real property located in Collier
County, Florida, and more particularly described as set forth in
Exhibit "A" attached hereto, makes the following Declaration of
Restrictions covering the above-described real property,
specifying that this declaration shall constitute a covenant
running with the land and that this declaration shall be binding
upon the undersigned and upon all persons deriving title
through the undersigned. These restrictions, during their
lifetime, shall be for the benefit of and limitation upon all
present and future owners of the real property.

1. The use of said property shall be limited to
ingress, egress and parking for automobiles owned or used by
those persons entitled to use the boat docks located in the
Cocohatchee River lying immediately south of Tract 3 as shown in
the plat of Wiggins Bay Phase 1 according to plat thereof
recorded in Plat Book 13, Pages 89 and 90, Public Records of
Collier County, Florida.

2. The declaror reserves unto itself, and its
successors and assigns the right to improve the property
consistent with its restrictive use and regulate the parking and
use of the property in a reasonable manner consistent with the
restricted use and designed to maintain the property in an
attractive and functional state for the purpose of parking and
ingress to and egress from said boat docks.

3. The parking area and roadway shall be in conformity
with the roadway and parking areas in the Princeton Place project
at Wiggins Bay Development.

4. These restrictions may not be removed without the
consent of the owners of the real property described in Exhibit
"B", their successors or assigns.

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FIRST AMERICAN TITLE ✓

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IN WITNESS WHEREOF, we have set out hands and seals this 15th

day of March, 1989.

WIGGINS BAY ASSOCIATES, LTD.,
an Illinois Limited Partnership

SURREY WAYNE CORPORATION,
General Partner

BY

Patrick J. Griffin, President
(Corporate Seal)

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by
Patrick J. Griffin, President of the above named corporation, on
behalf of the corporation as general partner of the limited
partnership.

Mark W. Walker
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES MAR 24, 1991
CLERK OF THE CIRCUIT COURT IWS. WMD.

A CERTIFIED COPY

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EXHIBIT "A" TO THE DECLARATION OF RESTRICTIONS

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, AND BEING A PART OF TRACT 1 OF "WIGGINS BAY PHASE 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 89 AND 90, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 1; THENCE RUN ALONG THE NORTH LINE OF TRACT 1, N 88°07'23" E A DISTANCE OF 234.24 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HORSE CREEK DRIVE; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE S 31°14'52" W A DISTANCE 33.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 23°45'08" A RADIUS OF 50.00 FEET AND A CHORD BEARING S 19°22'18" W FOR 20.58 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 20.73 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN S 88°07'23" W A DISTANCE OF 163.00 FEET; THENCE RUN S 28°36'01" E A DISTANCE OF 14.51 FEET; THENCE RUN S 9°20'17" E A DISTANCE OF 331.40 FEET; THENCE RUN S 54°20'17" E A DISTANCE OF 7.07 FEET; THENCE RUN S 9°20'17" E A DISTANCE OF 25.00 FEET; THENCE RUN S 81°03'34" W A DISTANCE OF 15.00 FEET; THENCE RUN N 9°20'17" W A DISTANCE OF 361.30 FEET; THENCE RUN N 36°27'48" W A DISTANCE OF 74.41 FEET TO THE POINT OF BEGINNING. CONTAINING 0.31 ACRES MORE OR LESS.

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EXHIBIT "B" TO THE DECLARATION OF RESTRICTIONS

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 48 SOUTH, RANGE 25 EAST, AND BEING A PART OF TRACTS 1 AND 2C OF "WIGGINS BAY PHASE 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 89 AND 90, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 2C ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HORSE CREEK DRIVE; THENCE RUN S 88°07'23" W A DISTANCE OF 52.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 56°52'31" A RADIUS OF 175.00 FEET AND A CHORD BEARING S 59°41'07" W FOR 166.67 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 173.72 FEET TO A POINT OF TANGENCY; THENCE RUN S 31°14'52" W A DISTANCE OF 196.97 FEET TO THE POINT OF BEGINNING OF LANDS HEREIN DESCRIBED:

THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN S 58°45'08" E A DISTANCE OF 332.19 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID TRACT 2C;

THENCE RUN S 39°08'54" W A DISTANCE OF 38.66 FEET;

THENCE RUN S 22°42'22" W A DISTANCE OF 38.48 FEET;

THENCE RUN S 26°26'13" E A DISTANCE OF 18.55 FEET;

THENCE RUN S 62°43'32" W A DISTANCE OF 310.03 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2C AND THE SOUTHEAST CORNER OF TRACT 1; THENCE CONTINUE S 62°43'32" W A DISTANCE OF 115.75 FEET;

THENCE RUN S 81°03'34" W A DISTANCE OF 107.00 FEET;

THENCE RUN N 9°20'17" W A DISTANCE OF 25.00 FEET;

THENCE RUN N 54°20'17" W A DISTANCE OF 7.07 FEET;

THENCE RUN N 9°20'17" W A DISTANCE OF 331.40 FEET;

THENCE RUN N 28°36'01" W A DISTANCE OF 14.51 FEET;

THENCE RUN N 88°07'23" E A DISTANCE OF 163.00 FEET TO THE POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HORSE CREEK DRIVE ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 193°54'22" A RADIUS OF 50.00 FEET AND A CHORD BEARING S 89°27'27" E FOR 99.26 FEET; THENCE RUN SOUTHWESTERLY TO NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 169.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 37°39'30" A RADIUS OF 70.00 FEET AND A CHORD BEARING N 12°25'07" E FOR 15.18 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.01 FEET TO A POINT OF TANGENCY; THENCE RUN N 31°14'52" E A DISTANCE OF 57.41 FEET TO THE POINT OF BEGINNING. CONTAINING 3.49 ACRES MORE OR LESS.

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Recorded and Verified
in Official Records of
COLLIER COUNTY, FLORIDA
JAMES C. GILES, CLERK

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