

**II**

**AMENDMENT  
TO THE  
DECLARATION  
OF  
CONDOMINIUM**

**Book 1309 – Page 750**

AMENDMENT  
OF  
DECLARATION OF CONDOMINIUM  
OF  
VILLA NOVA, A CONDOMINIUM

1309 750

THE UNDERSIGNED, does hereby certify that at a duly called and held meeting of Villa Nova Condominium Association, Inc., at which all members were present and voting throughout, it was unanimously resolved that the Phase Development Exhibit of the Declaration of Condominium of Villa Nova, A Condominium, recorded in Official Record Book 1306 at page 573 et seq., of the Public Records of Sarasota County, Florida, be and is hereby amended by adding thereto the following provisions, to wit:

"Each of the foregoing phases of development, if created, must be complete by June 31, 1981.

No time share units will be created with respect to units in any phase."

IN WITNESS WHEREOF, the undersigned has caused her signature to be affixed this \_\_\_ day of \_\_\_\_\_, 19\_\_.

Witnesses:

VILLA NOVA CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation

[Signature]

by [Signature]  
Margaret Potter  
President

[Signature]

(corp. seal)

Lakeside Development, Inc., a Florida corporation does hereby consent and agree to the foregoing Amendment of Declaration of Condominium.

DATED: this 29 day of April, 1981.

Witnesses:

LAKESIDE DEVELOPMENT, INC.  
a Florida corporation

[Signature]

by [Signature]

[Signature]

1309 750

The undersigned being Mortgagee of Units of Villa Nova, A Condominium, does hereby consent and agree to the foregoing Amendment of Declaration of Condominium.

DATED: this 27<sup>th</sup> day of May, 1979.

FIRST NATIONAL BANK OF VENICE

Witnesses:

Carel S. Light  
Susan C. Maeder

by Robert E. Koson  
Robert E. Koson  
Asst. Vice President

The undersigned being Mortgagee of Units of Villa Nova, A Condominium, does hereby consent and agree to the foregoing Amendment of Declaration of Condominium.

DATED: this 24<sup>th</sup> day of May, 1979.

Witnesses:

Margaret A. Potter  
Sally Schultz

Sidney S. Sklar  
Sidney S. Sklar  
Alice Sklar  
Alice Sklar

STATE OF FLORIDA  
COUNTY OF SARASOTA

Before me the undersigned authority, personally appeared Margaret A. Potter as President of Villa Nova Condominium Association, Inc., to me well known and known to me to be the person described in and who executed the foregoing and acknowledged to and before me that she did so for the purposes therein expressed.

WITNESS my hand and official seal, this \_\_\_ day of May, 1979.

My Commission Expires:  
My Commission Expires November 15 1981  
Notary Public State of Florida at Large

Notary Public

STATE OF FLORIDA  
COUNTY OF SARASOTA

Before me the undersigned authority, personally appeared as of Lakeside Development, Inc., a Florida corporation, to me well known and known to me to be the person described in and who executed the foregoing and acknowledged to and before me that he did so for the purposes therein expressed.

Witness my hand and official seal, this 27 day of May, 1979.

My Commission Expires:  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAR. 6 1983  
EXPIRES THEN GENERAL REG. UNLESS

Robert E. Koson  
Notary Public

STATE OF FLORIDA  
COUNTY OF SARASOTA

Before me the undersigned authority, personally appeared Robert E. Kosor, Vice President of First National Bank of Venice, to me well known and known to me to be the person described in and who executed the foregoing and acknowledged to and before me that he did so for the purposes expressed therein.

WITNESS my hand and official seal, this 17<sup>th</sup> day of May, 1979.

My Commission Expires:

Coaching Director  
Notary Public

Notary Public, State of Florida at Large  
My Commission Expires Sept. 1, 1981  
Created by American Law & County Congress

STATE OF FLORIDA  
COUNTY OF SARASOTA

Before me the undersigned authority, personally appeared Sidney J. Sklar and Alice Sklar, husband and wife, to me well known and known to me to be the persons described in and who executed the foregoing and acknowledged to and before me that they did so for the purposes therein expressed.

WITNESS my hand and official seal, this 29<sup>th</sup> day of May, 1979.

My Commission Expires:

W. J. Sklar  
Notary Public

JUN 4 12 28 PM '79  
992055

963698

SECOND AMENDMENT  
OF  
DECLARATION OF CONDOMINIUM  
OF  
VILLA NOVA, A CONDOMINIUM

KNOW ALL MEN BY THESE PRESENTS: that

WHEREAS, Lakeside Development, Inc., a Florida corporation, hereinafter referred to as "DEVELOPER", has heretofore recorded a certain Declaration of Condominium for Villa Nova, A Condominium, in Official Record Book 1306, page 578 et seq., of the Public Records of Sarasota County, Florida, as amended by that certain Amendment to Declaration of Condominium recorded in Official Record Book 1309, page 750 et seq., of the Public Records of Sarasota County, Florida, and has also recorded a certain Condominium Plat concerning the same in Condominium Book 12 at page 35, 35A through 35D of the Public Records of Sarasota County, Florida; and,

WHEREAS, pursuant to paragraph II of aforesaid Declaration of Condominium, Developer reserved the right to create additional phases of development of Villa Nova, A Condominium; and,

WHEREAS, Developer now desires to add to said Condominium that certain property designated on the Condominium Plat of Villa Nova, A Condominium, as "Villa Nova - Phase IV".

