

Exhibit C

APPLICATION TO AMEND A PLANNED DEVELOPMENT OR PUD CYPRESS WOODS RV RESORT HOME OWNERS ASSOCIATION, INC

QUESTION 14

NARRATIVE

The members of Cypress Woods RV Resort Home Owners, Inc., are comprised of 605 lots of which 471 are developed lots. Manufactured Homes sit on 89 of these 471 developed lots. 5551 Lockett Road, Inc owns an additional 134 lots, which may be developed in the future (Strap # 11-44-25-00-00014). Recreational vehicles (RV's) sit on the remaining 382 developed lots.

We are a non-transient 5-star RV resort, with amenities, such as two swimming pools, tennis & pickle ball courts, Shuffleboard, Welcome Center and a Town Center. There are many high-end Class A Motor Coaches with a value over \$2 million dollars, as well as 5th Wheel RV's of a minimum of 28 feet with no more than 50 ft. No Class B RV's or tent camping are allowed. RV's must be modern, commercially manufactured and presentable in looks and repair and positioned on the Lot's concrete pad.

The average lot value is \$103,000 with a range from \$81,500 to \$147,000. Manufactured home average value is \$ 214,200 with a range from \$200,000 to \$227,000. Most members spend between 6 to 9 months in the resort. There are approximately 60 full time residents in the resort.

Rentals are allowed yet are rented on a seasonal basis; many of the renters return year after year. Rentals are spread via word of mouth or can appear on a master list kept by a member of the association. There are no-transient renters allowed in the resort- we do not rent on a per night basis nor are we advertised as such. The association does not have a rental program.

Minimum Lot Area & Dimensions

Area:	4140 square feet
Width:	46 feet

Depth: 90 feet

Minimum Setbacks:

Street: 20 feet

Side Street: 10 feet, except for corner lots, which is 5 feet

Side: 10 feet, for a recreational vehicle

5 feet, for a manufactured home

Rear: 20 feet

Water Body: 25 feet

The members would like to allow a 12' x 16' unenclosed accessory structure to be placed on the RV lots sometimes called a gazebo but wish not to limit such.

873 votes from members of the association have approved this request which constitutes 86.9% of total votes for owners. 5551 Lockett Road, Inc. has 4 votes for each of the 134 undeveloped remaining lots, for a total of 536 votes. 1007 votes represent the total ownership interest in the community. (See Exhibit A-Log of Members agreeing to such a structure).

Members of the HOA have expressed a desire to have the "unenclosed accessory structure" available for their individual lots. Members are very social and spend many hours outdoors with frequent entertaining. The ability to add an unenclosed accessory structure would provide shelter from the elements and to allow more entertainment space.

An unenclosed accessory structure, if the Planned Development Map is adjusted, to allow:

- Such unenclosed accessory structure will be placed, as requested by members of the association, on RV lots;
- Members who wish to add such a structure on their individual lot, will be required to adhere to current set back requirements, as previously established by the Master Plan;

- Members who wish to add such a structure on their individual lot, will be required to meet all permitting requirements set forth by Lee County;
- Will meet or exceed all performance and locational standards set for the potential uses allowed by the request;
- Does not decrease buffers or open space required by the LDC;
- Does not underutilize public resources or infrastructure;
- Does not reduce total open space nor impede common areas currently existing;
- Is consistent with the densities, intensities and general uses set forth in the Lee Plan
- Is compatible with existing or planned uses in the surrounding areas;
- Will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by the streets currently in place with the capacity to carry traffic generated within the development;
- Does not adversely impact surrounding land uses;
- Will not adversely affect environmentally critical areas or natural resources.

RV's, no matter what size, are really providing limited living space for two in our very social resort, yet many owners need additional space to entertain, and this unenclosed accessory structure will provide the needed, sheltered, outside space.