

✓
This instrument prepared by:
Sharon S. Vander Wulp
Attorney at Law
P.O. Box 1767
Venice, FL 34284-1767

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2009011973 22 PGS
2009 JAN 30 02:57 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#1130140

REVIVED AND RESTATED
DECLARATION OF RESTRICTIONS

VENICE ACRES, UNIT I



KNOW ALL MEN BY THESE PRESENTS that Milton S. Pratt, being the sole owner of the following described real estate located in Sarasota County, Florida, being more particularly described, to wit:

VENICE ACRES, UNIT I, according to the plat thereof recorded in Plat Book 24, Pages 10-10A, of the Public Records of Sarasota County, Florida.

Makes the following Declaration of Restrictions covering the above described real property, specifying that this Declaration shall constitute a Covenant running with the land.

1. All owners of lots shall maintain membership in good standing in Venice Acres Improvement Association.
2. No lot shall be used for any purpose other than as a single family residence except as otherwise specified herein. Lots 1 and 5 may be designated as Tennis Club and Recreational Activities at option of Developer.
3. All residences shall have a floor area of not less than 2000 square feet, inclusive of porches, carports and garages, as total footage under a single roof. In addition to the residence, unattached stables, garages or carports or servants' quarters shall be permitted. All structures shall meet existing codes of Sarasota County and shall be of new material.
4. No construction of any structure shall be commenced until the plans and specifications therefor shall have been submitted to the Developer or Architectural Committee of the Improvement Association for approval and said approval has been given in writing. Approval or disapproval shall be granted promptly and failure of Developer or Association to notify the applicant of a decision within ten (10) days shall be deemed approval in writing.
5. Subject to County approval, no temporary dwellings shall be allowed for any period exceeding 90 days during construction of a permanent home. Said dwellings may not be visible from the street or streets fronting the lot.

6. No animals other than horses, ponies, dogs, cats and other household pets shall be raised, bred or kept on any lot. No commercial activity shall be permitted in respect of any animals. Only two horses per lot are allowed, excepting any lots that may be designated as stable area.

7. No activities shall be permitted and no conditions shall be created or allowed to exist which shall constitute a nuisance to the other residents of the subdivision.

8. Easements as shown on the plat along the front, rear and side lot lines are reserved for the purpose of accommodating surface drainage and underground or overhead utilities.

9. Bridle path easements are reserved as indicated on the recorded subdivision plat, as well as over the entire width of all private streets for the benefit of property owners in Venice Acres Subdivision, pursuant to rules and regulations promulgated from time to time by the Association.

10. All streets and roads designated on the recorded subdivision plat as such are specifically reserved for the use of the property owners, their guests and invitees, of all units in Venice Acres Subdivision, whether presently or subsequently platted.

11. Developer reserves the right to control the affairs and operations of the Venice Acres Improvement Association until seventy-five percent (75%) of all lots in Unit I of Venice Acres Subdivision (whether presently or subsequently platted) are sold. At such time, legal ownership of streets, bridle paths and any other lands not specifically platted as lots shall be passed to the Association.

12. Sewage shall be discharged only into a properly designed septic tank or private sewage or package treatment plant conforming strictly with the rules of such matters. If a franchised or public sewage system shall become available, each lot owner at his expense shall connect thereto within thirty (30) days of availability and discharge all sewage into such system and use of septic tanks or private sewage systems shall terminate forthwith.

13. Violation or breach of any condition, restriction or covenant herein contained shall give any owner of a lot or lots in the subdivision, in addition to all other remedies, the right to proceed at law or in equity to compel compliance with the terms of said restrictions, conditions or covenants, and to prevent the violation or breach of any of them and the expense of such litigation shall be borne by the then owner or owners of the subject property; provided such proceedings result in a finding that such owner was in violation of said restrictions. Expenses of litigation shall include reasonable attorney's fees. The invalidation by any court of any of the restrictions herein contained shall in no way affect any of the other restrictions, but they shall remain in full force and effect.

14. The Developer hereby expressly reserves, for his benefit and the benefit of his heirs and assigns, and his agents and guests and invitees, non-exclusive easements of way over all private roads and streets designated on said plat for the purpose of ingress and egress.

15. These restrictions may be changed or amended, after the provisions of Paragraph 11, herein have been satisfied, by an affirmative vote of seventy five percent (75%) of the lot owners who at that time must be members of the Venice Acres Improvement Association.

IN WITNESS WHEREOF, the undersigned has hereunto fixed his hand and seal this 17 day of July, 2008.

ATTEST:

VENICE ACRES IMPROVEMENT
ASSOCIATION, INC.

By: Beth Osborne
Beth Osborne, Secretary

By: Bryan Beles
Bryan Beles, President

WITNESSES:

Debbie Green
Monica Stiglio

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared Bryan Beles, as President, and Beth Osborne, as Secretary, of VENICE ACRES IMPROVEMENT ASSOCIATION, INC., and they acknowledged before me that they are such officers of said corporation; and they executed the foregoing Revived and Restated Covenants and Restrictions for VENICE ACRES, UNIT 1, on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Revived and Restated Covenants and Restrictions and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's licenses as identification and did not take an oath.

WITNESS my hand and official seal at Sarasota County, Florida this 17 day of July, 2008.



Deborah H. Green
Commission # DD353543
Expires: SEP. 08, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Deborah H Green

Printed Name of Notary:

Deborah H Green

Notary Public

Commission # DD353543

My Commission expires: 9/08/2008

200 Records per page: 5 10 25 50 100 200

| Parcels in <i>VENICE ACRES</i> Subdivision | | |
|---|--|--|
| Keywords: 1937 Results: 32 Records Found <i>(1 Pages at 200 Records per Page)</i> | | |
| Property ID | Owner's Name | Property Description |
| <input type="checkbox"/> Desc <input type="checkbox"/> Asc | <input type="checkbox"/> Desc <input type="checkbox"/> Asc | <input type="checkbox"/> Desc <input type="checkbox"/> Asc |
| * <input type="checkbox"/> 0400-12-0005 | MAHONEY PATRICK T | LOT 4 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-12-0006 | ELLIS FREDERICK & MARYLOU | LOT 3 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-12-0007 | SPANN EDDIE A JR & CARLENE M | LOT 2 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-12-0010 | COURTSIDE TENNIS CLUB INC | LOTS 1 & 5 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-12-0011 | CONKLE, JOSEPH | LOT 6 VENICE ACRES UNIT 1 ORI 2004205264 |
| * <input type="checkbox"/> 0400-12-0012 | KOACH JOHN R | LOT 7 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-12-0013 | YOUNGBLOOD, EDNA C YOUNGBLOOD, ALAN P | LOT 8 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-12-0014 | LIFTON, ALLEN M CAPODICE, IVY B | LOT 9 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-12-0015 | VILLA PAUL J & ANNE E | LOT 10 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-13-0001 | HACKETT, DAVID M HACKETT, KIMBERLY H | LOT 21 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-13-0003 | WISNER SUSAN A TTEE | LOT 22 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-13-0004 | THOMAS JUDITH H | LOT 23 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-13-0005 | JACOB, TIM L JACOB, SUSAN L | LOT 24 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-13-0007 | CHALAIRE DOUGLAS J TTEE | LOT 28 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-13-0008 | RASMUSSEN, PAMELA | LOT 29 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-13-0010 | WOOD, KEVIN T WOOD, DEBORAH | LOT 33 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-13-0011 | KENNY, LAWRENCE P KENNY, ANNETTE | LOT 32 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-13-0012 | MORRISON ROBERT & ELIZABETH | LOT 31 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-13-0013 | COX LLOYD & MARILYN TTEES | LOT 30 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-14-0001 | SALUTER, PHILIP SALUTER, CONNIE | LOT 11 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-14-0003 | MALLOY (TOD), CHRISTINE C | LOT 13 VENICE ACRES UNIT 1 DOC-81 |
| * <input type="checkbox"/> 0400-14-0004 | JENKINS GARY W & MARGIE M | LOT 12 VENICE ACRES UNIT 1 |
| * <input type="checkbox"/> 0400-14-0006 | MARMAN TTEE, LILLIAN | LOT 14 VENICE ACRES UNIT 1 |

EXHIBIT

| | | |
|----------------|--|----------------------------|
| * 0400-14-0020 | SHAW, DONNA M SHAW, RUSSELL T | LOT 15 VENICE ACRES UNIT 1 |
| * 0400-14-0021 | MC EACHERN DONALD A & MARY D | LOT 16 VENICE ACRES UNIT 1 |
| * 0400-14-0022 | MC DONALD CO-TTEE, DAVID E MC DONALD CO-TTEE, JOYCE M | LOT 17 VENICE ACRES UNIT 1 |
| * 0400-14-0023 | PERRY GLENN & KAREN | LOT 18 VENICE ACRES UNIT 1 |
| * 0400-14-0024 | HITT GREGORY V & JAN L | LOT 19 VENICE ACRES UNIT 1 |
| * 0400-14-0025 | ASHCROFT, GARY ASHCROFT, BONNIE L | LOT 20 VENICE ACRES UNIT 1 |
| * 0413-04-0003 | LAPINSKI ROBERT A & KARLA M | LOT 25 VENICE ACRES UNIT 1 |
| * 0413-04-0004 | ARDEN ROBERT L & RETTA J | LOT 26 VENICE ACRES UNIT 1 |
| * 0413-04-0005 | OLSON, KENNETH OLSON, JUDY | LOT 27 VENICE ACRES UNIT 1 |

[<< First Page](#)[< Previous Page](#)[Page 1 of 1](#)[Next Page >](#)[Last Page >>](#)

Note: The * next to some parcel numbers indicates that you have already viewed this record.

The information appearing on this website was extracted from the records of the Sarasota County Property Appraiser's Office. Our goal is to provide the most accurate information available. However, no warranties, expressed or implied, are provided for the data, its use or interpretation. The property values relate to the last valuation date. The data is subject to change. Copyright @ 2001 - 2008 Sarasota County Property Appraiser. All rights reserved.

