

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004241504 6 PGS
2004 DEC 20 04:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGI.FTO Receipt#561400

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



**FOURTEENTH 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

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

Units 20 and 29

TPA#1967563.1

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, the Twelfth Supplement to Declaration of Condominium for San Marco II at Venetian Golf & River Club, A Condominium was recorded on November 23, 2004, in Official Records Instrument #2004224232, public records of Sarasota County, Florida; and

WHEREAS, the Thirteenth Supplement to Declaration of Condominium for San Marco II at Venetian Golf & River Club, A Condominium was recorded on December 10, 2004, in Official Records Instrument #2004235439, 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 15 day of December, 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: Jeanette Hopkins
Print Name: Jeanette Hopkins

(SEAL)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 15 day of December, 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)
Marcia L Stahl
MY COMMISSION # DD027311 EXPIRES August 6, 2005
BONDED THRU TROY FARM INSURANCE, INC.

DD027311
(Commission Number, if any)

Marcia L Stahl
(Signature)
Name: MARCIA L. STAHL
(Legibly Printed)
Notary Public, State of Florida

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

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

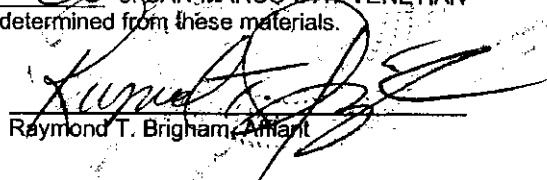
STATE OF FLORIDA
COUNTY OF SARASOTA

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.

2. Affiant certifies that the construction of the improvements constituting Unit
20 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 20 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 20 of SAN MARCO II AT VENETIAN
GOLF & RIVER CLUB, A CONDOMINIUM can be determined from these materials.

Date 12/14/04

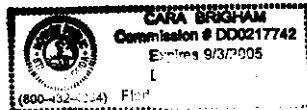

Raymond T. Brigham, Affiant

I HEREBY CERTIFY that the foregoing instrument was sworn to, subscribed and
acknowledged before me this 14th day of December, 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

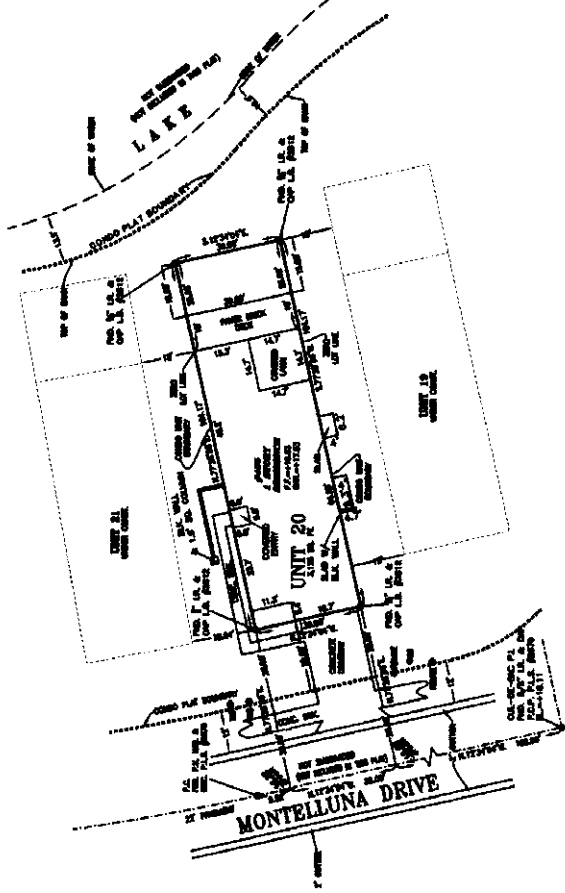
ABBREVIATIONS OF SURVEYING TERMS

A.C. = ASYMMETRIC CURVE
 A.P. = ADJUSTED POINT
 B.M. = BENCH MARK
 C. = CURVE
 C.C. = CURVE CENTER
 C.P. = CURVE POINT
 D. = DISTANCE
 E. = ELEVATION
 F. = FEET
 G. = GRADE
 H. = HORIZONTAL
 I. = INTERSECTION
 J. = JUNCTION
 K. = KNOTS
 L. = LENGTH
 M. = MILES
 N. = NORTH
 O. = OFFSET
 P. = POINT
 Q. = QUARTER
 R. = RADIUS
 S. = SOUTH
 T. = TANGENT
 U. = UNDEVELOPED
 V. = VERTICAL
 W. = WIDTH
 X. = CROSSING
 Y. = YIELD
 Z. = ZONE



