



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

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2008143820 15 PGS
2008 OCT 31 08:41 AM
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

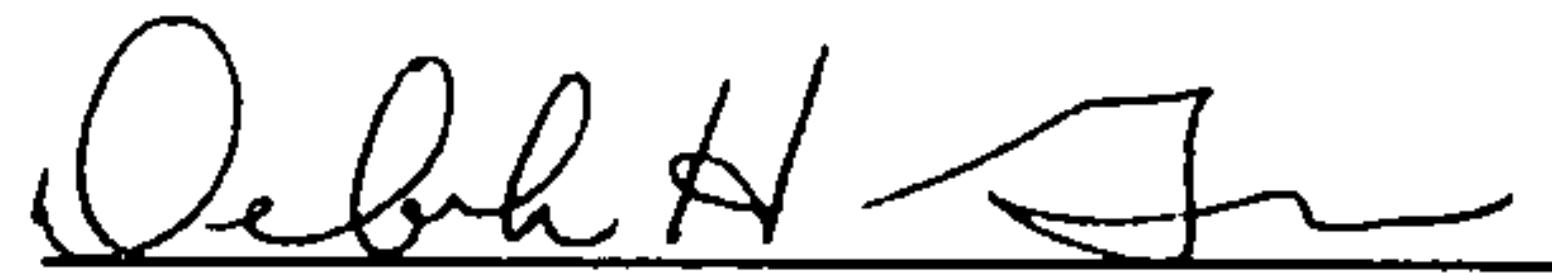
STATE OF FLORIDA
COUNTY OF SARASOTA

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.

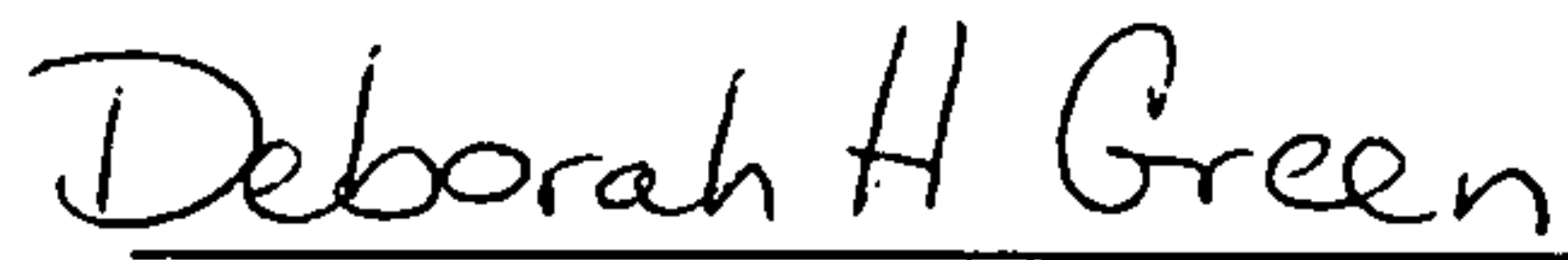
WITNESS my hand and official seal at Venice, Sarasota County, Florida this 8 day of June, 2007.



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:

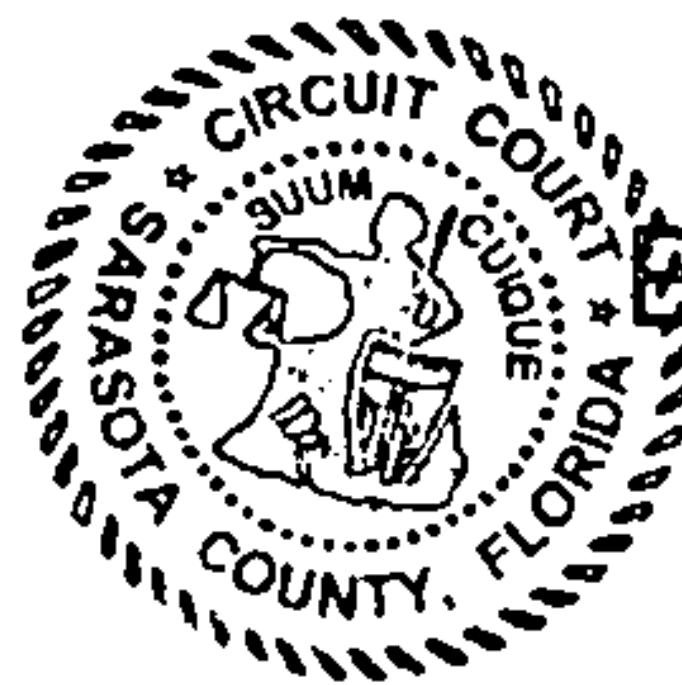
9-8-2008

CERTIFICATE OF MAILING

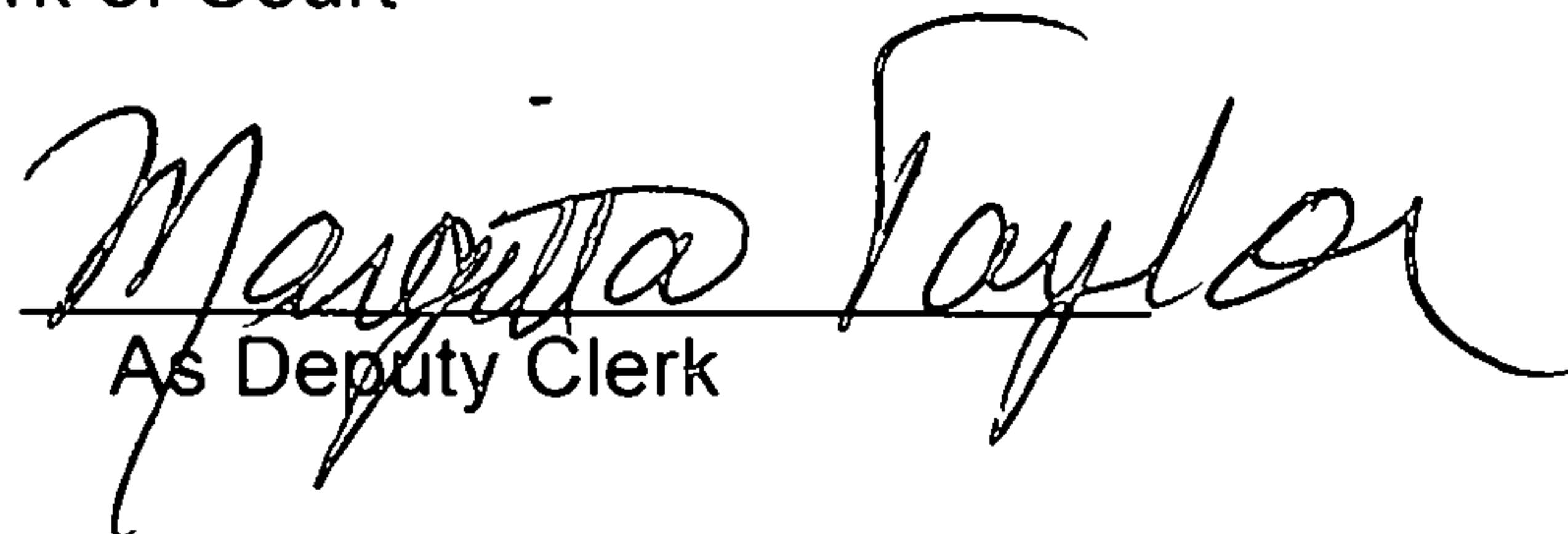
I hereby certify that I did on this 31 day of Oct, 2007, mail by certified mail a copy of the foregoing notice to each of the lot owners at the address or addresses as shown on the attached Affidavit.