NOW, THEREFORE, be it known as follows:

1.  
Phase IV Lands

Pursuant to the rights reserved to Developer under paragraph II of that certain Declaration of Condominium of Villa Nova, A Condominium, recorded in Official Record Book 1306, at page 578 et seq., of the Public Records of Sarasota County, Florida, as amended by that certain Amendment of Declaration of Condominium recorded in Official Record Book 1309, page 750 et seq., of the Public Records of Sarasota County, Florida,

O.R. 1333 PG 0788

✓ Amended Declaration of Condominium

O.R. 1333 PG 0789

and that certain Condominium Plat concerning the same recorded in Condominium Book 12 at page 35, 35A through 35D, of the Public Records of Sarasota County, Florida, Developer does hereby dedicate and declare that certain property described on said Condominium Plat as Phase IV, hereinafter referred to as "Phase IV Lands" to be condominium property under the Condominium Act of the State of Florida now in force and effect and to be added to and become part of Villa Nova, A Condominium, as per Condominium Declaration and Condominium Plat mentioned above. As a result of this Amendment the lands constituting Villa Nova, A Condominium, shall consist of those lands described as Phase I and Phase IV lands on the aforesaid Condominium Plat, and the common elements of all said phases are hereby merged in accordance with paragraph II of the Declaration of Condominium.

2.  
Unit Numbers

The units concerning this condominium shall be known as 1699A, 1699B, 1699C, 1699D, 1710A, 1710B, 1712A, 1712B, 1712C, 1712D, 1714A and 1714B.

3.  
Ownership of Common Elements  
Sharing of Common Expense and Surplus

As a result of the addition of the Phase IV Lands to the Condominium as set forth above, each unit of Villa Nova, A Condominium, as amended hereby, shall be vested with a 1/12th ownership of the common elements of the merged Phases I and IV Lands and each unit shall bear a 1/12th share of the common expenses and be entitled to a 1/12th share of the common surplus of said merged phases of development.

4.  
Ratification

Except as expressly modified hereby the above mentioned Declaration of Condominium of Villa Nova, A Condominium, recorded in Official Record Book 1306, page 578 et seq., of

O.R. 1333 PG 0790

the Public Records of Sarasota County, Florida, as amended by that certain Amendment to Declaration of Condominium recorded in Official Record Book 1309, page 750 et seq., of the Public Records of Sarasota County, Florida, and Condominium Plat recorded in Condominium Book 12 at page 35, 35A through 35D, of the Public Records of Sarasota County, Florida, are hereby ratified and confirmed and acknowledged as applicable to all lands and improvements constituting Phase I and Phase IV properties as described on said Condominium Plat.

IN WITNESS WHEREOF, Lakeside Development, Inc., has hereunto caused its signature and seal to be affixed, this 2<sup>nd</sup> day of OCTOBER, 1979.

LAKESIDE DEVELOPMENT, INC.,  
a Florida corporation

(corp.  
seal)

by Felix Charlotte

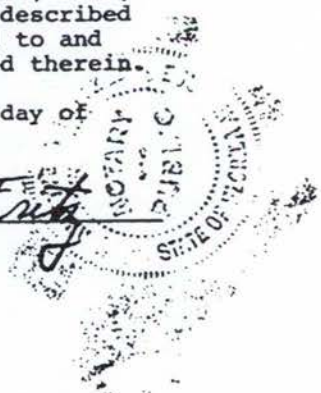
STATE OF FLORIDA  
COUNTY OF SARASOTA

Before me the undersigned authority, personally appeared Felix Charlotte as Treasurer of Lakeside Development, Inc., to me well known and known to me to be the person described in and who executed the foregoing and acknowledged to and before me that he did so for the purposes expressed therein.

WITNESS my hand and official seal, this 2<sup>nd</sup> day of October, 1979.

