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May 13, 2024

Via Electronic Mail

Mr. Adam Mendez
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901
Amendez@leegov.com

Re: Administrative Amendment
ADD2024-00063
Project Name: Cypress Woods RVPD

Dear Mr. Mendez:

The undersigned is legal counsel to Laguna Caribe at Cypress Woods, LLC ("Applicant") relative to matters concerning the Laguna Caribe Property Owners Association, Inc. (the "Association"), the homeowners' association of which the property related to the above application is subject.

This correspondence is provided in response to your letter to the Applicant, dated August 2, 2023, requesting additional information; specifically, the request for a letter of opinion of counsel in accordance with LDC Section 34-201(a)(1)f, as set forth in item 1b of your letter.

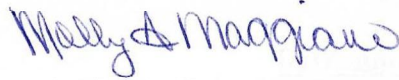
I have examined the Declaration of Covenants, Conditions and Restrictions of Laguna Caribe, recorded at Instrument No. 2023000160378 in the Official Records of Lee County, Florida (the "Declaration") along with the Bylaws of the Association attached as Exhibit C thereto (the "Bylaws" and, collectively with the Declaration, the "Governing Documents"). Based on my examination:

1. Applicant is the "Developer" under the Declaration.
2. The Developer has full authority to regulate all structures and improvements constructed on the property, and may adopt, rescind and amend guidelines relating thereto.
3. The Developer has the authority, so long as Developer owns any portion of the property, to seek and apply for amendments, modifications and deviations to, among other things, the pertinent zoning resolutions relating to the Cypress Woods RVPD.
4. The Developer has the authority to unilaterally amend the Declaration, as appropriate, to take into account any modifications or amendments to the development order and/or zoning resolutions relating to the Cypress Woods RVPD.

Based on the foregoing, it is my opinion that submission of the above-referenced Application for Administrative Amendment by Applicant does not violate: (i) any of the provisions of the Governing

Documents; (ii) any law regulating homeowners associations; or (iii) the rights of any homeowners derived from the Governing Documents, nor would approval of requested amendment by the County violate any such rights.

Very truly yours,



Molly A. Maggiano, Esq.
Florida Bar No. 11297