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

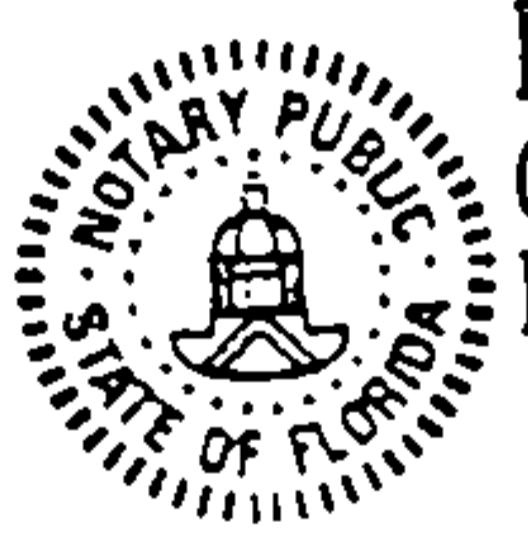
STATE OF FLORIDA
COUNTY OF SARASOTA

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

Robert & Susan Hebert
2905 Hermitage Blvd.
Venice FL 34292

Kenneth Smith
2918 Hermitage Blvd.
Venice FL 34292

Douglas & Shelagh Berryman
2914 Hermitage Blvd.
Venice FL 34292

Chester Moszczyński
2910 Hermitage Blvd.
Venice FL 34292

Thomas & Beth Osborne
2906 Hermitage Blvd.
Venice FL 34292

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

Robert & Dawn Wildermuth
1210 Lexington Dr.
Venice FL 34292

Vance Watson
1206 Lexington Dr.
Venice FL 34292

Thomas Medvar
1202 Lexington Dr.
Venice FL 34292

Gloria Lenardson
P.O. Box 74
Venice FL 34284

Veronica Taborsky
2810 Norwood Lane
Venice FL 34292

Christopher & Sharon Guerin
2806 Norwood Lane
Venice FL 34292

Gerard M. Sullivan
2802 Norwood Lane
Venice FL 34292

Gerade Sullivan
2706 Norwood Lane
Venice FL 34292

Steven & Debra Gray
2702 Norwood Lane
Venice FL 34292

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

Frank & Mary Castoral
2705 Norwood Lane
Venice FL 34292

John & Marie Baldizzi
1205 Lexington Dr.
Venice FL 34292

Michael & Yvonne Archer
1209 Lexington Dr.
Venice FL 34292

Ronald & Anna Skow
1213 Lexington Dr.
Venice FL 34292

Bruce & Denise Boyd
2814 Hermitage Blvd.
Venice FL 34292

Ronald Weber
2810 Hermitage Blvd.
Venice FL 34292

William & Donna Skaggs
2806 Hermitage Blvd.
Venice FL 34292

Jon & Lisa Bossoli
2802 Hermitage Blvd.
Venice FL 34292

Gregory & Monica Underwood
1489 Maseno Dr.
Venice FL 34292

Pam Grant
2706 Hermitage Blvd.
Venice FL 34292

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

Edward & Concetta Kuentzel
2610 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

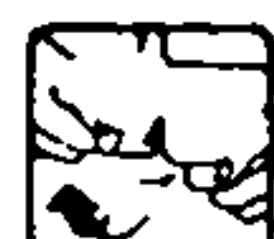
Edwin & Joyce Vanpelt
P.O. Box 998
Nokomis FL 34274-0998

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

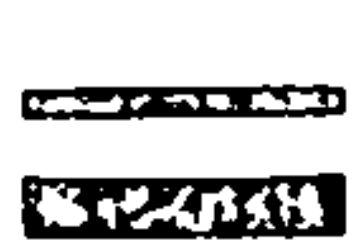
Eric & Christine Robinson
2830 Norwood Lane
Venice FL 34292

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



INSTRUMENT PREPARED BY
SHARON S. VANDER WULP
ATTORNEY AT LAW
P.O. BOX 1767
VENICE, FLORIDA 34284-1767

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003215606 2 PGS
2003 OCT 24 09:33 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#391459