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VENICE ACRES UNIT 1

A SUBDIVISION

IN
SECTION 3 & 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

DESCRIPTION

Commence at a 1 1/2 inch capped iron pipe at the Southwest corner of Section 3, Township 39 South, Range 19 East, Sarasota County, Florida; thence N-88°-20'-57"-E along the South line of said Section 3 a distance of 53.00 feet to the Southerly extension of the Easterly right-of-way line of North Auburn Road (85 feet wide) for a Point of Beginning; thence N-00°-18'-19"-W along said extension and said Easterly right-of-way line a distance of 1291.38 feet to the Southerly right-of-way line of Kennedy Drive (66 feet wide); thence N-89°-28'-00"-E along said Southerly right-of-way line a distance of 969.20 feet to the Northwest corner of Tract 256, North Venice Farms Subdivision recorded in Plat Book 2, Page 209 of the Public Records of Sarasota County, Florida; thence S-0°-21'-48"-E a distance of 451.94 feet to the Southwest corner of said Tract 256; thence S-86°-12'-33"-E a distance of 186.68 feet to a 1/2 inch capped iron pipe found at the Southeast corner of said Tract 256; thence N-89°-25'-34"-E a distance of 329.87 feet to a point on a curve of which the radius point lies N-89°25'-34"-E a radial distance of 586.50 feet from said point; thence Southerly along the arc through a central angle of 8°-39'-11" a distance of 90.08 feet; thence N-40°-46'-23"-E a distance of 318.16 feet; thence S-31°-29'-18"-E a distance of 183.06 feet; thence S-50°-30'-41"-W a distance of 49.85 feet; thence S-31°-29'-19"-E a distance of 175.00 feet; thence S-30°-18'-25"-W a distance of 111.07 feet; thence S-58°-30'-41"-W a distance of 721.00 feet; thence N-62°-30'-40"-W a distance of 351.31 feet; thence S-39°-29'-20"-W a distance of 855 feet, more or less, to the centerline of an existing drainage canal; thence N-62°-30'-40"-W, along said centerline of drainage canal a distance of 975 feet, more or less to its intersection with a line bearing S-0°-46'-51"-E from the Point of Beginning; thence N-0°-46'-51"-W a distance of 168 feet more or less to the Point of Beginning and containing 56.6 acres more or less.

BRIDLE PATH EASEMENTS

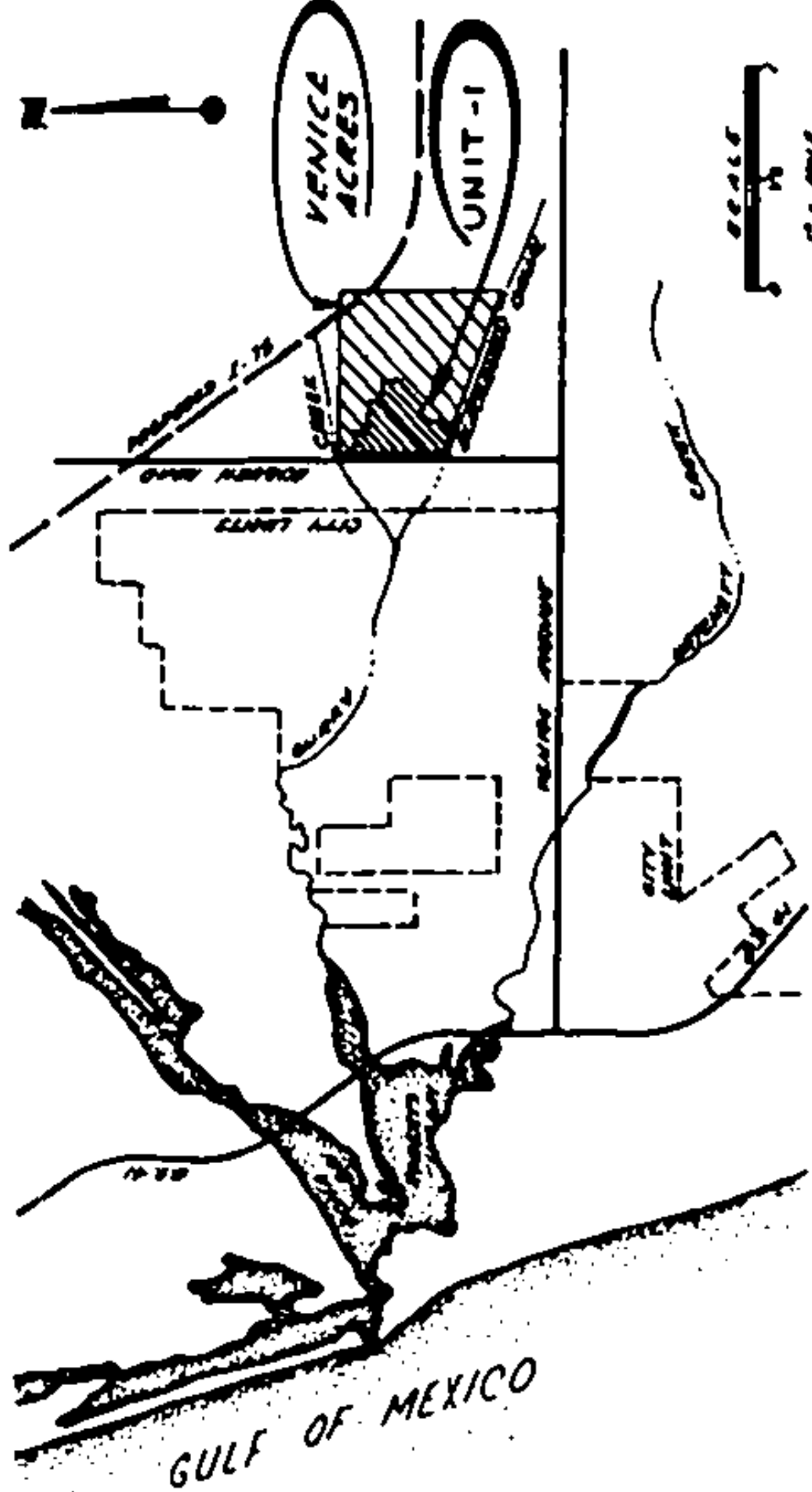
Bridle Path Easements are hereby reserved for the perpetual equestrian use of the residents and property owners of this Unit #1 as indicated on this plat as well as over the right-of-way of all private streets shown hereon and for the use of their guests and such other residents and their guests of all units of Venice Acres presently platted or hereafter platted.

PRIVATE STREETS AND ROADS

All streets and/or roads designated hereon as private streets or roads are hereby specifically set aside and perpetually reserved for the use of the property owners, their guests and invitees of all units in Venice Acres Subdivision, whether presently or subsequently platted, and in no way constitute a dedication to the general public or the County of Sarasota, it being specifically understood that no obligation is imposed upon the County nor shall any request be entertained to maintain said private streets or roads.

LOT LINE EASEMENTS

Unless otherwise indicated hereon, easements of 10 feet in width along each front, side and rear lot lines are hereby created and provided for the purpose of accommodating overhead, surface and underground utilities and drainage; where an area greater than one lot is used as a building site, the outside boundary of said site shall be subject to the lot line easements.



LOCATION MAP

CERTIFICATE OF SURVEYOR

I, the undersigned Registered Land Surveyor, hereby certify that this plat is a true representation of the land described and shown, to the best of my knowledge and belief, and that permanent reference monuments have been placed as required by the Sarasota County Subdivision Regulations and the Statutes of the State of Florida thereto appertaining.

Date of Survey: 3/18/77
 Registered Land Surveyor
 (Seal of the State of Florida)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA,
 COUNTY OF SARASOTA, ss
 I, Milton S. Pratt, hereby certify that I am the owner of Venice Acres, Unit 1, as described herein, and do hereby dedicate and set apart that part of said additional right-of-way for Auburn Road and all utility and drainage easements shown on this plat, for said use and purposes to the County of Sarasota, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of December, A.D., 1976.

WITNESSES:
 (Signature) Milton S. Pratt
 STATE OF FLORIDA,
 COUNTY OF SARASOTA, ss

BEFORE ME, the undersigned Notary Public, personally appearing Milton S. Pratt, known to me to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication, and he duly acknowledged before me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of December, A.D., 1976.

CERTIFICATE OF CONSENT TO DEDICATION

STATE OF FLORIDA,
 COUNTY OF PINEHILLS, ss
 I, T. Joseph Gustafson as Trustee, do hereby certify that I am the owner of Venice Acres, Unit 1, as described herein, and do hereby consent to the dedication of the additional right-of-way for Auburn Road and all utility and drainage easements shown on this plat, for said use and purposes to the County of Sarasota, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of December, A.D., 1976.

WITNESSES:
 (Signature) T. Joseph Gustafson
 STATE OF FLORIDA,
 COUNTY OF PINEHILLS, ss

BEFORE ME, the undersigned Notary Public, personally appearing T. Joseph Gustafson, known to me to be the individual described in and who executed the foregoing Certificate of Consent to Dedication, and he duly acknowledged before me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of December, A.D., 1976.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA,
 COUNTY OF SARASOTA, ss
 It is hereby certified that this plat has been officially approved by the County Commission of the County of Sarasota, Florida, on this 16th day of December, A.D., 1976.

(Signature) Richard S. Nelson
 COUNTY CLERK
 COUNTY OF SARASOTA, FLORIDA

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

STATE OF FLORIDA,
 COUNTY OF SARASOTA, ss
 I, E. B. Mackay, Jr., Clerk of the Circuit Court of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Plat Book of Florida, and that the same has been filed for record in the Public Records of Sarasota County, Florida, on this 16th day of December, A.D., 1976.

(Signature) E. B. Mackay, Jr.
 CLERK OF THE CIRCUIT COURT
 SARASOTA COUNTY, FLORIDA

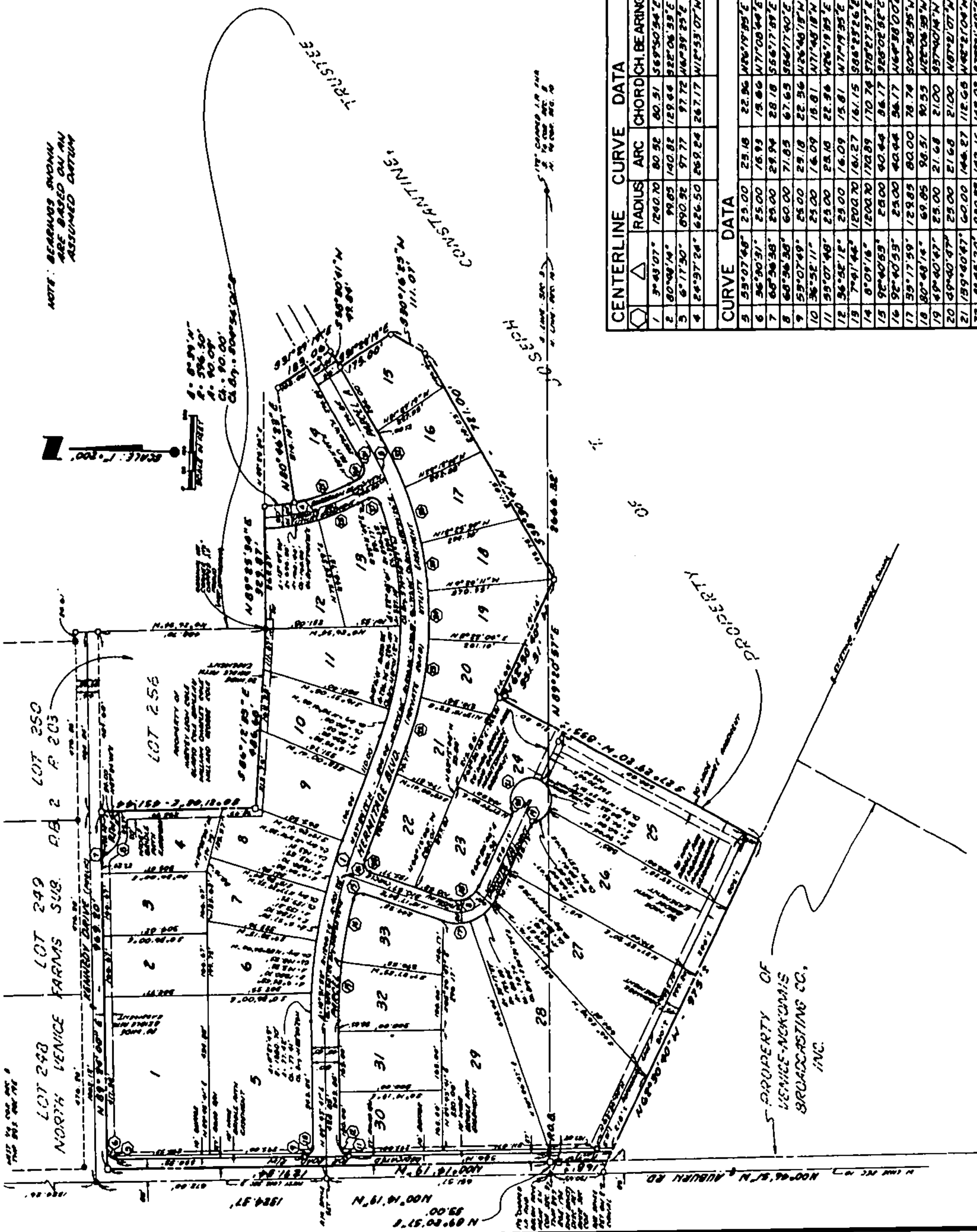
SMALLY, WELLFORD & NALVEN, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 SARASOTA, FLORIDA

