

E ✓ Prepared By and To Be Returned To:
ROBERT S. FREEDMAN, ESQUIRE
CARLTON FIELDS, P.A.
4221 W. Boy Scout Boulevard
Tampa, Florida 33607-5736

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004224232 6 PGS
2004 NOV 23 12:45 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
GBURCH Receipt#551341



**TWELFTH SUPPLEMENT TO DECLARATION OF CONDOMINIUM
FOR SAN MARCO II AT VENETIAN GOLF & RIVER CLUB, A CONDOMINIUM**

WHEREAS, the Declaration of Condominium for San Marco II at Venetian Golf & River Club, A Condominium was recorded on May 3, 2004, in Official Records Instrument #2004083140, and which references the condominium drawings recorded in Condominium Instrument #2004083141 and in Condominium Book 36, Page 46-46B, all of the public records of Sarasota County, Florida ("Declaration"); and

WHEREAS, the First Supplement to Declaration of Condominium for San Marco II at Venetian Golf & River Club, A Condominium was recorded on July 6, 2004, in Official Records Instrument #2004130245, public records of Sarasota County, Florida; and

WHEREAS, the Second Supplement to Declaration of Condominium for San Marco II at Venetian Golf & River Club, A Condominium was recorded on July 15, 2004, in Official Records Instrument #2004137436, public records of Sarasota County, Florida; and

WHEREAS, the Third Supplement to Declaration of Condominium for San Marco II at Venetian Golf & River Club, A Condominium was recorded on July 23, 2004, in Official Records Instrument #2004143763, public records of Sarasota County, Florida; and

WHEREAS, the Fourth Supplement to Declaration of Condominium for San Marco II at Venetian Golf & River Club, A Condominium was recorded on August 4, 2004, in Official Records Instrument #2004152200, public records of Sarasota County, Florida; and

WHEREAS, the Fifth Supplement to Declaration of Condominium for San Marco II at Venetian Golf & River Club, A Condominium was recorded on August 16, 2004, in Official Records Instrument #2004159936, public records of Sarasota County, Florida; and

WHEREAS, the Sixth Supplement to Declaration of Condominium for San Marco II at Venetian Golf & River Club, A Condominium was recorded on August 23, 2004, in Official Records Instrument #2004163657, public records of Sarasota County, Florida; and

WHEREAS, the Seventh Supplement to Declaration of Condominium for San Marco II at Venetian Golf & River Club, A Condominium was recorded on September 3, 2004, in Official Records Instrument #2004172437, public records of Sarasota County, Florida; and

WHEREAS, the Eighth Supplement to Declaration of Condominium for San Marco II at Venetian Golf & River Club, A Condominium was recorded on September 16, 2004, in Official Records Instrument #2004179190, public records of Sarasota County, Florida; and

WHEREAS, the Ninth Supplement to Declaration of Condominium for San Marco II at Venetian Golf & River Club, A Condominium was recorded on September 22, 2004, in Official Records Instrument #2004183094, public records of Sarasota County, Florida; and

Units 40 and 41

WHEREAS, the Tenth Supplement to Declaration of Condominium for San Marco II at Venetian Golf & River Club, A Condominium was recorded on October 11, 2004, in Official Records Instrument #2004195293, public records of Sarasota County, Florida; and

WHEREAS, the Eleventh Supplement to Declaration of Condominium for San Marco II at Venetian Golf & River Club, A Condominium was recorded on October 19, 2004, in Official Records Instrument #2004200829, public records of Sarasota County, Florida; and

WHEREAS, there are unit(s) of San Marco II at Venetian Golf & River Club, A Condominium which are now substantially complete and which are ready for conveyancing pursuant to Section 718.104(4)(e), Florida Statutes;

NOW, THEREFORE, the Declaration is hereby amended by this instrument for purposes of recording the surveyor's certificate(s) of substantial completion as required under Section 718.104(4)(e), Florida Statutes, which certificate(s) and survey(s) of the unit(s) being certified as substantially complete which identify the location and size of the unit(s) are attached to this instrument as Exhibit 1.

IN WITNESS WHEREOF, this instrument was executed by the undersigned this 27 day of October, 2004.