My Commission Expires:

Gravette A. Fritz  
Notary Public



NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAR. 6 1983  
BONDED THRU GENERAL INS. UNDERWRITERS

AFFIDAVIT OF SURVEYOR

Re: Phase IV of Villa Nova, a Condominium

Personally appeared before me the undersigned authority duly authorized to take oaths and acknowledgements in the State of Florida, RAYMOND T. BRIGHAM, to me well known who being first duly sworn, deposes and says:

O.R. 1333 PG 0791

1. That he is a registered land surveyor, Florida Certificate Number 2670, and,

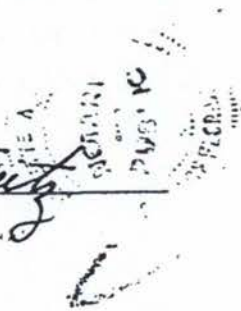
2. That he hereby certifies the construction of the improvements described in that certain Condominium Plat of Villa Nova, A Condominium, recorded in Condominium Book 12 at page 35-35D of the Public Records of Sarasota County, Florida, as Phase IV, is substantially complete, so that with the provisions of said plat together with the wording of Declaration of Condominium of Villa Nova, A Condominium describing the Condominium property, is an accurate representation of the location and dimensions of the improvements constituting said Phase IV and that the identification, location and dimensions of the common elements of each unit constituting Villa Nova, A Condominium, Phase I and Phase IV as merged, can be determined therefrom. The in the field differences from the original Condominium Plat dimensions are as noted on the attached Exhibit "A".

DATED: this 2<sup>ND</sup> day of OCTOBER, 19 79.

Raymond T. Brigham  
Raymond T. Brigham

SWORN to and subscribed before me this 2<sup>nd</sup> day of October, 19 79.

Garnette A. Fritz  
Notary Public



My Commission Expires:



EXHIBIT "A"

UNIT #	ORIG. FIN. FL. ELEV.	ORIG. CEILING ELEVATION	EXISTING FIN. FL. ELEV.	EXISTING CEILING ELEV.
1710-A & B	+16.50	+24.50	+16.15	+24.15
1712-A & B	+16.50	+24.50	+16.20	+24.20
1712-C & D	+25.25	+33.21	+24.95	+32.91
1714-A & B	+16.50	+24.50	+16.10	+24.10

O.R. 1333 PG 0792

1. The distance between the Building #1710 & 1712 is now 20 feet in the field rather than the 30 feet shown on Plat.
2. The distance between Building #1710 and the Northwesterly Boundary of Phase IV is now 19 feet in the field.
3. The distance from the Southwest corner of Building #1714 to the Southerly Boundary of Phase IV is 10.39 feet. (Measured at right angles to said Boundary Line).

OCT 11 9 48 AM '79

FILED AND REGISTERED  
R. M. HACKETT JR. CLERK  
SARASOTA COUNTY, FLA.

8 6 9 0 9 6

1609 Rev.

973033

THIS INSTRUMENT PREPARED BY  
HARVEY J. ABEL  
OF THE FIRM OF  
KIMBLE, ABEL & FROST, INC.  
2407 W. GOLF COURSE BLVD.  
SARASOTA, FLORIDA 34231

THIRD AMENDMENT  
OF  
DECLARATION OF CONDOMINIUM  
OF  
VILLA NOVA, A CONDOMINIUM

O.R. 1340 PG 1609

KNOW ALL MEN BY THESE PRESENTS: that

WHEREAS, Lakeside Development, Inc., a Florida corporation, hereinafter referred to as "DEVELOPER", has heretofore recorded a certain Declaration of Condominium for Villa Nova, A Condominium in Official Record Book 1306, page 578, et seq., of the Public Records of Sarasota County, Florida, as amended from time to time, and has also recorded a certain Condominium Plat concerning the same in Condominium Book 12 at page 35, 35A through 35D of the Public Records of Sarasota County, Florida; and,

WHEREAS, pursuant to paragraph II of aforesaid Declaration of Condominium, Developer reserved the right to create additional phases of development of Villa Nova, a Condominium; and,

WHEREAS, Developer now desires to add to said Condominium that certain property designated on the Condominium Plat of Villa Nova, A Condominium, as "Villa Nova - Phase II".

NOW, THEREFORE, be it known as follows:

1.  
Phase II Lands

Pursuant to the rights reserved to Developer under paragraph II of that certain Declaration of Condominium of Villa Nova, A Condominium, recorded in Official Record Book 1306, page 578, et seq., of the Public Records of Sarasota County, Florida, as amended from time to time, and that certain Condominium Plat concerning the same recorded in Condominium Book 12, page 35, 35A through 35D of the Public Records of Sarasota County, Florida, Developer does hereby dedicate and declare

O.R. 1340 PG 1610

that certain property described on said Condominium Plat as Phase II, hereinafter referred to as "Phase II Lands" to be condominium property under the Condominium Act of the State of Florida now in force and effect and to be added to and become part of Villa Nova, A Condominium as per Condominium Declaration and Condominium Plat mentioned above, as amended from time to time. As a result of this Third Amendment the lands constituting Villa Nova, A Condominium shall consist of those lands described as Phase I, Phase II, and Phase IV lands on the aforesaid Condominium Plat, and the common elements of all said phases are hereby merged in accordance with paragraph II of the Declaration of Condominium.

2.  
Unit Numbers

The units concerning this Condominium shall be known as 1699A, 1699B, 1699C, 1699D, 1710A, 1710B, 1712A, 1712B, 1712C, 1712D, 1714A, 1714B, 878A, 878B, 880A, 880B, 1708A and 1708B.