CERTIFICATE OF AMENDMENT
DECLARATION OF RESTRICTIONS
FOR



VENICE ACRES, UNIT II

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

The Declaration of Restrictions for Venice Acres, Unit II is recorded in O.R. Book 1278, page 578, as amended, of the Public Records of Sarasota County, Florida. The following amendment to the Declaration of Restrictions was submitted to the entire membership of the Association at its meeting called and held on the 29th day of April, 2003, and approved by affirmative vote of not less than 75% of all lot owners in Venice Acres Unit II (the Auburn Oaks Section), as required by the Declaration of Restrictions.

Article 18, Modification, is hereby amended to read as follows:

18. MODIFICATION. ~~These restrictions~~ Any of the provisions hereof may be changed or amended and further restrictions adopted or eliminated, after the provisions of Paragraph "12" herein have been satisfied, by an affirmative vote or consent in writing, or any combination thereof of seventy-five percent (75%) of the lot owners who at that time must be a majority of the members of the VENICE ACRES (Auburn Oaks Section) Improvement Association.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 2nd day of Oct, 2003.

ATTEST:

VENICE ACRES IMPROVEMENT ASSOCIATION,
INC.

By: Beth A. Osborn Secretary By: Michael Schade President

WITNESSES:

Debbie Ann
Shirley K. Kelly

INSTRUMENT # 2003215606
2 PGS

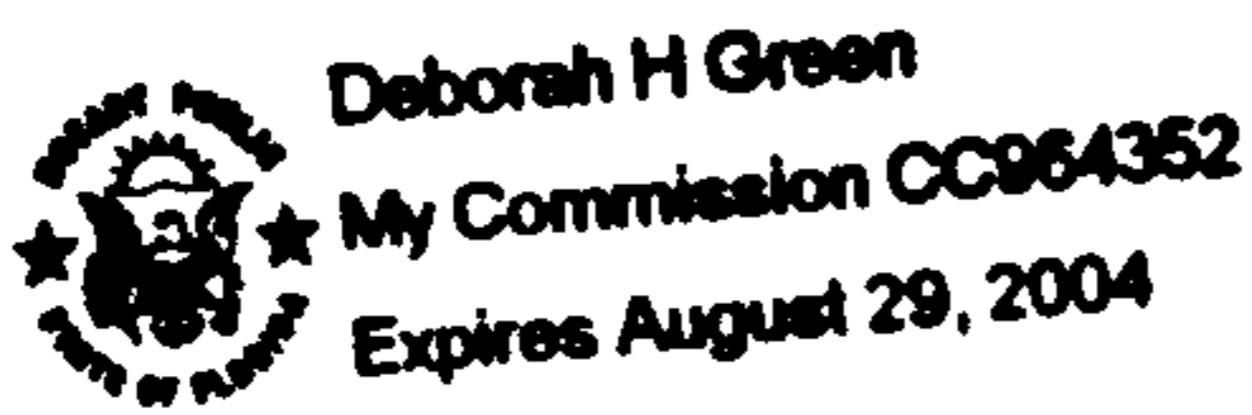
STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared Michael Schade, as President and Beth Osborn, 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 Certificate of Amendment to the Declaration of Restrictions on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate of Amendment to the Declaration of 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 Venice, Sarasota County, Florida this 2nd day of October, 2003.

Deborah H Green
Printed Name of Notary:
Deborah H Green
Notary Public
Commission # CC964352

My Commission Expires:



29.00

662085

REVISED
DECLARATION OF RESTRICTIONS
 FOR
VENICE ACRES, UNIT II
 (Auburn Oaks Section)

Declaration of Restrictions for Venice Acres, Unit II, more particularly described on Schedule "A" attached to Declaration of Restrictions for said property dated August 1, 1978, and recorded in O.R. Book 1278 at Page 578 of the Public Records of Sarasota County, Florida, on the 21st day of December, 1978, is hereby revised to read as follows:

O.R. 1885 PG 1838

1. RESIDENTIAL USE.

No lot shall be used for any purpose other than as a site for a single family residence, with the exception that Lots 1 and 5 of Unit 1 have been designated and approved for Tennis and Recreational activities.

