



COLLIER COUNTY GOVERNMENT  
GROWTH MANAGEMENT DEPARTMENT  
[www.colliergov.net](http://www.colliergov.net)

2800 NORTH HORSESHOE DRIVE  
NAPLES, FLORIDA 34104  
(239) 252-2400 FAX: (239) 252-6358

### COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that we are the fee simple titleholders and owners of record of property commonly known as Parcel Numbers 00192360001 and 00192920001

8810 and 9020 Immokalee Road

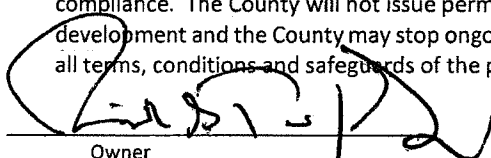
(Street address and City, State and Zip Code)

and legally described in *Exhibit A* attached hereto.

The property described herein is the subject of an application for Mixed-use planned unit development (M PUD) zoning. We hereby designate BCHD Partners II, LLC legal representative thereof, as the legal representatives of the property and as such, these individuals are authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes, but is not limited to, the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning approval on the site. These representatives will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to Collier County.

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. The property will be developed and used in conformity with the approved master plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned unit development rezoning.
2. The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master plan, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by Collier County.
3. A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned unit development process will constitute a violation of the Land Development Code.
4. All terms and conditions of the planned unit development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned unit development must be consistent with those terms and conditions.
5. So long as this covenant is in force, Collier County can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned unit development, seek equitable relief as necessary to compel compliance. The County will not issue permits, certificates, or licenses to occupy or use any part of the planned unit development and the County may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned unit development.



Owner

Richard S. Talford as President of Tree Plateau Co., Inc.

Printed Name

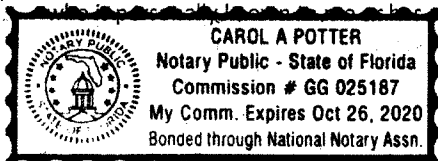
Owner

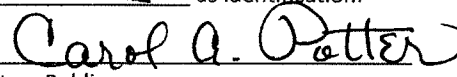
Printed Name

STATE OF FLORIDA)  
COUNTY OF COLLIER)

Sworn to (or affirmed) and subscribed before me this 20th day of June, 2017 by Richard S. Talford personally known to me.

personally known to me.



  
Notary Public  
(Name typed, printed or stamped)  
CAROL A. POTTER

# EXHIBIT A

01173725

1988 APR 22 PM 12:27

COLLIER COUNTY

RECORDED

REC 900  
PRM 180  
DOC 711425  
INT  
IND

## WARRANTY DEED

133/rp6

THIS INDENTURE, made this 15th day of April, 1988, between, DRH, INC., a Florida Corporation, of the County of Collier, in the State of Florida, Grantor, and TREE PLATEAU CO., INC., a Delaware Corporation, whose post office address is 1100 Fifth Avenue South, Naples, Florida, 33940, Grantee.

## WITNESSETH

That the said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the said Grantee, its heirs and assigns forever, the following described land, situate, lying, and being in Collier County, State of Florida, to-wit:

Parcel 1 - East half of the Southeast quarter of the Northeast quarter of Section 22, Township 48 South, Range 26 East, Collier County, Florida, "excepting" and reserving therefrom the East 30 feet and South 30 feet thereof as access easement for highway right-of-way.

Parcel 2 - East half of the Northeast quarter of the Southeast quarter of Section 22, Township 48 South, Range 26 East, Collier County, Florida, "excepting" and reserving therefrom the East 30 feet and the North 30 feet thereof as access easement for highway right-of-way.

Parcel 3 - East half of the Southeast quarter of the Southeast quarter of Section 22, Township 48 South, Range 26 East, Collier County, Florida, and "subject to" an easement for public road right-of-way over and across the East 30 feet thereof; and excepting the South 100 feet thereof (canal right-of-way).

Note: Parcel 1 and Parcel 2 descriptions use the word "excepting" whereas Parcel 3 says "subject to" concerning the easements.

## AND

The NW 1/4 of the NW 1/4, Section 26, Township 48 South, Range 26 East, Collier County, Florida.

SUBJECT to restrictions, reservations and easements of record and real property taxes for 1988.

SUBJECT to road right-of-way.

## AND

The West 60% of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 48 South, Range 26 East, Collier County, Florida, less the North 100 feet previously conveyed for road right-of-way.

And said Grantor does hereby fully warrant the title to said land, and

Received \$ 7,114.25 Documentary Stamp Tax

Received \$ N/A Class "C" Intangible  
Personal Property Tax

COLLIER COUNTY CLERK OF COURTS

BY Debbie Atkins D.C.

PLEASE RETURN INSTRUMENT TO: JACOB E. COLGROVE, ESQUIRE, 660 NINTH STREET NORTH, SUITE 21, NAPLES, FLORIDA, 33940

001344  
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will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal  
the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of:

Carol Potter

Witness

Cheri Singer

Witness

Carol Potter

Witness

Cheri Singer

Witness

DRH, INC., a Florida Corporation

Gene M. Pranzo

Gene Pranzo, President

Richard Talford

Richard Talford, Secretary

STATE OF FLORIDA :  
:SS  
COUNTY OF COLLIER :

BEFORE ME personally appeared GENE M. PRANZO and RICHARD TALFORD, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary, respectively, of DRH, INC., a Florida Corporation, and they severally acknowledged to and before me that they executed such instrument as such officers of said corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of April, 1988.

Cheri Singer  
Notary Public

My Commission Expires

Notary Public, State of Florida

My Commission Expires March 6, 1989

Seal

THIS INSTRUMENT PREPARED BY:  
JACOB E. COLGROVE, ESQUIRE  
Suite 21, 660 Ninth Street North  
Naples, Florida 33940

PREPARATION OF INSTRUMENT ONLY, WITHOUT BENEFIT OF TITLE OPINION

Recorded & Verified  
in Office of Records of  
COLLIER COUNTY, FLORIDA  
JAMES C. GILES, CLERK