3.  
Ownership of Common Elements  
Sharing of Common Expense and Surplus

As a result of the addition of the Phase II lands to the Condominium as set forth above, each unit of Villa Nova, A Condominium as amended heretofore and hereby, shall be vested with a 1/18th ownership of the common elements of the merged Phases I, IV, and II lands and each unit shall bear a 1/18th share of the common expenses and be entitled to a 1/18th share of the common surplus of said merged phases of development.

4.  
Ratification

Except as expressly modified hereby the above mentioned Declaration of Condominium of Villa Nova, A Condominium, as amended from time to time and Condominium Plat thereof, are hereby ratified and confirmed and acknowledged as appli-

O.R. 1340 PG 1611

cable to all lands and improvements constituting Phase I, Phase IV, and Phase II properties as described on said Condominium Plat.

IN WITNESS WHEREOF, Lakeside Development, Inc., has hereunto caused its signature and seal to be affixed, this

13 day of November, 19 79.

Witnesses:

Janetta A. Fritz

Jean H. Cooper

LAKESIDE DEVELOPMENT, INC.  
a Florida corporation

by Felix J. [Signature]

STATE OF FLORIDA  
COUNTY OF SARASOTA

Before me the undersigned authority, personally appeared <sup>as</sup> of Lakeside Development, Inc., a Florida corporation, to me well known and known to me to be the person described in and who executed the foregoing and acknowledged to and before me that he did so far the purposes expressed therein.

WITNESS my hand and official seal, this 8<sup>th</sup> day of November, 19 79.

Janetta A. Fritz  
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAR. 4 1983  
BONDED TRIM GENERAL INS. UNDERWRITERS

AFFIDAVIT OF SURVEYOR

RE: Phase II of Villa Nova, a Condominium

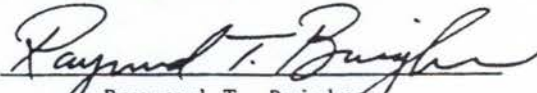
O.R. 1340 PG 1612

Personally appeared before me the undersigned authority duly authorized to take oaths and acknowledgements in the State of Florida, RAYMOND T. BRIGHAM, to me well known who being first duly sworn, deposes and says:

1. That he is a registered land surveyor, Florida Certificate Number 2670, and,

2. That he hereby certifies the construction of the improvements described in that certain Condominium Plat of Villa Nova, A Condominium, recorded in Condominium Book 12 at page 35-35D of the Public Records of Sarasota County, Florida, as Phase II, is substantially complete, so that with the provisions of said plat together with the working of Declaration of Condominium of Villa Nova, A Condominium describing the Condominium property, is an accurate representation of the location and dimenstions of the improvements constituting said Phase II and that the identification, location and dimensions of the common elements of each unit constituting Villa Nova, A Condominium, Phase I, Phase IV and Phase II as merged, can be determined therefrom. The in the field differences from the original Condominium Plat dimensions are as noted on the attached Exhibit "A".

DATED: this 6th day of NOVEMBER, 19 79.

  
Raymond T. Brigham

SWORN to and subscribed before me this 6th day of November, 19 79.

My Commission Expires:  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAR. 6 1982  
BONDED TRUST COMPANY INC. UNDERWRITERS

  
Notary Public

EXHIBIT "A"

UNIT #	ORIG. FIN. FL. ELEV.	ORIG. CEILING ELEVATION	EXISTING FIN. FL. ELEV.	EXISTING CEILING ELEV.
878-A&B	+16.50	+24.50	+16.13	+24.18
880-A&B	+17.00	+25.00	+16.13	+24.18
1708-A&B	+17.00	+25.00	+16.17	+24.22

O.R. 1340 PG 1613

1. The distance between the front corners of Building #878 & 880 is now 15 feet in the field rather than the 16 feet shown on Plat.
2. The distance between Building #878 and the Northwesterly Boundary of Phase II is now 19 feet in the field.
3. The Southwest corner of Building #1708 is on the Southerly Boundary of Phase II. The Southeast corner of Building #1708 is 1.67 feet Northerly of the Southerly Boundary of Phase II.
4. The distance from the front corners of Building's #878 & #880 to the Right of Way Line of Shamrock Blvd. is now 26 feet rather than the 35 feet shown on the Plat.
5. The distance between Building #878 and the Westerly Line of Phase II is 23.25 feet from the Northwest corner of Building #880 and 25-85 feet from the Southwest corner.
6. The perpendicular distance from the Northeast corner of Building #1708 to the Westerly Right of Way line of Lakeside Drive is 27.36 feet.