SHEET 2 OF 2 SHEETS
 VENICE ACRES UNIT I
 SUBDIVISION
 IN
 SEC. 3 & 10, TWP. 39S, RGE. 19E
 COUNTY OF SARASOTA, STATE OF FLORIDA

749312
 Apr 5 12 23 PM '77

LEGEND
 □ CONCRETE MONUMENT
 ○ REIN. (BET)
 ○ CONCRETE MONUMENT
 ○ REIN.

SMALLY, WELLFORD B. NALVEN, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 SARASOTA, FLORIDA



| CENTERLINE CURVE DATA | | |
|-----------------------|---------|---------------------------|
| Δ | RADIUS | ARC CHORD BEARING |
| 1 | 1240.20 | 80.92 40.51 S69°50'54"E |
| 2 | 80.92 | 140.82 129.64 S22°06'35"E |
| 3 | 80.92 | 89.03 97.77 S71°53'07"E |
| 4 | 80.92 | 269.24 267.17 W17°53'07"E |
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| 31 | 25.00 | 25.00 25.00 W90°00'00"E |
| 32 | 25.00 | 25.00 25.00 W90°00'00"E |
| 33 | 25.00 | 25.00 25.00 W90°00'00"E |

PROPERTY OF
 VENICE-NONNANIS
 BROADCASTING CO.
 INC.



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

January 21, 2009

Sharon S. Vander Wulp, Esquire
712 Shamrock Boulevard
Venice, Florida 34293

RE: Venice Acres, Unit 1 / Venice Acres Improvement Association, Inc.
Covenant Revitalization Submittal
DCA09-HA-007

Dear Ms. Vander Wulp:

The Department has completed its review of the proposed revived declaration of covenants and other governing documents for Venice Acres, Unit 1 / Venice Acres Improvement Association, Inc. and has determined that the documents comply with the requirements of Section 720.406, Florida Statutes (F.S.).

Please be advised that Sections 720.407(1) and (2), F.S. require that no later than 30 days after receiving this letter, the organizing committee shall file the articles of incorporation of the association with the Division of Corporations of the Department of State if the articles have not been previously filed with the division. The president and secretary of the association shall execute the revived declaration and other governing documents in the name of the association, and have the documents recorded with the clerk of the circuit court in the county where the affected parcels are located no later than 30 days after receiving approval from the Division of Corporations.

Pursuant to Section 720.407(4), F.S., a complete copy of all of the approved, recorded documents must be mailed or hand delivered to the owner of each affected parcel. The revived declaration and other governing documents will be effective upon recordation in the public records. Unless we hear from you within 30 days to make other arrangements, the paper documents you submitted to the Department of Community Affairs will be disposed of after they have been scanned for electronic storage.

If you have any questions concerning this matter, please contact Leslie O. Anderson-Adams, Assistant General Counsel at (850) 922-1689 or Johnna Mattson, Plan Processor at (850) 921-3761.

Sincerely,

Charles Gauthier, AICP
Director, Division of Community Planning

2555 SHUMARD OAK BOULEVARD TALLAHASSEE, FL 32399-2100
Phone: 850-488-8466/SUNCOM 278-8466 Fax: 850-921-0781/SUNCOM 291-0781
Website: www.dca.state.fl.us

COMMUNITY PLANNING
Phone: 850-488-2356/SUNCOM 278-2356
Fax: 850-488-3309/SUNCOM 278-3309

AREAS OF CRITICAL STATE CONCERN FIELD OFFICE
Phone: 305-289-2402
Fax: 305-289-2442

HOUSING AND COMMUNITY DEVELOPMENT
Phone: 850-488-7956/SUNCOM 278-7956
Fax: 850-922-5623/SUNCOM 292-5623

Sharon S. Vander Wulp, Esquire
DCA09-HA-007
Page 2

NOTICE OF RIGHTS

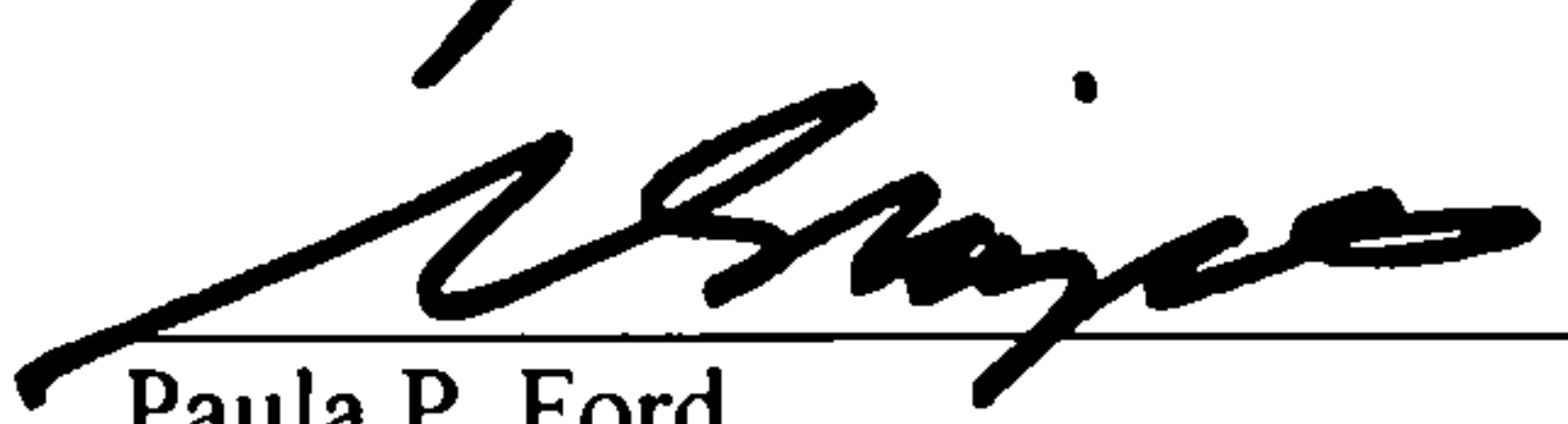
ANY INTERESTED PARTIES ARE HEREBY NOTIFIED OF THEIR RIGHT TO SEEK JUDICIAL REVIEW OF THIS FINAL AGENCY ACTION IN ACCORDANCE WITH SECTION 120.68, FLORIDA STATUTES, AND FLORIDA RULES OF APPELLATE PROCEDURE 9.030(b)(1)(C) AND 9.110.

TO INITIATE AN APPEAL OF THIS FINAL AGENCY ACTION, A NOTICE OF APPEAL MUST BE FILED WITH THE DEPARTMENT'S AGENCY CLERK, 2555 SHUMARD OAK BOULEVARD, TALLAHASSEE, FLORIDA 32399-2100, WITHIN 30 DAYS OF THE DAY THIS FINAL AGENCY ACTION IS FILED WITH THE AGENCY CLERK. THE NOTICE OF APPEAL MUST BE SUBSTANTIALLY IN THE FORM PRESCRIBED BY FLORIDA RULE OF APPELLATE PROCEDURE 9.900(a). A COPY OF THE NOTICE OF APPEAL MUST BE FILED WITH THE DISTRICT COURT OF APPEAL AND MUST BE ACCOMPANIED BY THE FILING FEE SPECIFIED IN SECTION 35.22(3), FLORIDA STATUTES.

YOU WAIVE YOUR RIGHT TO JUDICIAL REVIEW IF THE NOTICE OF APPEAL IS NOT TIMELY FILED WITH THE AGENCY CLERK AND THE APPROPRIATE DISTRICT COURT OF APPEAL.

NOTICE OF FILING AND SERVICE

I HEREBY CERTIFY that the above document has been filed with the Department's designated Agency Clerk and that true and correct copies have been furnished to the persons listed below in the manner described, on the 21 day of January, 2009.

for 
Paula P. Ford
Agency Clerk

By U.S. Mail

Sharon S. Vander Wulp, Esquire
712 Shamrock Boulevard
Venice, Florida 34293

By Interoffice Delivery

Leslie O. Anderson-Adams
Assistant General Counsel
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Johnna Mattson
Plan Processor
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

BY-LAWS
OF THE VENICE ACRES IMPROVEMENT ASSOCIATION, INC.

Revised October, 1992

ARTICLE I
PURPOSE

The ASSOCIATION does not contemplate pecuniary gain or profit to the members thereof, and the primary purposes for which it is formed are to provide for maintenance and preservation of the subdivision known as VENICE ACRES and to promote health, safety, welfare, and tranquility of the residents within the said subdivision. These by-laws are also to clarify and help define the Articles of Incorporation and Deed Restrictions of Venice Acres Inc.

ARTICLE II
DEFINITIONS

Any reference to ASSOCIATION or CORPORATION refers to Venice Acres.

ARTICLE III
OFFICE

The principal office of this CORPORATION in the state of Florida shall be located in Venice ACRES in the city of Venice, County of Sarasota. The mailing address shall be 2817 Hermitage Blvd., Venice, Florida 34292.

ARTICLE IV
MEMBERSHIP

The members of the CORPORATION shall consist of record owner, whether one or more persons or entities, of the fee simple title to any lot or tract within VENICE ACRES subdivision.