2. FLOOR AREA. All residences shall have a floor area of not less than 2200 square feet, inclusive of porches, carports, garages and utility rooms as total footage under a single roof. In addition to the residence, unattached stables, garages or carports or servants quarters may be permitted, but shall not be included in determining minimum square footage.

3. APPROVAL OF PLANS. No building or other structure shall be erected, placed or altered upon any lot until the plans and specifications therefore have been approved in writing by the Developer or the Architectural Committee of the Improvement Association. Approval or disapproval shall be granted promptly and the failure of the Developer or Association to notify the applicant of its decision within ten (10) days after such plans and specifications have been submitted shall

George L. Sweezy
 2814 Woodwood Lane
 Venice, Fl. 33595



be deemed approval. Developer, its successors and assigns, or their duly appointed agents, shall be granted access to any construction in progress for the purpose of inspection. Developer, its successors and assigns, shall not be liable in damages to any one submitting plans for approval or to any owner of land covered by this instrument by reason of mistake in judgment, negligence or nonfeasance of itself, its agents or employees arising out of or in connection with the approval or disapproval or failure to approve any such plans.

4. TEMPORARY STRUCTURES. No tents, trailers, vans, shacks, tanks or temporary or accessory buildings or structures shall be erected or permitted to remain on any lot except in connection with and during actual construction of a one-family residence or addition thereto, such temporary structure shall not remain on such lot for a period exceeding fifteen (15) days after completion of construction and shall be subject to approval of any governmental agency having jurisdiction thereof. No temporary structure shall be used as a dwelling at any time.

5. ANIMALS. 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 with respect to any animals. Only two horses per lot are allowed, excepting any lots that may be designated by Developer as a stable area. Each owner having animals under authorization of this paragraph is responsible for cleanliness and neatness of his premises so as to avoid any nuisance, odors or unsightly outbuildings which might be considered offensive to his neighbors or to the public.

6. WALLS AND FENCES. Walls, hedges, fences or any other enclosure shall only be installed upon prior approval of the Developer or the architectural committee of the owners' Association.

O.R. 1885 Pg 1839

7. SET-BACK. No structure shall be constructed or maintained nearer than thirty-five (35) feet from the front lot line nor nearer than twenty (20) feet from a side or rear lot line. On any corner lot, the set-backs shall be thirty-five (35) feet from each side facing a street.

8. UNSIGHTLY OBJECTS. No trucks or commercial vehicles (except pick-up trucks and passenger vans without commercial signs or sideboards) shall be parked on any lot, driveway, or open carport. Any owner, owning or using a commercial vehicle must garage said vehicle in an enclosed garage. Recreational vehicles, boats, and trailers (any wheeled vehicle pulled behind a motorized vehicle) must be garaged, fenced out of sight, or shrubbed out of sight. Signs on lots are only permissible in regards to selling a lot or home or building a home. When occupancy occurs, signs must be removed within ten (10) days. Signs are not to be larger than four (4) square feet (County ordinance). All garbage or trash containers, oil tanks and bottled gas must be underground or placed in enclosed areas so that they shall not be visible from the adjoining properties. No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon the premises herein described. In the event that the owner of any lot or lots shall fail or refuse to keep the premises free of weeds, underbrush or refuse piles, then the Association may enter upon said lot or lots and remove such refuse or mow or cut such weeds or underbrush and charge the owner for such services and such entry on the part of the Association shall not be deemed a trespass. Clothes lines or outside drying areas must be screened by plantings or ventilated structures (fences) from neighbors' views.