NOV 19 8 51 AM '79

RECORDED & INDEXED  
 COUNTY OF LOS ANGELES  
 REGISTERED MAIL

573025

THIS INSTRUMENT POSTAGED BY  
HARVEY J. ABEL  
OF THE FIRM OF  
✓ ABEL, ABEL, BROWN & BROWN, INC.  
800 N. WASHINGTON BLVD  
TAMPA, FL 33607

*Plat. 16. n*

O.R. 1393 PG 2024

4167

FOURTH AMENDMENT  
OF  
DECLARATION OF CONDOMINIUM  
OF  
VILLA NOVA, A CONDOMINIUM

KNOW ALL MEN BY THESE PRESENTS; that,

WHEREAS, Lakeside Development, Inc., a Florida corporation, hereinafter referred to as "DEVELOPER", has heretofore recorded a certain Declaration of Condominium for Villa Nova, A Condominium in Official Record Book 1306, page 578, et seq., of the Public Records of Sarasota County, Florida, as amended from time to time, and has also recorded a certain Condominium Plat concerning the same in Condominium Book 12 at page 35, 35A through 35D of the Public Records of Sarasota County, Florida; and,

WHEREAS, pursuant to paragraph II of aforesaid Declaration of Condominium, Developer reserved the right to create additional phases of development of Villa Nova, A Condominium; and,

WHEREAS, Developer now desires to add to said Condominium that certain property designated on the Condominium Plat of Villa Nova, A Condominium, as "Villa Nova - Phase III".

NOW, THEREFORE, be it known as follows:

1.  
Phase III Lands

Pursuant to the rights reserved to Developer under paragraph II of that certain Declaration of Condominium of Villa Nova, A Condominium, recorded in Official Record Book 1306, page 578, et seq., of the Public Records of Sarasota County, Florida, as amended from time to time, and that certain Condominium Plat concerning the same recorded in Condominium Book 12, page 35, 35A through 35D of the Public Records of Sarasota County, Florida, Developer does hereby dedicate and declare

OR 133 PG 2025

that certain property described on said Condominium Plat as Phase III, hereinafter referred to as "Phase III Lands" to be condominium property under the Condominium Act of the State of Florida now in force and effect and to be added to and become part of Villa Nova, A Condominium as per Condominium Declaration and Condominium Plat mentioned above, as amended from time to time. As a result of this Fourth Amendment the lands constituting Villa Nova, A Condominium shall consist of those lands described as Phase I, Phase II, Phase III and Phase IV lands on the aforesaid Condominium Plat, and the Common Elements of all said phases are hereby merged in accordance with paragraph II of the Declaration of Condominium.

2.  
Unit Numbers

The units concerning this Condominium shall be known as 1699A, 1699B, 1699C, 1699D, 1710A, 1710B, 1712A, 1712B, 1712C, 1712D, 1714A, 1714B, 878A, 878B, 880A, 880B, 1708A, 1708B, 1728A, 1728B, 1728C, 1728D, 1734A, 1734B, 1734C, 1734D, 1726A, 1726B, 1730A and 1730B.

3.  
Ownership of Common Elements  
Sharing of Common Expense and Surplus

As a result of the addition of the Phase III lands to the Condominium as set forth above, each unit of Villa Nova, A Condominium as amended heretofore and hereby, shall be vested with a 1/30th ownership of the common elements of the merged Phases I, II, III and IV lands and each unit shall bear a 1/30th share of the common expenses and be entitled to a 1/30th share of the common surplus of said merged phases of development.

4.  
Ratification

Except as expressly modified hereby the above mentioned Declaration of Condominium of Villa Nova, A Condominium,



02 1333 PG 2026

as amended from time to time and Condominium Plat thereof, are hereby ratified and confirmed and acknowledged as applicable to all lands and improvements constituting Phase I, Phase II, Phase III and Phase IV properties as described on said Condominium Plat.

IN WITNESS WHEREOF, Lakeside Development, Inc., has hereto caused its signature and seal to be affixed, this 17 day of September, 1990.

Witnesses:

Robert Linder  
Suzanne K. Coogan

LAKESIDE DEVELOPMENT, INC.,  
a Florida corporation

by Felix J. Chantel

STATE OF FLORIDA  
COUNTY OF SARASOTA

Before me the undersigned authority, personally, appeared Felix J. Chantel as Treasurer of Lakeside Development, Inc., a Florida corporation, to me well known and known to me to be the person described in and who executed the foregoing and acknowledged to and before me that he did so for the purposes expressed therein.

WITNESS my hand and official seal, this 17 day of September, 1990.

My Commission Expires:

Suzanne K. Coogan  
Notary Public

My Commission Expires November 15, 1991  
Notary Public, State of Florida

AFFIDAVIT OF SURVEYOR

RE: Phase III of Villa Nova, a Condominium

OR 1383 PG 2027

Personally appeared before me the undersigned authority duly authorized to take oaths and acknowledgements in the State of Florida, RAYMOND T. BRIGHAM, to me well known who being first duly sworn, deposes and says:

1. That he is a registered land surveyor, Florida Certificate Number 2670, and
2. That he hereby certifies the construction of the improvements described in that certain Condominium Plat of Villa Nova, A Condominium, recorded in Condominium Book 12 at pages 35 through 35D of the Public Records of Sarasota County, Florida, as Phase III, is substantially complete, so that with the provisions of said plat together with the working of Declaration of Condominium of Villa Nova, A Condominium describing the Condominium property, is as accurate representation of the location and dimensions of the improvements constituting said Phase III and that the identification, location and dimensions of the common elements of each unit constituting Villa Nova, A Condominium, Phase I, Phase IV, Phase II and Phase III as merged, can be determined therefrom. The in the field references from the original Condominium Plat dimensions are as noted on the attached Exhibit "A".