ARTICLE V
MEMBERSHIP ASSESSMENTS

1. Annual Assessments. The CORPORATION shall have the right to levy an annual assessment against all Lots in VENICE ACRES UNIT 1 and UNIT 2 in such amounts as may be deemed appropriately by the CORPORATION'S Board of Directors for the general management and operation of the CORPORATION and for general purposes and objectives of the CORPORATION as set forth herein and in its Articles of Incorporation and Bylaws. The annual assessment shall also include the cost of public liability and property damage insurance covering the Limited Private Roads and insuring the CORPORATION and the Lot owners as it and their interests appear, in such amounts and providing such coverages as the Board of Directors of the CORPORATION may determine from time to time.

2. Special Assessments. The CORPORATION shall also have the right to levy special assessments from to time against all Lots in VENICE ACRES UNIT 1 and UNIT 2 together with a majority vote of the membership present in person or by proxy at a members' meeting, in the event the budget adopted for any fiscal year is insufficient to pay the costs and expenses of operations, maintenance and management; in the event of emergencies; or in the

event the CORPORATION'S reserves are insufficient to cover expenditures for capital improvements or replacements.

3. Assessments Levied Pro Rata. All assessments levied by the CORPORATION, whether annual or special, shall be on the basis of one (1) share per Lot so that each owner of a Lot shall bear an equal pro rata share of the expenses of the CORPORATION.

4. Reduction of Pro Rata Share. Those lot owners who access their property by using Kennedy Drive or Auburn Road shall pay a reduced annual assessment reflecting no assessment for maintenance, repair and replacement of the roads in VENICE ACRES UNIT 1 and UNIT 2.

5. Payment of Assessments. Procedures for the adoption of an annual budget, mailing of notices of the annual assessment, and collection of the annual assessment shall be as set forth in the Articles of Incorporation and Bylaws for the CORPORATION. The membership shall re-evaluate its annual assessment at the semi-annual meeting of the CORPORATION which shall be held in the fall of each year at a time, place and date chosen at the discretion of the Board of Directors. The annual assessment must be passed by a majority of the members present in person or by proxy. Payment of any special assessment levied by the CORPORATION Board of Directors shall be due upon not less than thirty (30) days written notice thereof on the date and in such installments as the Board of Directors may specify. Any assessment, whether annual or special, which is not paid when due shall be subject to a late charge of ten percent (10%) and shall bear interest from the due date until paid at the rate of eighteen percent (18%) per annum or the highest rate allowed by law.

6. Personal Obligation of Property Owner. Every assessment shall be the personal obligation of the owner of the Lot in VENICE ACRES UNIT 1 and UNIT 2 against which the assessment is levied, ownership being determined as of the date of such levy. If any such assessment is not paid within thirty (30) days after the same is due, then the CORPORATION may bring suit against the owner on such owner's personal obligation and there shall be added to the amount of such assessment and aforementioned late charge and interest and all costs incurred by the CORPORATION including reasonable attorneys' fees, paralegal, legal assistant and similar fees (including those incurred for appellate proceedings) in preparation for and in bringing such action.

ARTICLE VI MEETINGS OF MEMBERS

Section One: Annual Meeting - An annual meeting of members shall be held at 7:30 P.M. in April of each year. Appropriate for consideration at such meetings shall be the election of officers and directors, and such other corporate business as may come before the meeting.

Section Two: Semi-Annual Meeting - A semi-annual meeting of members shall be held at 7:30 P.M. in October of each year. Appropriate for consideration at such meetings shall be the re-evaluation of annual assessments and such other corporate business as may come before the meeting.

** OFFICIAL RECORDS **
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Section Three: Special Meeting - Special meetings of members may be called by the President of Board of Directors.

Section Four: Place of Meeting - The Board of Directors may designate any place considered convenient for any annual, semi-annual, or special meeting. Place, day, and hour of any meeting of members shall be delivered personally or by mail, to each member entitled to vote at such meeting, not less than ten nor more than thirty days prior to the date of such meeting, by or at the direction of the president, secretary, or such officers calling the meeting. In case of special meetings, or when required by these by-laws or by law, the purpose or purposes for which the meeting is called shall be stated in the notice. If sent by mail, a notice of meeting shall be deemed delivered when deposited in the United States mail, postage prepaid, addressed to the member at his address as it appears on the records of the CORPORATION at the time of mailing.

ARTICLE VII
VOTING

Section One: Eligibility - The owner of each lot shall be entitled to one vote for each such lot. When more than one person or entity has a fee simple interest in any lot, all such persons or entities shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any such lot.

Section Two: Proxies - Proxies shall be permissible if executed in writing by the absent voter or his duly authorized attorney-in fact. Any proxy shall be effective only for the specific meeting for which originally given and any lawfully adjourned meetings thereof. Homeowners may not vote by general proxy, but may vote by limited proxy. Limited proxies and general proxies may be used to establish a quorum. Limited proxies may also be used for votes taken to amend the articles of incorporation or bylaws or for any matter that requires or permits a vote of the homeowners. No proxy shall be valid for more than ninety (90) days after the date of the first meeting for which it was given.

Section Three: By Mail - Voting by mail will only be allowed when 75% of the ASSOCIATION is necessary for passage in a vote. When Mail Voting is used, it must be received by the date of the meeting to be counted in said vote.

ARTICLE VIII
OFFICERS

Section One: Positions - The officers of the CORPORATION shall be a president, a vice president, a secretary, and a treasurer.

Section Two: Election - The officers shall be elected at the annual meeting of the CORPORATION and their term shall run from May 1st of the year elected to the 30th of April of the following year. Officers must be members of the ASSOCIATION.

Section Three: - Vacancies - A vacancy in any office because of death, resignation, removal, disqualification, or otherwise, may be filled by The Board of Directors for the unexpired portion of the term.

Section Four: President - The President shall be the principal executive officer of the CORPORATION and shall in general, supervise and control all of the business and affairs of the CORPORATION. He shall preside at all meetings of the members and of the Board of Directors and shall execute any deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by The Board of Directors or by statute to some other officer or agent of the CORPORATION; and, in general, he shall perform all duties incident to the office of President and such other duties as may be prescribed by The Board of Directors from time to time.

Section Five: Vice President - In the absence of the President, or in the event of his inability or refusal to act, the Vice President shall perform the duties of the President and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. The Vice President shall perform such other duties as, from time to time, may be assigned to him by the President or by the Board of Directors.

Section Six: Treasurer - If required by the Board of Directors, the Treasurer shall give a bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board of Directors shall determine and the Treasurer will be reimbursed for the cost of said bond. He shall have charge and custody of and be responsible for all funds and securities of the CORPORATION; receive and give receipts for monies due and payable to the CORPORATION from any source whatsoever, and deposit all such monies in the name of the CORPORATION in such banks, trust companies or other Articles of Incorporation; and in general perform all the duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him by the President or the Board of Directors. All checks for amounts more than \$500.00 will be cosigned by the Treasurer and President.

Section Seven: Secretary - The Secretary shall keep the minutes of the meetings of the members and the Board of Directors in one or more books provided for that purpose; see that all notices are duly given in accordance with the provisions of these By-Laws or Articles of Incorporation or as required by law; be custodian of the corporate records and of the Seal of the Corporation and see that the Seal of the Corporation is affixed to all documents, the execution of which on behalf of the CORPORATION under its Seal is duly authorized in accordance with the provisions of Article of Incorporation; keep a register of the post office address of each member which shall be furnished to the Secretary and such other duties as from time to time may be assigned to him by the President or by the Board of Directors.

ARTICLE IX
BOARD OF DIRECTORS

Section One: The business affairs of this CORPORATION shall be managed by the Board of Directors. The Board of Directors shall be comprised of the four officers and seven additional board members. The number of directors may be increased from time to time, but shall never be less than seven.

Section Two: The Directors need not be members of the CORPORATION.

Section Three: The seven non-officer board members shall be elected at the annual meeting of the ASSOCIATION and shall serve for two year terms on a staggered basis. In April, 1988, one set (4) of board members shall be elected to a two year term. Thereafter, one set of directors shall be elected each year for two year terms on an alternating basis. Terms of office for board members shall run from May 1 of the year elected to April 30th of the year the term expires.

Section Four: At the end of the current President's term, he automatically becomes a member of the Board of Directors for a one year term.

Section Five: The Board of Directors shall meet at least once per month. These meetings will be arranged by the President and be open to all members. At Board meetings, the President may use Robert's Rule of Order.

Section Six: The Board of Directors shall have the right to pay taxes and other charges, if any, on or against property owned or accepted by the ASSOCIATION; maintain and repair private streets and roads, bridle paths, preservation areas, recreation areas and facilities, lakes, waterways and drainage facilities and other usable open spaces for which the obligation to maintain and repair has been delegated and accepted; charge recipients for services rendered by the and the user for the use of property; hold funds solely and exclusively for the benefit of the members for purposes set in the Articles of Incorporation; and set meetings, agendas, suggest changes or improvements for the The Board of Directors also have the right to pay normal operating expenses such as printing, postage, insurance fees, etc. For costs beyond limits stated in these Bylaws approval by a majority of members present in person or by proxy at a members' meeting is required prior to the expenditure.

Section Six A: The President or Vice President shall have the authority to spend up to \$100.00 in any (1) one month without prior Board approval. Any such actions shall be reported to the entire Board at the next scheduled Board meeting for review.

Section Six B: Additional total expenses above those already approved by the general membership in a specific project budget shall not exceed 15% or \$1,000.00, whichever is less, without further notification and approval by the general membership.

Section Six C: The Board of Directors shall solicit at least three sealed competitive bids on any proposed expenses exceeding \$500.00 in cost. Each bid shall specify the total cost in writing of the item in question and will be opened at a regular board meeting.

Section Seven: The ASSOCIATION shall carry adequate insurance to protect all officers and directors as stated in Article XII of the Articles of Incorporation.

Section Eight: Removal of Board Members - Any officer or Board member may be removed from office by vote of the Board of Directors after three unexcused absences from regularly scheduled board meetings or general meetings. Excused absences shall be granted by the President at his direction providing the member wishing to miss a meeting notifies the President in advance with a valid explanation for their absence.

Section Nine: Quorum for Board Meeting - A meeting of the Board shall consist of at least one-half of the entire number of elected board members.

Section Ten: Emergency Board Meetings - An emergency meeting of the Board of Directors may be called by the President to conduct such pressing unexpected business as might occur between regularly scheduled monthly board meetings. Such emergency meetings shall be scheduled in such a manner to allow for adequate notification of all board members if at all possible.

Section Eleven: The conducting of board business by use of a telephone poll of the board members for their votes shall not be allowed.

Section Twelve: Notice of all Board of Directors' meetings shall be posted in a conspicuous place on the CORPORATION property at least 48 hours in advance of the meeting, except in an emergency. Notice of any meeting in which an assessment against lots are to be established shall specifically contain a statement that assessments shall be considered and a statement of the nature of such assessment.

Section Thirteen: Meetings of the Board of Directors shall be open to all lot owners in VENICE ACRES UNIT 1 and UNIT 2.