9. NUISANCES. Nothing shall be done, no activities shall be permitted, no conditions shall be created or allowed to exist with respect to any lot which shall constitute a nuisance or annoyance to the other residents of this subdivision. Any question as to whether a particular condition or activity constitutes a nuisance shall be

O. R. 1985 Pg. 1840

submitted to the Developer, its successor or assigns, for a decision in writing and such decision shall be binding upon all parties.

10. EASEMENTS. Developer hereby reserves an easement five feet (5') in width along the front, rear and one side of each lot for underground and overhead utilities, surface drainage and for all other purposes consistent with good practice for the development of the property. Where more than one lot is used as a building site, the outside boundaries of said site shall carry said easements. Developer also expressly reserves for itself and its successors and assigns, and Developer's invitees and guests, a non-exclusive easement over all private roads and streets in all sections of VENICE ACRES for the purpose of ingress and egress.

11. BRIDLE PATH EASEMENTS. 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.

12. USE AND MAINTENANCE OF STREETS. All streets and roads designated as such on the recorded subdivision plat of VENICE ACRES are specifically reserved for the use of the owners of platted lots, their invitees and guests. The cost of maintaining such private roads, right of way easements, and other areas not within the platted lots will be borne by Developer until such time as control of the Association is turned over to the property owners, after which time the cost of maintaining such roads and other areas will be borne by the property owners in all sections or units of VENICE ACRES, each lot bearing its equal share thereof.

13. TRANSFER OF CONTROL. Developer reserves the right to control the affairs and operations of the Improvement Association for Unit II of VENICE ACRES SUBDIVISION until such time as 85% of the lots in said units have been deeded by the Developer. At such time, this association shall be merged

O. R. 1885 PG 1841



with the association for Unit I providing a majority of the members of both associations vote to approve such merger. If either one fails to make such approval, the two associations will operate independently. Legal ownership of streets, bridle paths and any other lands not specifically platted as lots shall be deeded to the association wherein the lots are located.

14. MOTORCYCLES, ETC. Motorcycles, bush bikes, mopeds and similar types of vehicles may not be operated on any street, bridle path or easement for purposes of recreation or amusement; such vehicles may use the streets and roads only for normal transportation to and from the owner's property. Unlicensed vehicles may not be operated within VENICE ACRES except by express permit of the Association and such permission may be withdrawn if a particular vehicle is found to be a nuisance to the neighborhood and to other users of such streets, paths or easements.

15. UTILITIES. Sewage shall be discharged only into a properly authorized and designed septic tank or private sewage or package treatment plant conforming strictly to governmental regulations. If a public or franchised sewage and/or water system shall become available, each lot owner shall promptly connect into such system with thirty (30) days after it is available, at such owner's cost and expense, and shall immediately terminate the use of any private septic tank or sewage plant. Private water wells may be maintained at the owner's discretion. All outside electric power lines within the perimeter of any lot shall be located underground.

16. NO RE-SUBDIVISION. No lot or group of lots herein described shall be re-subdivided, except, however, an owner of several adjoining lots may sell part of one lot to the owner of the adjoining lot, but by so doing the remaining part of the lot will then become part of said owner's next adjoining lot and the balance will have to be sold as one tract.

17. REMEDIES FOR VIOLATIONS. Violation or breach of any condition, restriction, or covenant herein contained

O.R. 1885 PG 1842

shall give any lot owner and/or the Association in addition to all other remedies, the right to proceed at law or in equity to compel a compliance with the terms of said conditions, restrictions, 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 proceeding results in a finding that such owner was in violation of said restrictions. Expenses of litigation shall include reasonable attorney's fees incurred by such owner and/or the Association in seeking such enforcement. 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.

O.R. 1885 PG 1843

18. MODIFICATION. These restrictions may be changed or amended, after the provisions of paragraph "12" 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 (Auburn Oaks Section) Improvement Association.