DATED: this 25<sup>th</sup> day of FEBRUARY, 1980.

Raymond T. Brigham  
Raymond T. Brigham

SWORN to and subscribed before me this 25<sup>th</sup> day of February, 1980.

My Commission Expires:  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES APR. 2 1982  
BONDED UNDER GENERAL INTS. UNDERWRITERS

Jay P. Alexander  
Notary Public



EXHIBIT "A"

PHASE III

2028  
 09 19 60

UNIT#	ORIG. FIN FL. ELEV.	ORIG. CEILING ELEV.	EXIST. FIN. FL. ELEV.	EXISTING CEILING ELEV.
1726 A&B	+16.50	+24.50	+15.75	+23.08
1728 A&B	+16.50	+24.50	+16.02	+24.02
1728 C&D	+25.21	+33.21	+25.12	+32.87
1730 A&B	+16.50	+24.50	+16.30	+24.35
1734 A&B	+16.50	+24.50	+16.02	+24.02
1734 C&D	+25.21	+33.21	+25.10	+32.85

SEP 19 11 33 AM '60

FILED AND RECORDED  
 R. H. MCKNEY JR., CLERK  
 SARASOTA CO., FLA.

041675

THIS INSTRUMENT PREPARED BY  
THOMAS J. ABEL  
OF THE LAW FIRM OF  
ABEL, BOND, BRUNN & BUSSELL ENT'  
200 S. WASHINGTON BLVD.  
TALLAHASSEE, FL. 32302

FIFTH AMENDMENT  
OF  
DECLARATION OF CONDOMINIUM  
OF  
VILLA NOVA, A CONDOMINIUM

71292

2167

O.R. 1420 PG

KNOW ALL MEN BY THESE PRESENTS: that

WHEREAS, Lakeside Development, Inc., a Florida corporation, hereinafter referred to as "DEVELOPER", has heretofore recorded a certain Declaration of Condominium for Villa Nova, A Condominium, in Official Record Book 1306, page 578, et seq., of the Public Records of Sarasota County, Florida, as amended from time to time, and has also recorded a certain Condominium Plat concerning the same in Condominium Book 12 at page 35, 35A through 35D of the Public Records of Sarasota County, Florida; and,

WHEREAS, pursuant to paragraph II of aforesaid Declaration of Condominium, Developer reserved the right to create additional phases of development of Villa Nova, A Condominium; and,

WHEREAS, Developer now desires to add to said Condominium that certain property designated on the Condominium Plat of Villa Nova, A Condominium, as "Villa Nova - Phase V".

NOW, THEREFORE, be it known as follows:

1.  
Phase V Lands

Pursuant to the rights reserved to Developer under paragraph II of that certain Declaration of Condominium of Villa Nova, A Condominium, recorded in Official Record Book 1306, page 578, et seq., of the Public Records of Sarasota County, as amended from time to time and that certain Condominium Plat concerning the same recorded in Condominium Book 12 at page 35, 35A through 35D of the Public Records of Sarasota County, Florida, Developer does hereby dedicate and declare that certain property described on said Condominium Plat as Phase V, hereinafter referred to as "Phase V Lands" to be condominium property

O.R. 1420 PG 2168

under the Condominium Act of the State of Florida now in force and effect and to be added to and become part of Villa Nova, A Condominium, as per Condominium Declaration and Condominium Plat mentioned above, as amended. As a result of this Fifth Amendment the lands constituting Villa Nova, A Condominium shall consist of those lands described as Phase I, Phase II, Phase III, Phase IV and Phase V lands on the aforesaid Condominium Plat, and the common elements of all said phases are hereby merged in accordance with paragraph II of the Declaration of Condominium.

2.  
Unit Numbers

The units concerning this Condominium shall be known as 1699A, 1699B, 1699C, 1699D, 1710A, 1710B, 1712A, 1712B, 1712C, 1712D, 1714A, 1714B, 1716A, 1716B, 1716C, 1716D, 1718A, 1718B, 1718C, 1718D, 878A, 878B, 880A, 880B, 1708A, 1708B, 1728A, 1728B, 1728C, 1728D, 1734A, 1734B, 1734C, 1734D, 1726A, 1726B, 1730A and 1730B.

3.  
Ownership of Common Elements  
Sharing of Common Expense and Surplus

As a result of the addition of the Phase V lands to the Condominium, as set forth above, each unit of Villa Nova, A Condominium, as amended heretofore and hereby, shall be vested with a 1/38th ownership of the common elements of the merged Phases I, IV and V lands and each unit shall bear a 1/38th share of the common expenses and be entitled to a 1/38th share of the common surplus of said merged phases of development.