ARTICLE X COMMITTEES

Section One: Architecture Review Committee - This committee shall consist of three members appointed by the President with at least one member being from the Board of Directors. Committee duties are to review all building plans of owners wishing to build in Venice Acres for compliance with the written deed restrictions of the ASSOCIATION. The committee shall also assist lot owners and the ASSOCIATION in interpreting the deed restrictions as they apply to individual cases. Approval by two of the three committee members shall be required for each set of plans submitted. Any plans or other times not in compliance with the deed restrictions and disapproved by the committee shall be referred to the Board of Directors for further action as necessary.

Section Two: Grievance Committee - The Board of Directors shall function as the Grievance Committee with the duties to interpret and enforce the deed restrictions of the ASSOCIATION. There must be a majority of the entire committee for an individual lot owner to be considered in violation of said deed restriction.

Section Three: Grievance Procedure - The following steps will be followed in dealing with a Deed Restriction Violation. First, the individual will receive written notice of the Grievance Committee's decision with two weeks to comply or reply. Second, if there is no correspondence from low owner, a registered letter stating violation and consequences will be mailed with one week to replay or comply. Third, the matter is then turned over to our attorney for possible legal action. If any member of the Committee is either the violator or compliant, he will be excused from the decision making on that complaints. Any member of the ASSOCIATION citing a complaint must do so in writing stating the nature of the complaint, its duration, whether any attempt has been made by complaining party to communicate with alleged violator, and alleged violator's response. The complaint must be signed by member registering the complaint and kept confidential.

Section Four: Special Committees - Such other committees shall be appointed by the President or Board of Directors from time to time when deemed necessary to carry on the work of the CORPORATION. The President shall be "Ex Officio" a member of all committees.

ARTICLE XI
PARLIMENTARY PROCEDURE

Robert's Rules of Order will be followed. A Corporate Parliamentarian will be the Arbiter of Procedure and appointed by the Board of Directors.

ARTICLE XII
CORPORATE SEAL

There will be a corporate seal. All corporate documents excluding routine correspondence will be stamped with the corporate seal.

ARTICLE XIII
CORPORATE BOOK

There will be a corporate book. It will be kept by the acting secretary.

ARTICLE XIV
AMENDMENTS

These By-Laws of the CORPORATION may be amended at a special meeting of the membership called for that purpose by a two-thirds (2/3) vote of those present in person or by proxy. These by-laws of the CORPORATION may be amended at a meeting of the membership called for that purpose by a two-thirds (2/3) vote of those present in person or by proxy.

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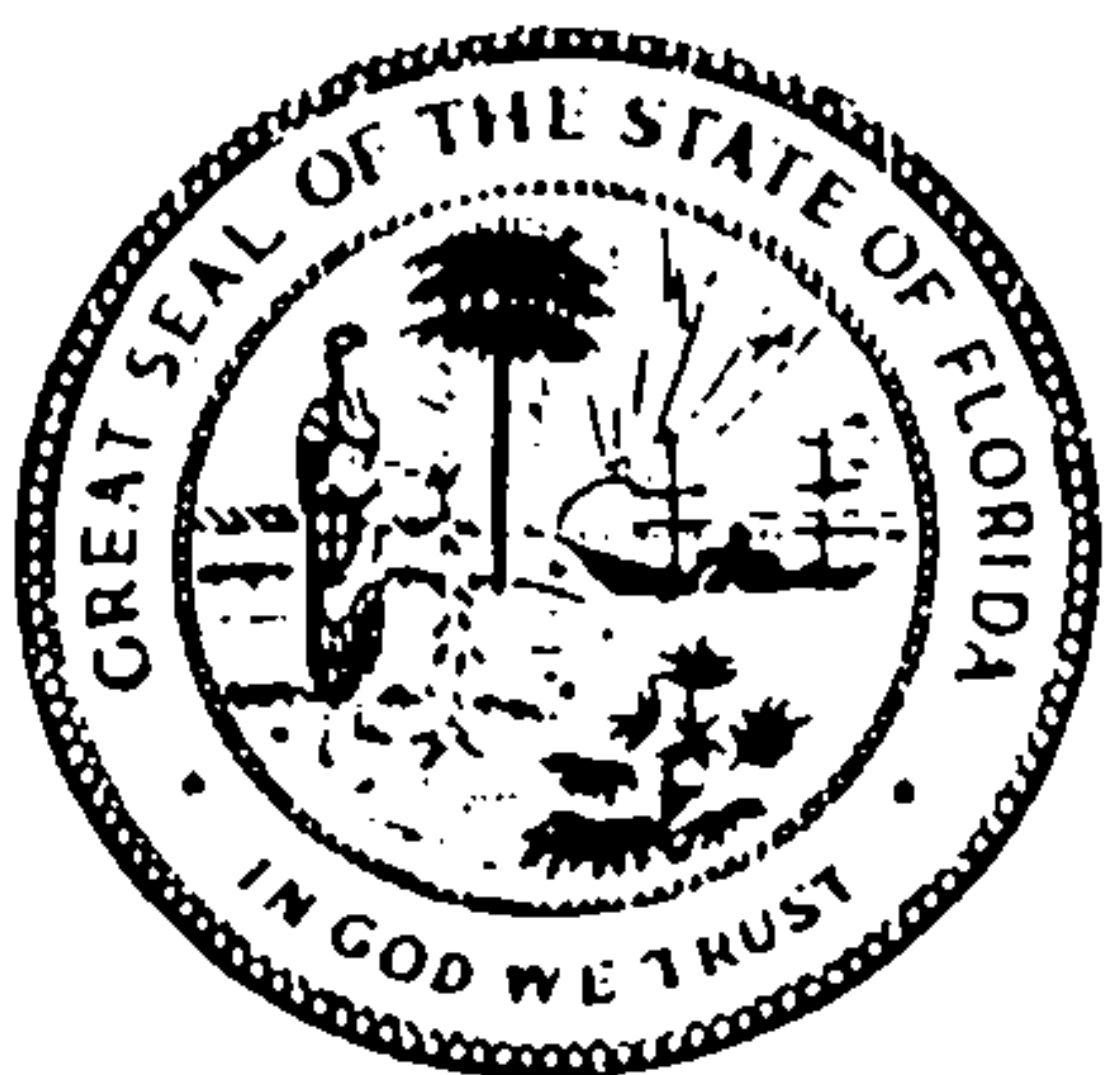


Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of VENICE ACRES IMPROVEMENT ASSOCIATION, ██████████, INC., a corporation organized under the Laws of the State of Florida, filed on October 5, 1982.

The charter number for this corporation is 765302.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
7th day of October, 1982.



CER 101

George Firestone
Secretary of State

ARTICLES OF INCORPORATION

OF

VENICE ACRES IMPROVEMENT ASSOCIATION, UNIT II, INC.

ARTICLE I

NAME

The name of the corporation (hereinafter called the "ASSOCIATION") is VENICE ACRES IMPROVEMENT ASSOCIATION, UNIT II, INC. *

ARTICLE II

PURPOSES AND GENERAL POWERS

Section 1. The ASSOCIATION does not contemplate pecuniary gain or profit to the members thereof, and the primary purposes for which it is formed are to provide for maintenance and preservation of the subdivision known as VENICE ACRES and to promote the health, safety and welfare of the residents within the said subdivision.

Section 2. In furtherance of said purposes, this ASSOCIATION shall have power to:

(a) hold funds solely and exclusively for the benefit of the members for purposes set forth in these Articles of Incorporation.

(b) promulgate and enforce rules, regulations, by-laws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized.

(c) delegate power or powers where such is deemed in the interest of the Association.

(d) purchase, lease, hold, sell, mortgage or otherwise acquire or dispose of, real or personal property; to enter into, make, perform or carry out contracts of every kind with any person, firm, corporation or association; to do any and all acts necessary or expedient for carrying on any and all of the activities and pursuing any and all of the objects and purposes set forth in the Articles of Incorporation and not forbidden by the laws of the State of Florida.

(e) fix assessments to be levied against property to defray expenses and costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures.

(f) charge recipients for services rendered by the Association and the user for use of Association property where such is deemed appropriate by the Board of Directors of the Association.

(g) pay taxes and other charges, if any, on or against property owned or accepted by the Association.

(h) control, maintain and repair private streets and roads, bridle paths, preservation areas, recreation areas and facilities, lakes, waterways and drainage facilities and other usable open spaces for which the obligation to maintain and repair has been delegated and accepted.

(i) borrow money and, from time to time, to make, accept, endorse, execute and issue debentures, promissory notes or other obligations of the Association for monies borrowed or in payment for property acquired or for any of the other purposes of the Association and to secure the payment of such obligation by mortgage, pledge, or other instrument of trust, or by lien upon assignment of or agreement in regard to all or any part of the property rights or privileges of the Association wherever situated.

* Any reference to Venice Acres in these articles shall be interpreted to mean Venice Acres, Unit II.

(j) dedical , sell or transfer all of or any part of its pro-
perty to any public agency, authority, or utility for such purposes
and subject to such condition as may be agreed to by members.

(k) enter into any written agreement with any persons, firms or
corporations and/or any political subdivision of the State of Florida
for the maintenance of any properties the maintenance of which is an
obligation of the Association alone or shared with others;

(l) have and to exercise any and all powers, rights and privileges
which a corporation organized under the Nonprofit Corporation Law of
the State of Florida by law may now or hereafter have or exercise.

ARTICLE III
MEMBERS

The members of the ASSOCIATION shall consist of the record owner,
whether one or more persons or entities, of the fee simple title to any
residential lot or tract, within VENICE ACRES subdivision.

ARTICLE IV
QUORUM

10% of the authorized votes shall constitute a quorum, which shall
be the minimum number of voters present to constitute a valid meeting.
Proxies shall be permissible if executed in writing by the absent voter
or his duly authorized attorney-in-fact. No proxy shall be valid for more
than 11 months unless otherwise provided in the proxy.

ARTICLE V
VOTING

The owner of each lot shall be entitled to one vote for each such
lot. When more than one person or entity has a fee simple interest in
any lot, all such persons or entities shall be members. The vote for such
lot shall be exercised as they among themselves determine, but in no event
shall more than one (1) vote be cast with respect to any such lot.

ARTICLE VI
DURATION

This corporation shall exist perpetually.

ARTICLE VII
DISTRIBUTION OF ASSETS UPON DISSOLUTION

No person, firm or corporation shall ever receive any dividends or
profits from the undertaking of this corporation and upon dissolution of
this organization all of its assets remaining after payment of all costs
and expenses of such dissolution and provision for creditors shall be dis-
tributed to organizations which have qualified for exemption under Section
501 (c) (3) of the Internal Revenue Code, or to the Federal government, or
to a State or local government, for a public purpose, and none of the assets
will be distributed to any member, officer or trustee of this corporation.

ARTICLE VIII
OFFICERS

Section 1. The officers of the corporation shall be a president,
a vice president, a secretary and a treasurer, and such other officers
as may be provided in the by-laws, from time to time.