WITNESSES:

WCI COMMUNITIES, INC., a Delaware corporation, as Developer of San Marco II at Venetian Golf & River Club, A Condominium

Name: Marcia L. Stahl
Print Name: MARCIA L. STAHL

By: David Fry
David Fry
Senior Vice President

Name: Sandra L. Carpenter
Print Name: SANDRA L. CARPENTER

(SEAL)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 27 day of October, 2004, by David Fry, as Senior Vice President of WCI COMMUNITIES, INC., a Delaware corporation, on behalf of the corporation, as Developer of San Marco II at Venetian Golf & River Club, A Condominium. He is personally known to me.

My Commission Expires: AUGUST 6, 2005

(AFFIX NOTARY SEAL)

DD027311
(Commission Number, if any)

Marcia L. Stahl
(Signature)

Name: MARCIA L. STAHL
(Legibly Printed)

Notary Public, State of Florida



Marcia L. Stahl
MY COMMISSION # DD027311 EXPIRES
August 6, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

Prepared By and To Be Returned To:
ROBERT S. FREEDMAN, ESQUIRE
CARLTON FIELDS, P.A.
Post Office Box 3239
Tampa, Florida 33601-3239

INSTRUMENT # 2004224232
6 PGS

**CERTIFICATE OF SURVEYOR AS TO
SAN MARCO II AT VENETIAN GOLF & RIVER CLUB, A CONDOMINIUM**

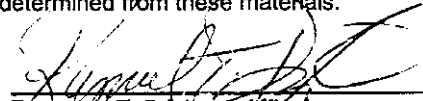
STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared Raymond T. Brigham,
who was sworn and says:

1. Affiant is a duly registered and duly licensed land surveyor, authorized to practice
under the laws of the State of Florida.

40 2. Affiant certifies that the construction of the improvements constituting Unit
of SAN MARCO II AT VENETIAN GOLF & RIVER CLUB, A CONDOMINIUM is
substantially complete so that the material, i.e., this certificate, together with the provisions of
the Declaration of Condominium recorded in Official Records Instrument #2004083140, as
amended, and the plat of the Condominium recorded in Condominium Instrument #2004083141
and in Condominium Book 36, Pages 46 to 46-B, inclusive, public records of Sarasota County,
Florida, describing the condominium property, is an accurate representation of the location and
dimensions of the improvements constituting said Unit 40 of SAN MARCO II AT
VENETIAN GOLF & RIVER CLUB, A CONDOMINIUM, and that the identification, location, and
dimensions of the common elements and of Unit 40 of SAN MARCO II AT VENETIAN
GOLF & RIVER CLUB, A CONDOMINIUM can be determined from these materials.

Date 11/4/04

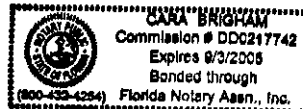

Raymond T. Brigham, Affiant

I HEREBY CERTIFY that the foregoing instrument was sworn to, subscribed and
acknowledged before me this 4th day of NOVEMBER, 2004, by Raymond
T. Brigham who is personally known to me or produced _____ as
identification.

NOTARY PUBLIC

Sign Cara Brigham
Print Cara Brigham

(SEAL)
My Commission Expires:



TPA#1829035.2

Prepared By and To Be Returned To:
ROBERT S. FREEDMAN, ESQUIRE
CARLTON FIELDS, P.A.
Post Office Box 3239
Tampa, Florida 33601-3239

INSTRUMENT # 2004224232
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**CERTIFICATE OF SURVEYOR AS TO
SAN MARCO II AT VENETIAN GOLF & RIVER CLUB, A CONDOMINIUM**

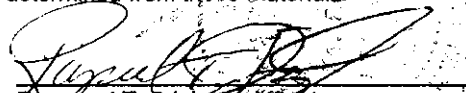
STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared Raymond T. Brigham,
who was sworn and says:

1. Affiant is a duly registered and duly licensed land surveyor, authorized to practice
under the laws of the State of Florida.