4.  
Ratification

Except as expressly modified hereby the above mentioned Declaration of Condominium of Villa Nova, A Condominium, as amended, and Condominium Plat thereof, are hereby ratified and confirmed and acknowledged as applicable to all lands and improvements constituting Phase I, Phase II, Phase III, Phase

O.R. 1420 PG 2169

IV and Phase V properties as described on said Condominium Plat.

IN WITNESS WHEREOF, Lakeside Development, Inc., has hereunto caused its signature and seal to be affixed, this 12 day of January, 1952.

Witnesses:  
Alexander C. Johnson  
Susan K. Cooper

LAKESIDE DEVELOPMENT, INC.,  
a Florida corporation  
by [Signature]

STATE OF FLORIDA  
COUNTY OF SARASOTA

Before me the undersigned authority personally appeared Felix C. Johnson as Treasurer of Lakeside Development, Inc., a Florida corporation, to me well known and known to me to be the person described in and who executed the foregoing and acknowledged to and before me that he did so for the purposes expressed therein.

WITNESS my hand and official seal, this 12 day of January, 1952.

My Commission Expires:

[Signature]  
Notary Public

My Commission Expires November 15, 1951  
Notary Public, State of Florida at Large

AFFIDAVIT OF SURVEYOR

Re: Phase V of Villa Nova, A Condominium

O.R. 1420 PG 2170

PERSONALLY appeared before me the undersigned authority duly authorized to take oaths and acknowledgements in the State of Florida, RAYMOND T. BRIGHAM, to me well known who being first duly sworn, deposes and says:

1. That he is a registered land surveyor, Florida Certificate Number 2670, and,

2. That he hereby certifies the construction of the improvements described in that certain Condominium Plat of Villa Nova, A Condominium, recorded in Condominium Book 12, at page 35, 35A through 35D of the Public Records of Sarasota County, Florida, as Phase V, is substantially complete, so that with the provisions of said plat together with the wording of Declaration of Condominium of Villa Nova, A Condominium describing the Condominium property, is an accurate representation of the location and dimensions of the improvements constituting Phase V and that the identification, location and dimensions of the common elements of each unit constituting Villa Nova, A Condominium, Phase I, Phase, II, Phase III, Phase IV and Phase V, as merqed, can be determined therefrom. \*

DATED: this 27<sup>th</sup> day of JANUARY, 1981.

*Raymond T. Brigham*  
Raymond T. Brigham

Sworn to and subscribed before me this 27<sup>th</sup> day of January, 1981.

My Commission Expires:

NOTARY PUBLIC  
MY COMMISSION EXPIRES 12/31/83  
RONALD D. ...

*Ronald D. ...*  
Notary Public

\*The in the field differences from the original Condominium Plat dimensions are as noted on the attached Exhibit "A".

0.1420 PG 2171

EXHIBIT "A"

PHASE V

Unit#	Orig. Fin. Fl. Elev.	Orig. Ceiling Elev.	Exist. Fin. Fl. Elev.	Existing Ceiling Elev.
1716 A & B	+16.00	+24.00	+16.36	+24.38
1716 C & D	+24.71	+32.71	+25.37	+33.09
1718 A & B	+16.50	+24.50	+16.30	+24.30
1718 C & D	+25.21	+33.21	+25.30	+33.00

FEB 27 35 PM '81

FILED AND RECORDED  
P. H. MAGNENY JR. CLERK  
MINNESOTA

075252



THE INSTRUMENT PREPARED BY  
HARVEY J. ABEL  
OF THE LAW FIRM OF  
RISIN, ABEL, CHAD, PETER & PETER, P.C.  
400 S. WASHINGTON BLVD.  
TAMPA, FL 33602

75253

SIXTH AMENDMENT  
OF  
DECLARATION OF CONDOMINIUM  
OF  
VILLA NOVA, A CONDOMINIUM

2172

O.R. 1429 PG

KNOW ALL MEN BY THESE PRESENTS: that,

WHEREAS, Lakeside Development, Inc., a Florida corporation, hereinafter referred to as "DEVELOPER", has heretofore recorded a certain Declaration of Condominium for Villa Nova, A Condominium, in Official Record Book 1306, page 578, et seq., of the Public Records of Sarasota County, Florida, as amended from time to time, and has also recorded a certain Condominium Plat concerning the same in Condominium Book 12 at page 35, 35A through 35D of the Public Records of Sarasota County, Florida; and,

WHEREAS, pursuant to paragraph II of aforesaid Declaration of Condominium, Developer reserved the right to create additional phases of development of Villa Nova, A Condominium; and,

WHEREAS, Developer now desires to add to said Condominium that certain property designated on the Condominium Plat of Villa Nova, A Condominium, as "Villa Nova - Phase VI".