Section 2. The names of the persons who are to serve as officers
of the corporation until the first meeting of the Board of Directors are:

| <u>OFFICE</u> | <u>NAME</u> |
|----------------------|------------------|
| President | Kendall LeBlanc |
| Exec. Vice President | Fred G. Barber |
| Vice President | Stephan Malmberg |
| Treasurer | Linda Grannin |

Section 3. The officers shall be elected at the annual meeting of the Board of Directors or as provided in the by-laws.

Section 4: Vacancies. A vacancy in any office because of death, resignation, removal, disqualification, or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

Section 5: President. The President shall be the principal executive officer of the corporation and shall in general supervise and control all of the business and affairs of the corporation. He shall preside at all meetings of the members and of the Board of Directors and shall execute any deeds, mortgages, bonds, contracts or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by these By-Laws or by statute to some other officer or agent of the corporation; and, in general, he shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

Section 6: Vice President. In the absence of the President, or in the event of his inability or refusal to act, the Vice President (or, in the event there be more than one Vice President, the Vice Presidents in the order of their election), shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. Any Vice President shall perform such other duties as, from time to time, may be assigned to him by the President or by the Board of Directors.

Section 7: Treasurer. If required by the Board of Directors, the Treasurer shall give a bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board of Directors shall determine. He shall have charge and custody of and be responsible for all funds and securities of the corporation; receive and give receipts for monies due and payable to the corporation from any source whatsoever, and deposit all such monies in the name of the corporation in such banks, trust companies or other depositories as shall be selected in accordance with the provisions of Article VII of these By-Laws; and in general perform all the duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him by the President or by the Board of Directors.

Section 8: Secretary. The Secretary shall keep the minutes of the meetings of the members and of the Board of Directors in one or more books provided for that purpose; see that all notices are duly given in accordance with the provisions of these By-Laws or as required by law; be custodian of the corporate records and of the Seal of the Corporation and see that the Seal of the Corporation is affixed to all documents, the execution of which on behalf of the corporation under its Seal is duly authorized in accordance with the provisions of these By-Laws; keep a register of the post office address of each member which shall be furnished to the Secretary and such other duties as from time to time may be assigned to him by the President or by the Board of Directors.

ARTICLE IX BOARD OF DIRECTORS

Section 1. The business affairs of this corporation shall be managed by the Board of Directors. This corporation shall have three (3) directors initially. The number of directors may be increased from time to time, by the by-laws, but shall never be less than three.

Section 2. The Board of Directors need not be members of the corporation.

Section 3. Members of the Board of Directors shall be elected and hold office in accordance with the by-laws.

Section 4. The names and addresses of the persons who are to serve as directors for the ensuing year, or until the first annual meeting of the corporation are: Those same persons named as officers in Article VIII, Section 2. hereof

ARTICLE X
BY-LAWS

Section 1. The Board of Directors of this corporation may provide such by-laws for the conduct of its business and the carrying out of its purposes as they may deem necessary from time to time.

Section 2. The by-laws so passed or amended must be approved by a 2/3 majority vote of those present at the next general membership meeting.

ARTICLE XI
AMENDMENTS

Section 1. These Articles of Incorporation may be amended at a special meeting of the membership called for that purpose by a two-thirds vote of those present.

Section 2. Amendments may also be made at a regular meeting of the membership upon notice given, as provided by the by-laws, of intention to submit such amendments.

ARTICLE XII
INDEMNIFICATION OF OFFICERS AND DIRECTORS

Section 1. The ASSOCIATION hereby indemnifies any directors or officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

(a) Whether civil, criminal, administrative, or investigative, other than one by or in the right of the ASSOCIATION to procure a judgment in its favor, brought to impose a liability or penalty on such person for an act alleged to have been committed by such person in his capacity as Director or officer of the ASSOCIATION, or in his capacity as Director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the ASSOCIATION, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interest of the ASSOCIATION, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or officer did not act in good faith in the reasonable belief that such action was in the best interest of the ASSOCIATION or that he had reasonable grounds for belief that such action was unlawful.

(b) By or in the right of the ASSOCIATION to procure a judgment in its favor by reason of his being or having been a Director or officer of the ASSOCIATION, or by reason of his being or having been a Director, officer or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the ASSOCIATION, against the reasonable expenses, including attorneys' fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interest of the ASSOCIATION. Such person shall not be entitled to indemnification in relation to matters as to which such person has been adjudged to have been guilty of negligence or misconduct in the performance of his duty to the ASSOCIATION unless and only to the extent that the Court, administrative agency, or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

Section 2. The Board of Directors shall determine whether amounts for which a Director or officer seeks indemnification were properly incurred and whether such Director or officer acted in good faith and in a manner he reasonably believed to be in the best interests of the ASSOCIATION, and whether, with respect to any criminal action or proceeding, he had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding.

Section 3. The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the ASSOCIATION to indemnify under applicable law.

ARTICLE XIII
TRANSACTION IN WHICH DIRECTORS OR
OFFICERS ARE INTERESTED

Section 1. No contract or transaction between the ASSOCIATION and one or more of its Directors or officers, or between the ASSOCIATION and any other corporation, partnership, association, or other organization in which one or more of its Directors or officer are Directors or officers, or have a financial interest, shall be invalid, void or voidable solely because the Director or officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction, or solely because his or their votes are counted for such purposes. No Director or officer of the ASSOCIATION shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

Section 2. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.



Prepared by:
Sharon S. Vander Wulp, Esq.
Kanetsky, Moore & DeBoer, P.A.
227 Nokomis Ave. S.
Venice, FL 34285

RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#1102879

CERTIFICATE OF NOTICE FOR FILING EXTENSION OF
DECLARATIONS OF RESTRICTIONS
VENICE ACRES, UNIT I AND II



VENICE ACRES IMPROVEMENT ASSOCIATION, INC., its address being c/o Capri Property Management, Inc., 810B Pinebrook Rd., Venice, FL 34292, Sarasota County, Florida, by the hands of the undersigned hereby certifies that:

The Declaration of Restrictions of Venice Acres, Unit I, a subdivision, is recorded in Official Records Book 1186, Page 2165, et seq., of the Public Records of Sarasota County, Florida, as may be amended from time to time.

The Declaration of Restrictions of Venice Acres, Unit II, a subdivision, is recorded in Official Records Book 1278, Page 573, et seq., of the Public Records of Sarasota County, Florida, as may be amended from time to time.

Pursuant to the requirements in Chapter 712.05 and Chapter 712.06, Florida Statutes, VENICE ACRES IMPROVEMENT ASSOCIATION, INC., submitted to the entire membership of the Board of Directors of the Association, at a properly called Board meeting held on the 15th day of March, 2007, at 6:30 p.m., the vote required by this statutory reference to preserve its Restrictions, and protect the same from extinguishment by way of the Marketable Record Title Act. The Board of Directors, at this properly called Board meeting, approved by affirmative vote of not less than two-thirds of all Board members, to preserve and extend the Declaration of Restrictions of both Venice Acres, Unit I, a subdivision and Venice Acres, Unit II, a subdivision, for an additional 30 years. Notice of this Board meeting was provided to all lot owners in both subdivisions not less than seven (7) days prior to the Board meeting. Attached to this Certificate is an Affidavit, executed by the

appropriate member of the Board of Directors of the Association, affirming that the Board of Directors, prior to its voting on this issue, either mailed or hand delivered to the lot owners in both subdivisions the following statement of marketable title action:

Statement of Marketable Title Action

VENICE ACRES IMPROVEMENT ASSOCIATION, INC. ("Association"), has taken action to ensure that the Declaration of Restrictions for Venice Acres, Unit I, as recorded in the Official Records Book 1186, Page 2165, et seq., and the Declarations of Restrictions for Venice Acres, Unit II, as recorded in Official Records Book 1278, Page 573, et seq., both of the public Records of Sarasota County, Florida, as may be amended from time to time, one of which is currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the Public Records of Sarasota County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

In witness whereof, said Association has caused this Certificate to be signed in its name by its President this 8 day of June 2007.

ATTEST:

VENICE ACRES IMPROVEMENT ASSOCIATION, INC.

By: Beth Osborne
Beth Osborne, Secretary

By: Bryan Beles
Bryan Beles, President

WITNESSES:

Debbie Sun
Perry Dean

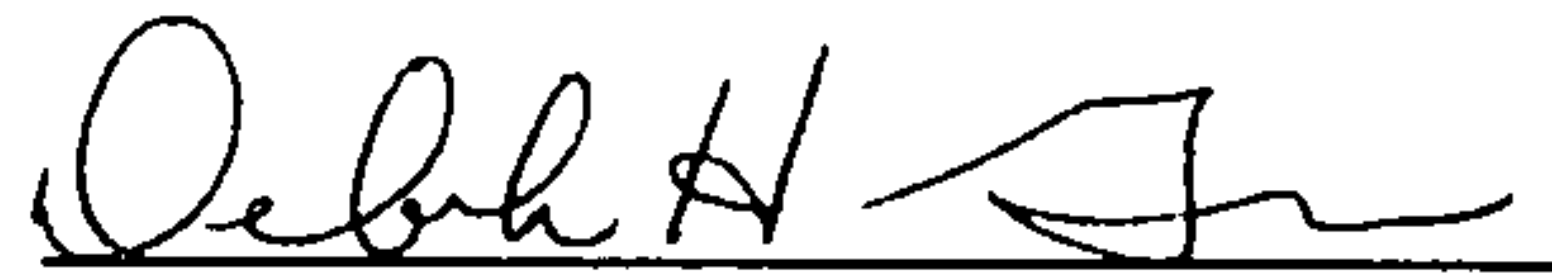
STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared Bryan Beles, as President, and Beth Osborne as Sectary, of VENICE ACRES IMPROVEMENT ASSOCIATION, INC., and they acknowledged before me that they are such officers of said corporation; and they executed the foregoing Certificate of Notice for Filing Extension of the Declaration of Restrictions of Venice Acres, Unit I, a Subdivision and Venice Acres, Unit II, a subdivision, and that the execution thereof is the free act and deed of said corporation. They are personally known to me or have produced their driver's license as identification and did not take an oath.

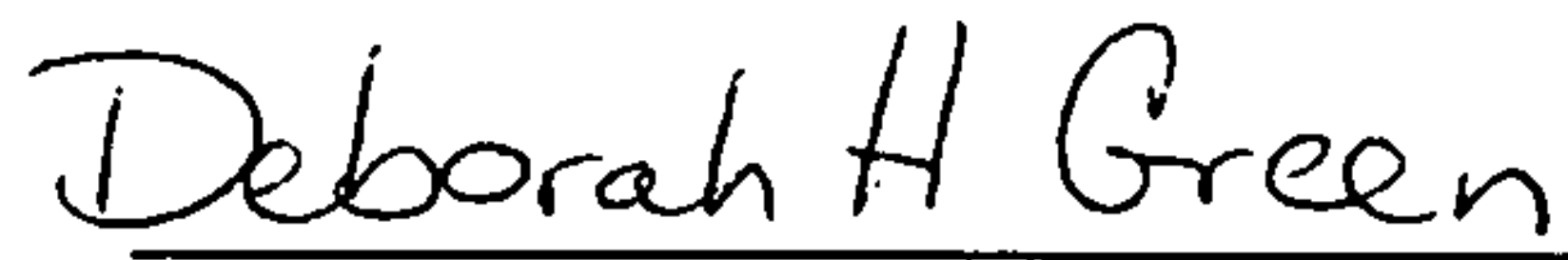
WITNESS my hand and official seal at Venice, Sarasota County, Florida this 8 day of June, 2007.