19. MEMBERSHIP AND DUES. All owners of lots shall be obliged to maintain membership in good standing in Venice Acres Improvement Association, and shall be entitled to one (1) vote for each lot owned. A membership of \$25.00 for each lot owned in this subdivision shall be paid by the owner thereof on or before January 1 of each year commencing January 1, 1983, to defray administration and other costs of operating the Association. Said membership dues shall be subject to modification from time to time by the Association.

IN WITNESS WHEREOF, the undersigned have hereunto fixed their hand and seal this 21st day of July, 1986.

Witnesses:

VENICE ACRES IMPROVEMENT ASSN., INC.

Joan R. Sweeney

BY:

John Zablackas, President
John Zablackas, President

George J. Sweeney

BY:

Pam Grant, Secretary
Pam Grant, Secretary

A F F I D A V I T

I, JOHN ZABIACKAS, President of VENICE ACRES IMPROVEMENT ASSOCIATION, INC., hereby certify the following in regard to the attached Deed Restrictions, Unit II of Venice Acres Subdivision:

1. That the proper notice was given to all property owners of the meeting to discuss the proposed revision of Section 8 of the Deed Restrictions.
2. That at the duly called meeting of said association, the property owners authorized the Board of Directors to prepare a revision of the deed restrictions and submit same to all property owners for written vote.
3. That ballots were sent to all property owners and that the necessary seventy-five percent (75%) affirmative vote was recorded in favor of the revision.
4. That said Deed Restrictions for Unit II were revised as attached effective the 14th day of May, 1986.

FURTHER, Affiant sayeth not.

John Zablackas
John Zablackas, President Affiant

STATE OF FLORIDA
COUNTY OF SARASOTA

SWORN TO AND SUBSCRIBED this 21ST day of July, 1986, by
JOHN ZABIACKAS, President and Affiant.

Joan R. Sweetman
Notary Public, State of Florida

SEP 12 1 33 PM '86
FILED
R.H. TAYLOR, CLERK
SARASOTA CO. FLA.

O.R. 1885 Pg 1844

★

INSTRUMENT PREPARED BY
SHARON S. VANDER WULP
ATTORNEY AT LAW
P.O. BOX 1767
VENICE, FLORIDA 34284-1767

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003215606 2 PGS
2003 OCT 24 09:33 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#391459

CERTIFICATE OF AMENDMENT
DECLARATION OF RESTRICTIONS
FOR



VENICE ACRES, UNIT II

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

The Declaration of Restrictions for Venice Acres, Unit II is recorded in O.R. Book 1278, page 578, as amended, of the Public Records of Sarasota County, Florida. The following amendment to the Declaration of Restrictions was submitted to the entire membership of the Association at its meeting called and held on the 29th day of April, 2003, and approved by affirmative vote of not less than 75% of all lot owners in Venice Acres Unit II (the Auburn Oaks Section), as required by the Declaration of Restrictions.

Article 18, Modification, is hereby amended to read as follows:

18. MODIFICATION. ~~These restrictions~~ Any of the provisions hereof may be changed or amended and further restrictions adopted or eliminated, after the provisions of Paragraph "12" herein have been satisfied, by an affirmative vote or consent in writing, or any combination thereof of ~~seventy-five percent (75%)~~ of the lot owners who at that time must be a majority of the members of the VENICE ACRES ~~(Auburn Oaks Section)~~ Improvement Association.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed in its name by its President, this 2nd day of Oct, 2003.

ATTEST:

VENICE ACRES IMPROVEMENT ASSOCIATION,
INC.

By: Beth A. Osborn
Secretary

By: Michael Schade
President

WITNESSES:

Debbie [Signature]
[Signature]

INSTRUMENT # 2003215606
2 PGS

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 Michael Schade, as President and Beth Osborn, 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 Certificate of Amendment to the Declaration of Restrictions on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that they are authorized to execute said Certificate of Amendment to the Declaration of 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 Venice, Sarasota County, Florida this 21 day of October, 2003.

Deborah H Green
Printed Name of Notary:
Deborah H Green
Notary Public
Commission # CC964352

My Commission Expires:

