

Record: \$ 19.50
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
KRICE Receipt#291817



AMENDMENT
TO
VENICE CENTER DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS

THIS AMENDMENT is executed effective the 17 day of March, 2003 by XCEL INVESTMENT CO. L.L.P. on behalf of Declarant.

A. The Venice Center Declaration of Covenants, Conditions and Restrictions is recorded in Official Records Book 2238, Page 2733, Public Records of Sarasota County, Florida (the "Declaration").

B. Under the terms of the Declaration, property could be committed to Venice Center and made subject to the Declaration from time to time.

C. Declarant has consented to subassociation documents and committed properties from time to time, and executes this Amendment for purposes of confirming the properties previously committed.

NOW, THEREFORE, the Declaration is amended as follows:

1. There is added as "Committed Property," and therefore added to the property described in Exhibit "B" in the original recorded Declaration, the following parcels (and where a condominium, also to include all Tracts and Parcels referred to therein):

Villas I at Waterside Village, a condominium, according to Declaration of Condominium recorded at Official Records Book 2820, Page 2191, Public Records of Sarasota County, Florida;

The Gardens I at Waterside Village, a condominium, according to Declaration of Condominium recorded at Official Records Book 2776, Page 1085, Public Records of Sarasota County, Florida;

The Gardens II at Waterside Village, a condominium, according to Declaration of Condominium recorded at Official Records Book 2884, Page 2106, Public Records of Sarasota County, Florida;

The Gardens III at Waterside Village, a condominium, according to Declaration of Condominium recorded at Official Records Book 3012, Page 725, Public Records of Sarasota County, Florida;

The Gardens IV at Waterside Village, a condominium, according to Declaration of Condominium recorded in the Official Records as Instrument #1998152994, Public Records of Sarasota County, Florida;

The Gardens V at Waterside Village, a condominium, according to Declaration of Condominium recorded in the Official Records as Instrument #1998152994, Public Records of Sarasota County, Florida;

The Gardens VI at Waterside Village, a condominium, according to Declaration of Condominium recorded in the Official Records as Instrument #2001128012, Public Records of Sarasota County, Florida;

East Preserve at Waterside Village, a condominium, according to Declaration of Condominium recorded in the Official Records as Instrument #2002043219, Public Records of Sarasota County, Florida;

West Preserve at Waterside Village, a proposed condominium, as per legal description set forth in Exhibit "A" attached hereto;

South Preserve I, II and III at Waterside Village, proposed condominiums to be developed on that property described on Exhibit "B" attached hereto; and

Lakeside Medical Center, a condominium, according to Declaration of Condominium recorded in the Official Records as Instrument #2002164278, Public Records of Sarasota County, Florida.

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed in its name the day and year first above written.

WITNESS:

XCEL INVESTMENT CO. L.L.P.,
a Florida limited liability partnership

Debbie L. Connelly
Signature of Witness

Debbie L. Connelly
Print Name of Witness

WM Seider
Signature of Witness

WM Seider
Print Name of Witness

By: *[Signature]*
James A. Connelly
As its: Partner

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12 day of March, 2003 by James A. Connelly, as Partner of XCEL INVESTMENT CO. L.L.P., a Florida limited liability partnership, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

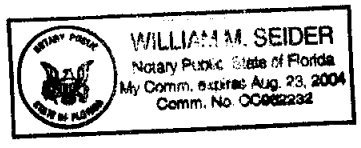
William M Seider
Signature of Notary Public

(Notary Seal)

William M Seider
Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____.

WMS/cw510727



Description for the West Preserve at Waterside Village

Commence at the Southwest corner of the East ½ of Section 15, Township 39 South, Range 19 East, Sarasota County, Florida; thence N.00°33'46"E., along the West line of said East ½ of Section 15, as a basis of bearings, a distance of 4623.97 feet, for a POINT OF BEGINNING; thence continue along said West line, N.00°33'46"E., 460.38 feet, to a point on a non-tangent curve to the right, being concave to the Southwest, and having: a radius of 600.00 feet, a central angle (delta) of 40°14'50", a chord bearing of N.87°36'37"E., and a chord length of 412.86 feet; thence along the arc of said curve, 421.47 feet, to the point of tangency; thence S.72°16'17"E., 166.49 feet; thence S.21°11'26"W., 86.53 feet; thence S.06°46'53"E., 163.32 feet; thence S.18°09'00"W., 125.20 feet, to the North line of The Gardens V at Waterside Village, A Condominium, according to the Plat thereof as recorded in Condominium Plat Book 33, Page 1, of the public records of Sarasota County, Florida; thence along said North line the following three(3) courses: N.71°51'00"W., 96.90 feet; thence West, 69.43 feet; thence S.75°18'08"W., 375.38 feet, to the POINT OF BEGINNING.

Less and except Parcel A (Preservation Area) and Tract A, Private Road (Lynbrook Circle).

Parcel contains 2.66 acres, more or less, lying and being in Section 15, Township 39 South, Range 19 East, Sarasota County, Florida.

PARCEL "A", WATERSIDE VILLAGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST HALF OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE N. 00°33'46" E., ALONG THE WEST LINE OF SAID EAST HALF OF SECTION 15, A DISTANCE OF 1867.05 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE OF SAID EAST HALF OF SECTION 15, N. 00°33'46" E., A DISTANCE OF 1424.11 FEET; THENCE S. 89°26'14" E., A DISTANCE OF 277.79 FEET; THENCE S. 39°45'00" E., A DISTANCE OF 302.66 FEET; THENCE S. 32°17'00" E., A DISTANCE OF 1204.04 FEET; THENCE S. 64°30'00" W., A DISTANCE OF 191.54 FEET; THENCE S. 71°02'26" W., 502.21 FEET; THENCE N. 01°00'23" E., A DISTANCE OF 70.22 FEET; THENCE N. 89°26'13" W., 481.79 FEET, TO THE POINT OF BEGINNING.

PARCEL LYING AND BEING IN SECTION 15, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. PARCEL CONTAINING 24.6 ACRES, MORE OR LESS.