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This Instrument Prepared By:
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2125 First Street
Fort Myers, Florida 33901

BARBARA T. STOTT, CLERK
CHARLOTTE COUNTY, FLA.

FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
VENETIAN ISLES CONDOMINIUM

WHEREAS, ROUND FLAT TUBES OF FLORIDA, INC., a Florida corporation (hereinafter referred to as the "Developer") has recorded a Declaration of Condominium for Venetian Isles Condominium, on February 20, 1986, in O. R. Book 852, Pages 1715 through 1763 inclusive, of the Public Records of Charlotte County, Florida (said Declaration of Condominium being hereinafter referred to as the "Declaration"), and has recorded a survey, plot plan and graphic description of improvements for Venetian Isles Condominium, in Condominium Book 6, Pages 22A through 22E inclusive, in the Public Records of Charlotte County, Florida ("Survey"); and

WHEREAS, the Declaration submitted to condominium ownership a parcel of land constituting Phase I of the Venetian Isles Condominium, more particularly described in the Declaration and Survey; and

WHEREAS, Articles III.B. through III.E. of the Declaration provide that the Declaration may be amended by adding additional phases described therein to Condominium Ownership, the Developer now desires to add one (1) such additional phase to the Condominium (heretofore consisting of the land and improvements thereon located in Phase I), by submitting the real property described as Phase II, in Paragraph One (1) below, to condominium ownership; and

WHEREAS, the Developer has substantially completed the construction of one (1) building constituting improvements on the real property hereinafter described in Paragraph One below, a building containing a total of twelve (12) Condominium Units;

NOW THEREFORE, pursuant to Article III.B. of the Declaration, the Developer hereby executes this First Amendment to the Declaration (hereinafter referred to as the "First Amendment") for the purposes of adding Phase II to the condominium formed when the hereinabove described land, comprising Phase I of Venetian Isles Condominium, was submitted to condominium ownership, and by this First Amendment the Declaration is hereby amended adding the following provisions thereto:

1. The legal description of the additional real property hereby submitted to condominium ownership as Phase II of Venetian Isles Condominium is as follows:

A portion of Block 180, Punta Gorda Isles, Section 14, according to the Plat thereof as recorded in Plat Book 8, Pages 9A thru 9Q of the Public Records of Charlotte County, Florida, being more particularly described as follows:

From the Northwest corner of Lot 13, of said Block 180, run South 56°34'57" East, along the Northerly line of said Lot 13, a distance of 198.44 feet; thence South 11°44'34" West, a distance of 90.00 feet, to a point on a circular curve concave Westerly having as elements, a central angle of 20°52'48", a radius of 250.0 feet, and a chord bearing of South 10°12'28" West, thence Southerly along said curve a distance of 91.11 feet, to the Point of Beginning of the lands herein described.

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By JEAN JONES

By

Thence continue along said curve, having as elements a central angle of 61°17'58", a radius of 250.0 feet, and a chord bearing of South 51°17'51" West; thence Southwesterly along said curve a distance of 267.47 feet; thence North 08°03'10" West, a distance of 132.23 feet; thence North 51°01'18" East, a distance of 19.73 feet; thence North 38°58'42" West, a distance of 20.00 feet; thence North 51°01'18" East, a distance of 70.00 feet; thence South 38°58'42" East, a distance of 20.00 feet; thence North 51°01'18" East, a distance of 30.00 feet; thence South 69°21'08" East, a distance of 132.90 feet to the Point of Beginning.

Said lands containing 0.661 Acres, more or less.

Said lands situate, lying & being in Charlotte County, Florida.

2. The Developer hereby declares that the property described hereinabove in Paragraph One is Condominium Property and is an addition to Venetian Isles Condominium and Developer hereby submits said property to condominium ownership pursuant to Chapter 718 Florida Statutes and upon the terms, conditions, restrictions and limitations set forth in this First Amendment and in the Declaration as originally recorded.

3. The principal improvements of that portion of the Land constituting Phase II consist of one building containing twelve (12) residential Units, said Units being numbered 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24.

Units 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24 each have two (2) bedrooms and two (2) baths and are approximately 1200 square feet in size. The above described Units are shown on the First Amended Survey, Plot Plan and Graphic Description of Improvements for Venetian Isles Condominium recorded in Condominium Book 7, Pages 62A through 62B, of the Public Records of Charlotte County, Florida (the "First Amended Survey").

4. Pursuant to the Declaration the Developer hereby declares that each Unit Owner of a Unit in Venetian Isles Condominium Phases I and II shall own as an appurtenance to his Condominium Unit an undivided one twenty-fourth (1/24th) interest in the Common Elements of the real property, heretofore and herewith submitted to condominium ownership, said real property being that land more particularly described as Phases I and II of Venetian Isles Condominium as set forth in paragraphs A and B of Article III of the Declaration. Each Unit Owner shall be liable for a proportionate one twenty-fourth (1/24th) share of the Common Expenses, to the extent of his interest in the Common Elements, and each Unit Owner shall be entitled to receive this same proportionate share of the Common Surplus unless otherwise provided in the Bylaws.

5. Filed simultaneously herewith in Condominium Book 7, Pages 62A through 62B, of the Public Records of Charlotte County, Florida is the First Amended Survey showing the Units, Common Elements and Limited Common Elements in Phase II of the Condominium, and their location and approximate dimensions in sufficient detail to identify them; said First Amended Survey being made a part hereof by reference thereto.

6. The Developer expressly incorporates herein by

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