NOW, THEREFORE, be it known as follows:

1.  
Phase VI Lands

Pursuant to the rights reserved to Developer under paragraph II of that certain Declaration of Condominium of Villa Nova, A Condominium, recorded in Official Record Book 1306, page 578, et seq., of the Public Records of Sarasota County, as amended from time to time and that certain Condominium Plat concerning the same recorded in Condominium Book 12 at page 35, 35A through 35D of the Public Records of Sarasota County, Florida, Developer does hereby dedicate and declare that certain property described on said Condominium Plat as Phase VI, hereinafter referred to as "Phase VI Lands" to be condominium property

O.R. 1429 PG 2173

under the Condominium Act of the State of Florida now in force and effect and to be added to and become part of Villa Nova, A Condominium, as per Condominium Declaration and Condominium Plat mentioned above, as amended. As a result of this Sixth Amendment the lands constituting Villa Nova, A Condominium shall consist of those lands described as Phase I, Phase II, Phase III, Phase IV, Phase V and Phase VI lands on the aforesaid Condominium Plat, and the common elements of all said phases are hereby merged in accordance with paragraph II of the Declaration of Condominium.

2.  
Unit Numbers

The units concerning this Condominium shall be known as 1699A, 1699B, 1699C, 1699D, 1710A, 1710B, 1712A, 1712B, 1712C, 1712D, 1714A, 1714B, 1716A, 1716B, 1716C, 1716D, 1718A, 1718B, 1718C, 1718D, 878A, 878B, 880A, 880B, 1708A, 1708B, 1728A, 1728B, 1728C, 1728D, 1734A, 1734B, 1734C, 1734D, 1726A, 1726B, 1730A, 1730B, 1720A, 1720B, 1720C, 1720D, 1722A, 1722B, 1722C, 1722D, 1724A, 1724B, 1724C and 1724D.

3.  
Ownership of Common Elements  
Sharing of Common Expense and Surplus

As a result of the addition of the Phase VI lands to the Condominium, as set forth above, each unit of Villa Nova, A Condominium as amended heretofore and hereby, shall be vested with a 1/50th ownership of the common elements of the merged Phases I, II, III, IV, V and VI lands and each unit shall bear a 1/50th share of the common expenses and be entitled to a 1/50th share of the common surplus of said merged phases of development.

4.  
Ratification

Except as expressly modified hereby the above mentioned Declaration of Condominium of Villa Nova, A Condominium, as amended, and Condominium Plat thereof, are hereby ratified

O.R. 1420 PG 2174

and confirmed and acknowledged as applicable to all lands and improvements constituting Phase I, Phase II, Phase III, Phase IV, Phase V and Phase VI properties as described on said Condominium Plat.

IN WITNESS WHEREOF, Lakeside Development, Inc., has hereunto caused its signature and seal to be affixed, this 23 day of January, 1961.

Witnesses: LAKESIDE DEVELOPMENT, INC., a Florida corporation  
Thomas V. Edwards by File J. [Signature]  
Susan K. Cooper

STATE OF FLORIDA  
COUNTY OF SARASOTA

Before me the undersigned authority, personally appeared File J. [Signature] as President of Lakeside Development, Inc., a Florida corporation, to me well known and known to me to be the person described in and who executed the foregoing and acknowledged to and before me that he did so for the purposes expressed therein.

WITNESS my hand and official seal, this 23 day of January, 1961.

My Commission Expires: November 15, 1961  
Notary Public

My Commission Expires November 15, 1961  
Notary Public, State of Florida at Large

AFFIDAVIT OF SURVEYOR

Re: Phase VI of Villa Nova, A Condominium

2175  
O.R. 1428 PG

PERSONALLY appeared before me the undersigned authority duly authorized to take oaths and acknowledgements in the State of Florida, RAYMOND T. BRIGHAM, to me well known who being first duly sworn, deposes and says:

1. That he is a registered land surveyor, Florida Certificate Number 2670, and,
2. That he hereby certifies the construction of the improvements described in that certain Condominium Plat of Villa Nova, A Condominium, recorded in Condominium Book 12, at page 35, 35A through 35D of the Public Records of Sarasota County, Florida, Building Number 1720 is substantially complete, so that with provisions of said plat together with the wording of Declaration of Condominium of Villa Nova, A Condominium describing the Condominium property, is an accurate representation of the location and dimensions of the improvements constituting Building Number 1720 and that the identification, location and dimensions of the common elements of each unit constituting Villa Nova, A Condominium, Phase I, Phase II, Phase III, Phase V and Phase VI, as merged can be determined therefrom.

Dated: this 28<sup>th</sup> day of JANUARY, 19 81.

Raymond T. Brigham  
Raymond T. Brigham

Sworn to and subscribed before me this 28<sup>th</sup> day of January, 19 81.

[Signature]  
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES APR. 2 1982  
BONDED THRU GENERAL INS. UNDERWRITERS

FILED AND RECORDED  
R. H. BARNETT JR.  
SARASOTA  
FEB 2 7 35 PM '81

075253