WHICH HAVE BEEN PLACED IN THE
 RECORDS OF THE PUBLIC RECORDS
 DIVISION OF THE
 STATE OF FLORIDA.
 NOTES: THESE SURVEYING
 UTILITIES ARE NOT SHOWN.

INSTRUMENT # 2000241504
6 PGS



CERTIFIED TO:
 CONTRACTOR: [REDACTED]
 GENERAL TITLE INSURANCE COMPANY

FLOOD ZONE "C"
 COMMUNITY # 20144
 PANEL # 2014
 FILE DATE 9/7/04

A. SERVICE AND
 UNIT 20, ACCORDING TO THE CONDOMINIUM PLAN OF "SAN MARCO II AT
 VENETIAN GOLF & RIVER CLUB" AS RECORDED IN CONDOMINIUM PLAT BOOK
 38 AT PAGES 44 TO 46-9 OF THE PUBLIC RECORDS OF SPANISHA COUNTY,
 FLORIDA, IS SUBJECT TO EGRESS EASEMENTS OVER ROADS AND OTHER
 PROVISIONS AS SHOWN ON THE RECORDS PLAT AND IN THE CONDOMINIUM
 DECLARATION OF RESTRICTIONS.

Title: BRIGHAM SURVEY
 Prepared for: W.C.L. COMMUNITIES, INC.
 Certified to: W.C.L. COMMUNITIES, INC.
 Sketch No.: 10000-8 Scale: 1" = 20'
 Field Book: MSAC-13 Page: 38
 Drawn By: D.A. Checked By: A.L.B.

Brigham Surveying, Inc.
 Land Surveyors
 712 Shamrock Blvd.
 Venice, Florida 34293
 ph. (941) 493-4430

SURVEYOR'S CERTIFICATE
 I, DAVID A. BRIGHAM, a duly licensed Professional Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the records plat and in the condominium declaration of restrictions.

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

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

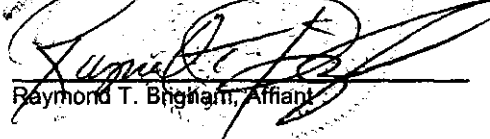
STATE OF FLORIDA
COUNTY OF SARASOTA

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.

29 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 29 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 29 of SAN MARCO II AT VENETIAN GOLF & RIVER CLUB, A CONDOMINIUM can be determined from these materials.

Date 12/19/04

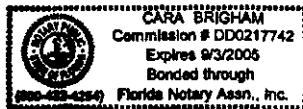

Raymond T. Brigham, Affiant

I HEREBY CERTIFY that the foregoing instrument was sworn to, subscribed and acknowledged before me this 15 day of December, 2004, by Raymond T. Brigham who is personally known to me or produced _____ as identification.

NOTARY PUBLIC

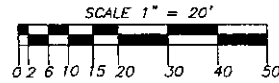
Sign Cara Brigham
Print Cara Brigham

(SEAL)
My Commission Expires:



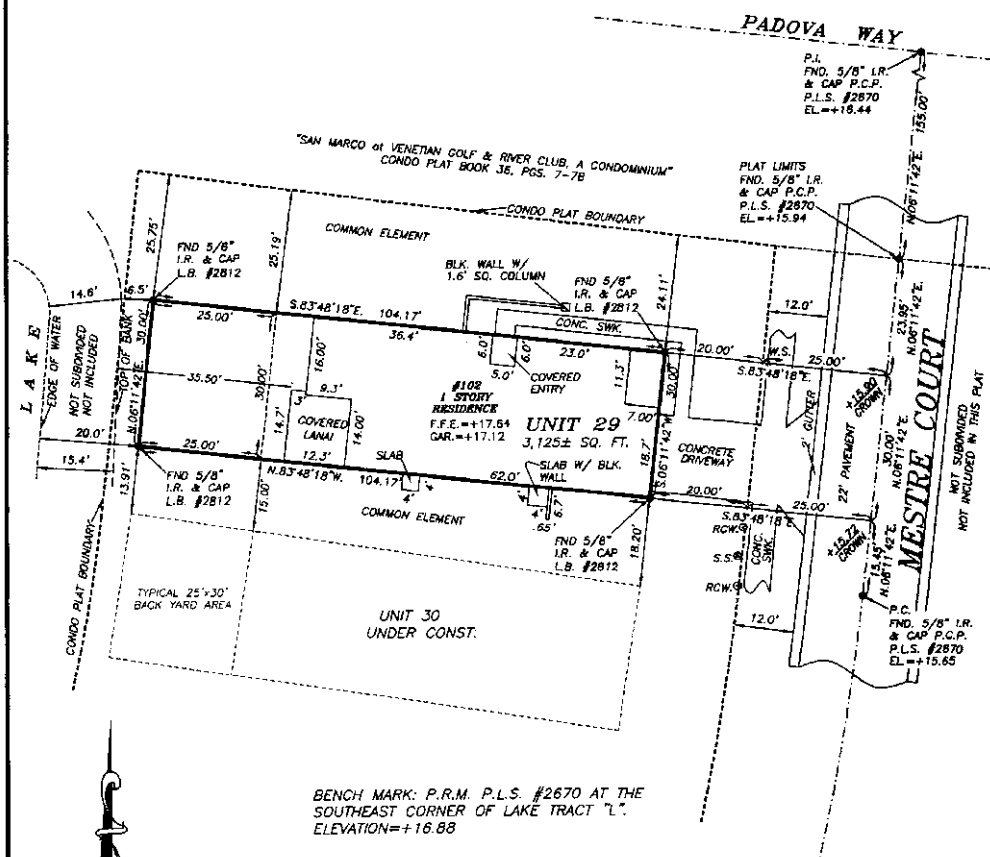
TPA#1829035.2

NOTE: TREES & UNDERGROUND UTILITIES ARE NOT SHOWN.



CERTIFIED TO:
 RENA SYLVESTER
 FIRST FIDELITY TITLE, INC.
 CHICAGO TITLE INSURANCE COMPANY
 FINANCIAL RESOURCE GROUP

INSTRUMENT # 2004241504
 6 PGS



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

A SURVEY OF:

UNIT 29, 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: BOUNDARY SURVEY
 Prepared for: W.G.L. COMMUNITIES, INC.
 Certified to: SEE ABOVE
 Sketch No. 10788-B Scale: 1" = 20'
 Field Book: VGRC-18 Page: 71
 Drawn By: J.H. Checked By: M.B.

FLOOD ZONE "D"
 COMMUNITY #125144
 PANEL #0245 "D"
 FIRM DATE 5/1/84

Exhibit 1
 Page 4
 of 4

Revision Number: 1	Date: 5/1/04	Revision Method: SPOT SURVEY VGRC-17-19 (JTB)
Revision Number: 2	Date: 12/11/04	Revision Method: FINAL SURVEY VGRC-19-51 (JTB)
Revision Number:	Date:	Revision Method:
Revision Number:	Date:	Revision Method:

NOTE: A COMPLETE LIST OF SURVEYING TERMS AND ABBREVIATIONS USED ON THIS SURVEY ARE SHOWN ON THE REVERSE SIDE OF THIS PAGE.

NOTES
 All bearings shown are measured and referred to the true meridian. Elevations, if shown, are shown as 1988 and refer to the National Geodetic Vertical Datum of 1988. Subject to easements and rights of way of record which are not shown hereon.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed and bonded land surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey plat and that the same was prepared by me or under my direct supervision and control and that I am a duly licensed and bonded land surveyor in the State of Florida.

Signature: *[Signature]*
 Date: 5/14/04