41² Affiant certifies that the construction of the improvements constituting Unit
of SAN MARCO II AT VENETIAN GOLF & RIVER CLUB, A CONDOMINIUM is
substantially complete so that the material, i.e., this certificate, together with the provisions of
the Declaration of Condominium recorded in Official Records Instrument #2004083140, as
amended, and the plat of the Condominium recorded in Condominium Instrument #2004083141
and in Condominium Book 36, Pages 46 to 46-B, inclusive, public records of Sarasota County,
Florida, describing the condominium property, is an accurate representation of the location and
dimensions of the improvements constituting said Unit 41 of SAN MARCO II AT
VENETIAN GOLF & RIVER CLUB, A CONDOMINIUM, and that the identification, location, and
dimensions of the common elements and of Unit 41 of SAN MARCO II AT VENETIAN
GOLF & RIVER CLUB, A CONDOMINIUM can be determined from these materials.

Date 11/16/04


Raymond T. Brigham, Affiant

I HEREBY CERTIFY that the foregoing instrument was sworn to, subscribed and
acknowledged before me this 16TH day of NOVEMBER, 2004, by Raymond
T. Brigham who is personally known to me or produced _____ as
identification.

NOTARY PUBLIC

Sign Cara Brigham
Print Cara Brigham

(SEAL)
My Commission Expires:

TPA#1829035.2

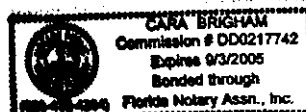
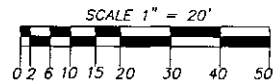
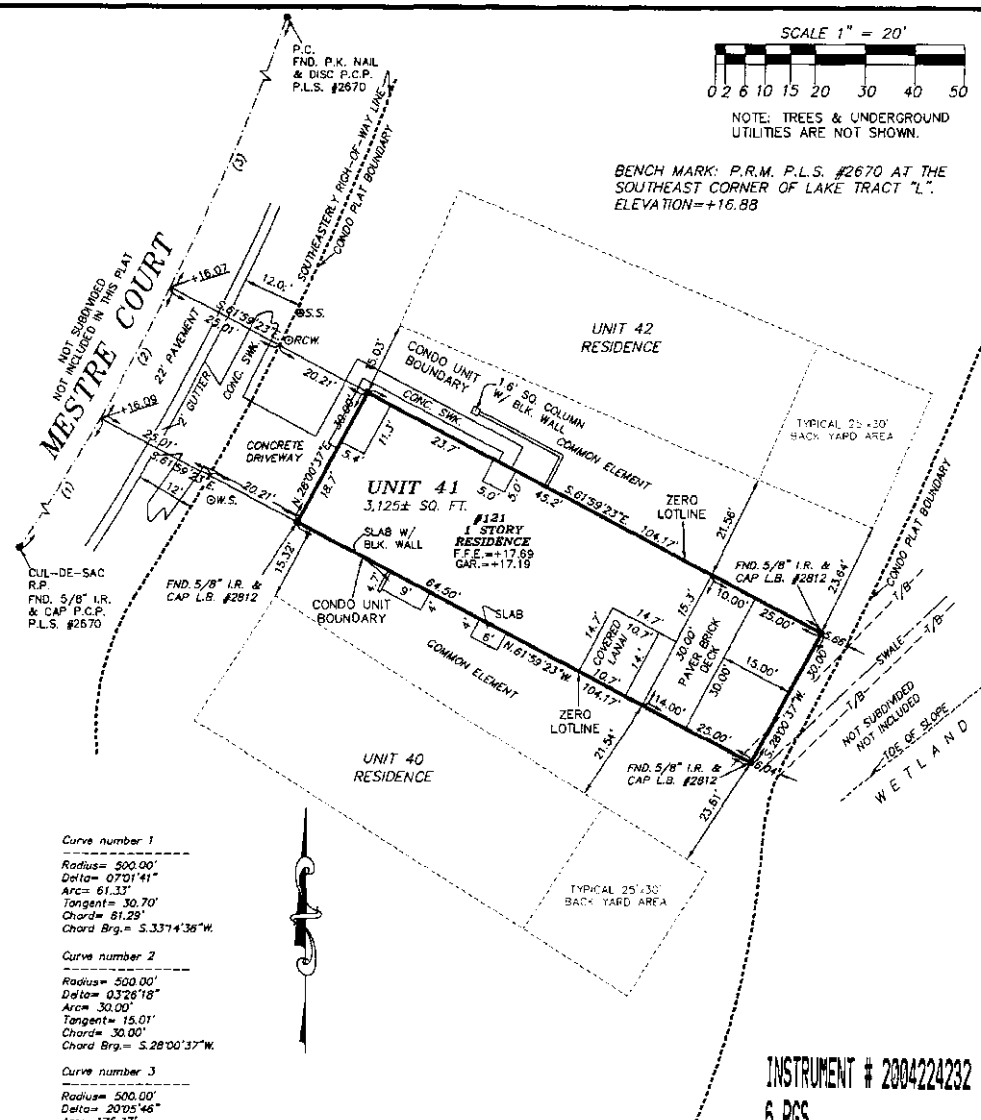


EXHIBIT I - Page 3 of 4



NOTE: TREES & UNDERGROUND UTILITIES ARE NOT SHOWN.

BENCH MARK: P.R.M. P.L.S. #2670 AT THE SOUTHEAST CORNER OF LAKE TRACT "L". ELEVATION=+16.88



Curve number 1
 Radius= 500.00'
 Delta= 07°01'41"
 Arc= 61.33'
 Tangent= 30.70'
 Chord= 61.29'
 Chord Brg.= S.331°4'36"W

Curve number 2
 Radius= 500.00'
 Delta= 03°26'18"
 Arc= 30.00'
 Tangent= 15.01'
 Chord= 30.00'
 Chord Brg.= S.28°00'37"W

Curve number 3
 Radius= 500.00'
 Delta= 20°05'46"
 Arc= 175.37'
 Tangent= 88.80'
 Chord= 174.48'
 Chord Brg.= S.167°4'35"W

INSTRUMENT # 2004224232
 6 PGS

CERTIFIED TO:
 ROBERT & SUSAN AARON
 FIRST FIDELITY TITLE
 CHICAGO TITLE INSURANCE CO.
 CITI MORTGAGE COMPANY

A SURVEY OF:
 UNIT 41, ACCORDING TO THE CONDOMINIUM PLAT OF "SAN MARCO II AT VENETIAN GOLF & RIVER CLUB" AS RECORDED IN CONDOMINIUM PLAT BOOK 36 AT PAGES 46 TO 46-B OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SUBJECT TO INGRESS & EGRESS EASEMENTS OVER ROADS AND OTHER PROVISIONS AS SHOWN ON THE RECORD PLAT AND IN THE CONDOMINIUM DECLARATION OF RESTRICTIONS.

Brigham Surveying, Inc. Land Surveyors 712 Shamrock Blvd. Venice, Florida 34293 ph. (941) 493-4430		Title: <u>BOUNDARY SURVEY</u> Prepared for: <u>ROBERT & SUSAN AARON</u> Certified to: <u>SEE ABOVE</u> Sketch No.: <u>1064-B</u> Scale: <u>1" = 20'</u> Field Book: <u>YGRG-12</u> Page: <u>15</u> Drawn By: <u>J.H.L.</u> Checked By: <u>R.T.B.</u>	FLOOD ZONE "C" COMMUNITY #125144 PANEL #0245 "D" FIRM DATE 5/1/84 <small>NOTE: FLOOD ZONE LINES, IF SHOWN, ARE "SCALED" FROM THE FIRM MAP AND SHOULD BE CONSIDERED APPROXIMATE.</small>
Revision Number: <u>1</u> Date: <u>7/23/04</u> Revision Mode: <u>SPOT SURVEY YGRG-16-18 (JTB)</u> Revision Number: <u>2</u> Date: <u>11/12/04</u> Revision Mode: <u>FINAL SURVEY YGRG-19-62 (JTB)</u> Revision Number: _____ Date: _____ Revision Mode: _____ Revision Number: _____ Date: _____ Revision Mode: _____	SURVEYOR'S CERTIFICATE <small>This is to certify that the foregoing was made the day of the month of _____ and that this survey was done in accordance with the laws of the State of Florida and that the survey was done in accordance with the laws of the State of Florida and that the survey was done in accordance with the laws of the State of Florida.</small> _____ Registered Surveyor and Mapper No. 2090 State of Florida DATE: <u>3/26/04</u>		