Deborah H. Green
Commission # DD353543
Expires: SEP. 08, 2008
Bonded Thru
Atlantic Bonding Co., Inc.



Printed Name of Notary:



Notary Public

Commission # DD353543

My Commission Expires:

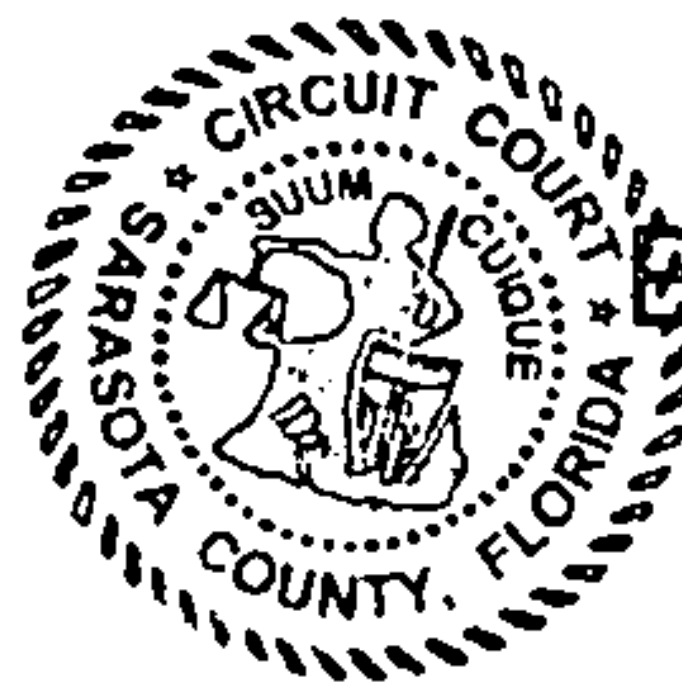
9-8-2008

CERTIFICATE OF MAILING

I hereby certify that I did on this 31 day of Oct, 2007, mail by certified mail a copy of the foregoing notice to each of the lot owners at the address or addresses as shown on the attached Affidavit.

Karen Rushing
Clerk of Court

(Court Seal)



By:


As Deputy Clerk

This instrument prepared by:
Sharon S. Vander Wulp
Attorney at Law
P.O. Box 1767
Venice, FL 34284-1767

AFFIDAVIT OF APPLICABILITY FOR CERTIFICATE OF NOTICE OF FILING
EXTENSION OF DEED RESTRICTIONS FOR VENICE ACRES, UNIT II

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared BRYAN BELES, who being sworn, deposes and says:

1. I am the President of VENICE ACRES IMPROVEMENT ASSOCIATION, INC., (Association).

2. I have personal knowledge of the facts stated herein and am authorized to make this affidavit on behalf of the Association.

3. That the Association is the corporate entity which operates two subdivisions. VENICE ACRES, UNIT I and VENICE ACRES, UNIT II.

4. That the attached Certificate of Notice for Filing Extension of Declaration of Restrictions for Venice Acres, Unit I and II (Certificate of Notice), providing notice of the Association's March 15, 2007 Board meeting, was mailed to all lot owners in VENICE ACRES, UNIT I and VENICE ACRES, UNIT II in accordance with the requirements of Chapter 712, Florida Statutes, and the By-Laws of the Association.

5. That said Certificate of Notice was mailed to each lot owner or owners at the address or addresses shown on the attached address lists.

6. That the Certificate of Notice provided to the lot owners addressed the extension of deed restrictions for both VENICE ACRES, UNIT I and VENICE ACRES, UNIT II.

7. That the Certificate of Notice of extension of deed restriction which was approved by the Board of Directors in accordance with the requirements of Chapter 712, was not recorded in the Official Records of Sarasota County, Florida, the County where VENICE ACRES, UNIT I, a subdivision is located, prior to April 11, 2007.

8. That the deed restrictions for VENICE ACRES, UNIT I expired as a matter of law,

pursuant to Chapter 712, Florida Statutes, also known as the Marketable Record Title Act on or about April 10, 2007.

9. That the Certificate of Notice of extension of deed restriction accompanying this Affidavit is applicable only to VENICE ACRES, UNIT II, a subdivision.

10. That the Association shall pursue by other available legal means the revival of the deed restrictions for VENICE ACRES, UNIT I, a subdivision.

Further affiant sayeth naught.

VENICE ACRES IMPROVEMENT
ASSOCIATION, INC.

By: *Bryan Beles*
BRYAN BELES
As: President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 17 day of July 2008, by, BARRY BELES as President of VENICE ACRES IMPROVEMENT ASSOCIATION, INC., who is personally known to me or has produced a driver's license as identification.

Deborah H Green
Notary Public

Deborah H Green
Printed Name of Notary

My Commission Expires: 9/08/2008

Commission # DD353543



Deborah H. Green
Commission # DD353543
Expires: SEP. 08, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Venice Acres Improvement Association, Inc.

Managed by Capri Property Management, Inc. • 810B Pinebrook Rd., Venice, FL 34285
Phone: (941) 412-0449 • Fax: (941) 412-0720

DATE: March 1, 2007
TO: Owners
FROM: Board of Directors

A Board of Directors meeting will be held Thursday, March 15, 2007 at 6:30PM at the offices of Capri Property Management, Inc.

Venice Acres is now thirty years old. At this meeting the Board of Directors will vote to extend the documents of the Association for another thirty years as per the Statement Marketable Title Action.

Statement of Marketable Title Action

Venice Acres Improvement Association Inc. has taken action to ensure that the Declaration of Restrictions for Venice Acres Unit II, as recorded in Official Records Book 1278, Page 576, et seq., of Public Records of Sarasota County, Florida, as may be amended from time to time, one of which is currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in Public Records of Sarasota County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

VENICE ACRES IMPROVEMENT ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

THURSDAY, MARCH 15, 2007

6:30PM

AT THE OFFICE OF CAPRI PROPERTY MANAGEMENT, INC.

810-B PINEBROOK RD, VENICE FL

AGENDA

1. Call to order
2. Proof of notice
3. Determine quorum
4. Approve minutes of meeting 02/15/07
5. Old Business:
 - a. Roads
 - b. Ditches
 - c. Entry Bed
6. New Business
 - a. Declaration extension
7. Adjournment

VENICE ACRES IMPROVEMENT ASSOCIATION, INC.
A Corporation Not-for-Profit

MINUTES OF THE BOARD OF DIRECTORS MEETING
MARCH 15, 2007

President Bryan Beles called the meeting to order at 6:30PM at the office of Capri Property Management, Inc., 810 B Pinebrook Road, Venice, Florida.

A quorum was determined with eight board members present.

Present: Bryan Beles Beth Osborne
Agnes Tietsma Bruce Boyd
Dan McGoogan Gratia Schroeder
Sharon Kolman Raeanne Keefe

Absent: Dan Miller Ed Norton
David Rubin

Also Present: Debbie Green and Jenni Wilson representing Capri Property Management, Inc.

Notice was given with notice posted at the entrance of Venice Acres and mailed to each owner.

OLD BUSINESS

Roads- The curbing replacement at the front entrance has been approved. A MOTION was made by Gratia Schroeder and seconded by Agnes Tietsma to accept the contract with Anderson Asphalt to do the road repairs at an estimated cost of \$1100.00.

Motion unanimously passed.

President Bryan Beles will work with the contractor to finalize the contract and oversee progress on the repairs.

Ditches- Sarasota County has been clearing their ditches located in Venice Acres. Quotes will be obtained to clean the culverts and FPL will be contacted to clean their easement ditch.

Entry bed- The sign has been painted and the left over paint is being stored in the guard shack for future touch ups. New lights have been installed as well. A MOTION was made by Gratia Schroeder and seconded by Agnes Tietsma to add additional lighting to the front entrance.

Motion unanimously passed.

NEW BUSINESS

Restriction extension- A MOTION was made by Gratia Schroeder and seconded by Dan McGoogan to extend the deed restrictions of Venice Acres.

Motion unanimously passed.

Signs- Additional quotes will be obtained for replacing the signs throughout Venice Acres and presented to the board when available.

Speed bumps- A complaint has been received about the condition of the speed bumps in Venice Acres. The board will discuss this further in the future.

Website- Quotes will be obtained for having a website built for the use of Venice Acres homeowners.

Legal- There's a lot of concerns in Venice Acres that the deed restrictions are not being upheld. A MOTION was made by Gratia Schroeder and seconded by Agnes Tietsma to pursue legal action regarding the deed restrictions in Venice Acres.

Motion unanimously passed.

Next meeting date- The next Board of directors meeting will be held April 12, 2007 at 6:30PM at the office of Capri Property Management, Inc. 810 B Pinebrook Rd. Venice, Florida.

Adjournment- With no further business, A MOTION was made by Gratia Schroeder and seconded by Dan McGoogan that the meeting be adjourned.

The meeting adjourned at 7:40PM.

Respectfully submitted,

Debbie Green
Capri Property Management, Inc.
For the Secretary

AFFIDAVIT OF MAILING OF NOTICE TO LOT OWNERS

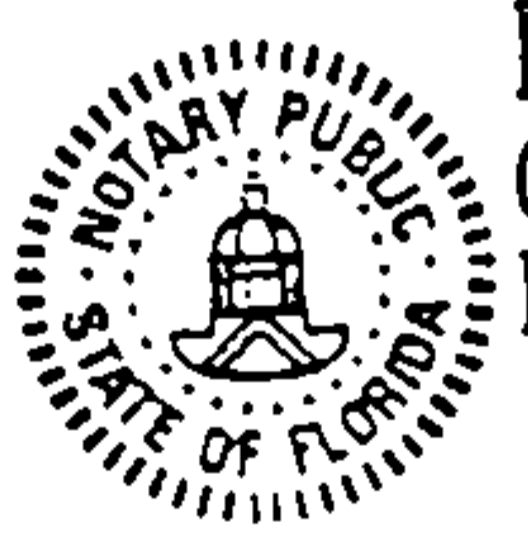
STATE OF FLORIDA
COUNTY OF SARASOTA

The undersigned officer of the Association, whose name appears at the bottom of this Affidavit, does swear and affirm that notice of the Board meeting of the Association held March 15, 2007, was mailed in accordance with Chapter 712, Florida Statutes, and the By-Laws of the Association, and that said notice was mailed to each lot owner or owners at the address or addresses shown on the attached address lists.

