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KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
DCLINGER Receipt#035110

Record: 15.00

Prepared by and return to:  
William M. Seider, Esq./lc  
Williams, Parker, Harrison, Dietz & Getzen  
200 S. Orange Avenue  
Sarasota, FL 34236  
(941) 366-4800

275 ✓



FIRST AMENDMENT  
TO  
DECLARATION OF MANAGEMENT COVENANTS  
FOR  
WATERSIDE VILLAGE AT VENICE CENTER

This Amendment is executed this 1 day of September, 1998 by W.V. DEVELOPMENT NO. I, a Florida general partnership ("Declarant").

RECITALS:

- A. The Declaration of Management Covenants for Waterside Village at Venice Center ("Covenants") is recorded in Official Records Book 2778, Page 2815, Public Records of Sarasota County, Florida.
- B. The Covenants identify W.V. Development No. I as the Declarant and Community Developer of the residential areas within Waterside Village.
- C. Paragraph 6 of the Covenants provides for the expansion of the areas to be submitted to the Covenants, and it is the intention of Declarant to expand the community so as to include those areas included in Exhibit "A" attached hereto.

NOW THEREFORE, Declarant does hereby establish and declare as follows:

- 1. The above recitals are true and correct.
- 2. The property which is subject to the Covenants shall be expanded so as to include that property described in Exhibit "A" attached hereto.
- 3. The balance of the Covenants continue in full force and effect.

IN WITNESS WHEREOF, this Amendment has been executed the day and year first above written.

Witnesses:

Debbie L. Connelly  
Signature of Witness

Debbie L. Connelly  
Print Name of Witness

WM Seider  
Signature of Witness

WM Seider  
Print Name of Witness

W.V. DEVELOPMENT NO. I, a Florida general partnership  
By: SEL W.V. Development No. 1, Inc., a Florida corporation, as General Partner

By: Stephen E. Lattmann

Stephen E. Lattmann  
As its President

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 1 day of September 1998 by Stephen E. Lattmann, as President of SEL W.V. Development No. 1, Inc., a Florida corporation and a general partner of W.V. Development No. I, a Florida general partnership, on behalf of the corporation and the partnership. The above-named person is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

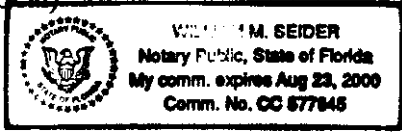
*William M Seider*

\_\_\_\_\_  
Signature of Notary Public

William M Seider

\_\_\_\_\_  
Print Name of Notary Public

(Notary Seal)



I am a Notary Public of the State of Florida, and my commission expires on \_\_\_\_\_

## EXHIBIT "A"

## Description for WATERSIDE VILLAGE PHASE 2 CONSTRUCTION

Commence at the southwest corner of the east 1/2 of Section 15, Township 39 South, Range 19 East; thence traverse along the west boundary line of said east 1/2, N.00°33'46"E., 4051.01 feet for a POINT OF BEGINNING. Thence continue along said west boundary line, N.00°33'46"E., 1032.41 feet to a point on a curve, lying N.22°30'30"W., from the radius point; thence traverse along the arc of said curve to the right, in a northeasterly direction having: a radius of 600.00 feet, a central angle of 40°14'13", an arc length of 421.36 feet to the point of tangency of said curve; thence S.72°16'17"E., 410.20 feet; thence S.65°40'28"E., 211.71 feet; thence S.59°08'30"E., 99.60 feet; thence S.65°14'07"E., 271.35 feet to a point on a curve, lying N.58°15'08"W., from the radius point, said point also being on the westerly right-of-line of Jacaranda Boulevard, (a 150 foot public right-of-way); thence traverse along said westerly right-of-way line, by the arc of said curve to the left, in a southwesterly direction, having: a radius of 1507.39 feet, a central angle of 24°56'21", an arc length of 656.12 feet to the point of reverse curvature of a curve to the right, having: a radius of 30.00 feet, a central angle of 87°01'02", an arc length of 45.56 feet to the point of tangency of said curve, said point lying on the northerly right-of-way line of Hatchet Creek Boulevard as described in O.R. Book 2785, Page 969, Public Records of Sarasota County, Florida thence traverse along said northerly right-of-way line by the following five courses: N.86°10'27"W., 284.93 feet; thence S.88°30'00"W., 69.11 feet; thence S.88°29'58"W., 83.38 feet to a point on a curve to the left, having: a radius of 3859.72 feet, a central angle of 07°55'48"; thence along the arc of said curve, 534.21 feet to a point of compound curve to the left, having: a radius of 1190.00 feet, a central angle of 05°56'13"; thence along the arc of said curve, 123.31 feet to the Point Of Beginning.

Said tract contains 25.5 acres more or less.