

**NOTE: SUBSTANTIAL AMENDMENT OF ENTIRE DECLARATION.
FOR PRESENT TEXT SEE EXISTING DECLARATION.**

**AMENDED AND RESTATED DECLARATION
OF
NEIGHBORHOOD COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR LOT 5, THE VINEYARDS TRACT F UNIT ONE
AS RECORDED IN PLAT BOOK 14, PAGES 96 AND 97,
PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA**

COMMONLY KNOWN AND REFERRED TO AS NAPA RIDGE VILLAS

KNOW ALL MEN BY THESE PRESENTS that on May 31, 1988 the original Declaration was recorded in Official Record Book 1353, Page 1457 *et seq.*, of the Public Records of Collier County, Florida. That Declaration, as it has previously been amended, is hereby further amended and is restated in its entirety.

The land subject to this Declaration (hereinafter the "Property") is more particularly and legally described in Plat Book 14, Pages 96 and 97 of the Public Records of Collier County, Florida, a copy being attached hereto as Exhibit "A".

No additional land is being added by this instrument and no land is being removed by this instrument. The covenants, conditions and restrictions contained in this Declaration shall run with the land and be binding upon and inure to the benefit of all present and future Owners. The acquisition of title to a Lot or any other Ownership interest in the Property, or the lease, occupancy or use of any portion of a Lot or the Property constitutes an acceptance and ratification of all provisions of this Declaration as amended from time to time, and an agreement to be bound by its terms.

All property within Napa Ridge Villas shall be held, transferred, sold, conveyed, and occupied subject to the Declaration of Master Covenants, Conditions, and Restrictions for the Vineyards recorded at Official Records Book 1284, Pages 1938 *et seq.* as the same may be amended from time to time ("Master Declaration"). The provisions of this Declaration shall be in addition to the provisions of the Master Declaration.

1. DEFINITIONS. The following words and terms used in this Declaration or any of the governing documents (unless the context shall clearly indicate otherwise) shall have the following meanings:

1.1 **"Architectural Review Board" or "ARB"** means the committee established pursuant to Section 6 of this Declaration to review plans and specifications for the construction or modification of improvements and to administer and enforce the architectural controls described in Section 6.

AMENDED AND RESTATED DECLARATION