By: *Bryan Beles*
Bryan Beles
As: President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 8 day of June, 2007 by Bryan Beles, as President of VENICE ACRES IMPROVEMENT ASSOCIATION, INC., who is personally known to me or has produced a driver's license as identification.



Deborah H. Green
Commission # DD353543
Expires: SEP. 08, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Deborah H. Green
Notary Public

Deborah H. Green
Printed Name of Notary

Commission # DD353543

My Commission Expires: 9-8-2008

James Reddy
1311 Guardian Dr.
Venice FL 34292

James & Linda Spear
1320 Guardian Dr.
Venice FL 34292

Sam & Pam Prost
1308 Guardian Dr.
Venice FL 34292

Edward & Mary Jane Norton
1309 Greenfield Cir.
Venice FL 34292

Frederick & Gratia Schroeder
2602 Hermitage Blvd.
Venice FL 34292

Suzanne Gerace
2609 Heatherwood Cir.
Venice FL 34292

Thomas & Jane Lecklider
2602 Heatherwood Cir.
Venice FL 34292

Margaret Retty
1106 Underwood Dr.
Venice FL 34292

Stephen & Barbara Shyan
2609 Firetree Lane
Venice FL 34292

Alain & Cynthia Bricoune
2602 Firetree Lane
Venice FL 34292

Francine Lacher
1315 Guardian Dr.
Venice FL 34292

Henry & Marianne Schulz
1316 Guardian Dr.
Venice FL 34292

Robert & Barbara Sanchez
2505 Hermitage Blvd.
Venice FL 34292

Terry & Sharon Clark
1313 Greenfield Dr.
Venice FL 34292

Ronald Perry
2603 Heatherwood Cir.
Venice FL 34292

Robert & Paula Bodi
2610 Heatherwood Cir.
Venice FL 34292

Denis Cremisio
1114 Underwood Dr.
Venice FL 34292

Richard & Robin Stevens
1102 Underwood Dr.
Venice FL 34292

Gary & Constant Swikle
2610 Firetree Lane
Venice FL 34292

Darren & Jacqueline Ollio
2506 Firetree Lane
Venice FL 34292

John S. & Kristen Whitehead
1319 Guardian Dr.
Venice FL 34292

Anthony B. & Mary Roefs
1312 Guardian Dr.
Venice FL 34292

Daniel & Lisa Miller
1305 Greenfield Cir.
Venice FL 34292

Richard Gerra
2601 Hermitage Blvd.
Venice FL 34292

John Negele
2605 Heatherwood Cir.
Venice FL 34292

Robert & Myriam Murphy
2606 Heatherwood Cir.
Venice FL 34292

Russell & Debbie Austin
1110 Underwood Dr.
Venice FL 34292

Linda Collins
2605 Firetree Lane
Venice FL 34292

Jeffrey & Linda Janoff
2606 Firetree Lane
Venice FL 34292

Robert & Karla Lapinski
P.O. Box 11
Isle MN 56342



Mary French
2501 Firetree Lane
Venice FL 34292

Lloyd & Dianne Weed
1109 Underwood Dr.
Venice FL 34292

James & Theresa Kelly
1201 Underwood Dr.
Venice FL 34292

Clare & Charles Milligan
2605 Hermitage Blvd
Venice FL 34292

Janet & Jack Zeeff
1313 Guilford Dr.
Venice FL 34292

John & Sharon Kolman
1325 Guilford Dr.
Venice FL 34292

Charles & Helen Kresse
1306 Guilford Dr.
Venice FL 34292

Antonio Franco
2709 Hermitage Blvd.
Venice FL 34292

Raymond & Carolyn Kearney
1311 Lambeth Cir.
Venice FL 34292

Joseph E. & Donna L. Brower
2809 Hermitage Blvd.
Venice FL 34292

Keith & Salli Struble
2505 Firetree Lane
Venice FL 34292

Darrin W. and Keril Olah
1113 Underwood Dr.
Venice FL 34292

Roger D. & Beata Hulliger
2510 Hermitage Blvd.
Venice FL 34292

Lowell & Marilyn Selders
1305 Guilford Dr.
Venice FL 34292

Norman & Jo-Anne Sckowska
1317 Guilford Dr.
Venice FL 34292

Anthony & Shahin Costello
1327 Guilford Dr.
Venice FL 34292

Michael & Roxanne Wheeler
1302 Guilford Dr.
Venice FL 34292

Howard & Meredith Seckendorf
2713 Hermitage Blvd.
Venice FL 34292

Elizabeth Martinez
1315 Lambeth Cir.
Venice FL 34292

David & Judith Rubin
2815 Hermitage Blvd.
Venice FL 34292

Robert & Katina Young
1105 Underwood Dr.
Venice FL 34292

Phillip Carson Cox
1117 Underwood Dr.
Venice FL 34292

Charles & Clare Milligan
2605 Hermitage Blvd.
Venice FL 34292

Mark Bills
1309 Guilford Dr.
Venice FL 34292

Arthur Acker
1321 Guilford Dr.
Venice FL 34292

Christopher & Jan Darrow
1310 Guilford Dr.
Venice FL 34292

Thomas & Aimee Randol
2705 Hermitage Blvd.
Venice FL 34292

Joshua & Michelle Harman
1307 Lambeth Cir.
Venice FL 34292

Timothy Milligan
2805 Hermitage Blvd.
Venice FL 34292

Raeanne Keefe
P.O. Box 1452
Venice FL 34284



Bryan & Barbara Beles
2901 Hermitage Blvd.
Venice FL 34292

Douglas & Shelagh Berryman
2914 Hermitage Blvd.
Venice FL 34292

Michael Clark
c/o Clark Pure
213 U.S. 41 Bypass South
Venice FL 34285

Thomas Medvar
1202 Lexington Dr.
Venice FL 34292

Christopher & Sharon Guerin
2806 Norwood Lane
Venice FL 34292

Steven & Debra Gray
2702 Norwood Lane
Venice FL 34292

John & Marie Baldizzi
1205 Lexington Dr.
Venice FL 34292

Bruce & Denise Boyd
2814 Hermitage Blvd.
Venice FL 34292

Jon & Lisa Bossoli
2802 Hermitage Blvd.
Venice FL 34292

J. & A. Poniatowski
2702 Hermitage Blvd.
Venice FL 34292

Robert & Susan Hebert
2905 Hermitage Blvd.
Venice FL 34292

Chester Moszczynski
2910 Hermitage Blvd.
Venice FL 34292

Robert & Dawn Wildermuth
1210 Lexington Dr.
Venice FL 34292

Gloria Lenardson
P.O. Box 74
Venice FL 34284

Gerard M. Sullivan
2802 Norwood Lane
Venice FL 34292

Lasalle Bank NA TTEE
150 Allegheny Center Mall
Pittsburgh PA 15212-5356

Michael & Yvonne Archer
1209 Lexington Dr.
Venice FL 34292

Ronald Weber
2810 Hermitage Blvd.
Venice FL 34292

Gregory & Monica Underwood
1489 Maseno Dr.
Venice FL 34292

Edward & Concetta Kuentzel
2610 Hermitage Blvd.
Venice FL 34292

Kenneth Smith
2918 Hermitage Blvd.
Venice FL 34292

Thomas & Beth Osborne
2906 Hermitage Blvd.
Venice FL 34292

Vance Watson
1206 Lexington Dr.
Venice FL 34292

Veronica Taborsky
2810 Norwood Lane
Venice FL 34292

Gerade Sullivan
2706 Norwood Lane
Venice FL 34292

Frank & Mary Castoral
2705 Norwood Lane
Venice FL 34292

Ronald & Anna Skow
1213 Lexington Dr.
Venice FL 34292

William & Donna Skaggs
2806 Hermitage Blvd.
Venice FL 34292

Pam Grant
2706 Hermitage Blvd.
Venice FL 34292

Gerald & Sui Szilagyi
2606 Hermitage Blvd.
Venice FL 34292



Edna Schneider
1323 Guardian Dr.
Venice FL 34292

Ronald & Linda Durkin
1099 N. Cypress Pt. Dr.
Venice FL 34293

Raul Villar
1331 Guardian Dr.
Venice FL 34292

Patrisa Philips
1335 Guardian Dr.
Venice FL 34292

Steven & Kathleen Sasher
1402 Guardian Dr.
Venice FL 34292

Robert & Debra Tribbett
2505 Northway Dr.
Venice FL 34292

Eric Cote
2509 Northway Dr.
Venice FL 34292

Zapp Bank NA TTEE
2513 Northway Dr.
Venice FL 34292

Carlos & Miriam Core
2517 Northway Dr.
Venice FL 34292

Pamela Cipollina
3804 Cutlass Bayou
Nokomis FL 34275

Byron & Edna Carpenter
2525 Northway Dr.
Venice FL 34292

Mark & Maureen Walker
2529 Northway Dr.
Venice FL 34292

Russell & Cindy Vanselow
2533 Northway Dr.
Venice FL 34292

Daniel & Debra McGoogan
2537 Northway Dr.
Venice FL 34292

Agnes Springer-Teitsma
2541 Northway Dr.
Venice FL 34292

Mark Fucsik
2543 Northway Dr.
Venice FL 34292

Ramon & Mirta Villares
2542 Northway Dr.
Venice FL 34292

Irene Pearcy
2538 Northway Dr.
Venice FL 34292

Steven & Deborah Bellinder
2534 Northway Dr.
Venice FL 34292

James & Kathleen Kelley
2530 Northway Dr.
Venice FL 34292

Charles & Joann Hamrick
2526 Northway Dr.
Venice FL 34292

Kuncheria & Mary Joseph
2522 Northway Dr.
Venice FL 34292

Gene & Melanie Alcorn
2518 Northway Dr.
Venice FL 34292

Robert & Rowena Beans
2514 Northway Dr.
Venice FL 34292

Kevin & Edith Kelly
2510 Northway Dr.
Venice FL 34292

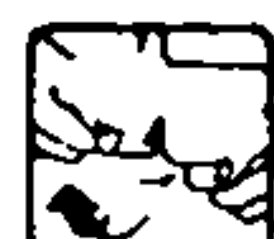
Edwin & Joyce Vanpelt
P.O. Box 998
Nokomis FL 34274-0998

Jeffrey & Colleen Hutchinson
2502 Northway Dr.
Venice FL 34292

Jeffrey Litzler
1324 Guardian Dr.
Venice FL 34292

Nikki Coleman
P.O. Box 1117
Venice FL 34292

Alma Ball
2813 Norwood Lane
Venice FL 34292



Denis & Evelyn Hill
2817 Norwood Lane
Venice FL 34292

F.M. & Patricia Schade
P.O. Box 63
-unlisted-
Venice FL 34284-0063

Eric & Christine Robinson
2830 Norwood Lane
Venice FL 34292

Lucien & Marie-Agnes Barbier
2826 Norwood Lane
Venice FL 34292

John & Sarah Fischetti
2822 Norwood Lane
Venice FL 34292

Dennis & Jennifer Diamond
2818 Norwood Lane
Venice FL 34292

Jessica Appley
2814 Norwood Lane
Venice FL 34292

