Amendments

Joanne Holman, Clerk of the Circuit Court - St. Lucie County File Number:1615298 OR BOOK 1129 PAGE 2006 Recorded: 03-03-98 11:31 A.M.

PREPARED BY AND RETURN TO:

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AMENDMENT TO
DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE
ISLE OF VENICE

THIS AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE ISLE OF VENICE (this "Amendment") is made as of the 31st day of October, 1997 by LENNAR HOMES, INC., a Florida corporation ("Lennar") and joined in by ISLE OF VENICE NEIGHBORHOOD ASSOCIATION, INC., a Florida not-for-profit corporation ("Association").

RECITALS

A. Lennar recorded that certain Declaration of Covenants, Restrictions and Basement for the Isle of Venice in Official Records Book 919 at Page 2443 of the Public Records of St. Lucie County, Florida, as amended, (the "Declaration") respecting the residential community known as the Isle of Venice.

B. Pursuant to its rights under the Declaration, Lennar desires to append the Declaration as provided herein.

NOW THEREFORE, Lennar hereby declares that every portion of the Neighborhood Lands (as such term is defined in the Declaration) is to be hold, transferred, sold, conveyed, used and occupied subject to the Declaration and the covenants, conditions and restrictions hereinafter set forth.

- 1. Recitals. The foregoing Recitals are true and correct and are incorporated into and form a part of this Amendment.
- 2. Conflicts. In the event that there is a conflict between this Amendment and the Declaration or any prior amendments appearing in the public records, this Amendment shall control. Whenever possible, this Amendment, the Declaration and the other amendments shall be construed as a single document. Except as modified hereby, the Declaration shall remain in full force and effect.
- 3. <u>Definitions.</u> All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.
- 4. Working Capital Contribution. Section 11 of Article VI of the Declaration is hereby added and shall read:
 - 11. Working Capital Contribution. The Association may, but is not obligated to, establish a working capital fund for the operation of the Association. Each Owner shall pay an amount equal to the sums determined to be then due from that Owner by Developer or as provided in the applicable purchase agreement, upon either purchase of a Homesite or otherwise. The purpose of this fund is to assure that the Association will have cash available to meet its obligations, unforeseen expenditures, or to acquire additional property, equipment or services deemed necessary or desirable. Amounts

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JOINDER

ISLE OF VENICE NEIGHBORHOOD ASSOCIATION, INC.

ISLE OF VENICE NEIGHBORHOOD ASSOCIATION, INC. does hereby join in the Amendment to the Declaration of Covenants, Restrictions and Basements for the fale of Venice to which this Joinder is attached, and the terms thereof are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, the undersigned has executed this Joinder as of the 31st day of October, 1997.

WITNESSES:	ISLE OF VENICE NEIGHBORHOOD ASSOCIATION, INC., a Plorida not-for- profit corporation
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Print Namo:	Name: Kowane Personal
	Title: Preson
	(SEAL)
Print Name:	
STATE OF FLORIDA)	
COUNTY OF St. Lucie) 88.:	2-1
by Booold Cerschit, as Dieside ASSOCIATION INC. a Florida not-for-prof	sknowledged before me this day of February, 1998 of ISLE OF VENICE NEIGHBORHOOD it corporation who is personally known to me or who
produced as identification	on, on behalf of the corporation.
My commission expires white a son My commission by Sonum Ego S/08/2001	NOTARY PUBLIC, State of Florida
House by Service Ins Ho. CC646682 House by Knien I I Ohm I.D.	portname: Wichil Sel-Anderson
K-FLETCHERU)ECS/AMDMENT:5\13769\016\s\LEVEN\.WPD	Photonomo: The Court of the Property of the Pr
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paid into the fund are not to be considered as advance payments of regular Assessments.

IN WITNESS WHEREOF, the undersigned, being Developer under the Declaration, has hereunto set its hand and seal as of the 31st day of October, 1997.

witnesses:	Lennar Homes, Inc., a
0 4911	Florida corporation
Print Print P. JANET S. ENGLISH	Name: WAYNEWRIGHT MALCOLAND HOME
Brotrice S. Fre	Ale Title: VICE PRESIDENT STATES
Print Name: BEATRICE S. PREBLOD	SEASAĞÎ 1954 NOBIRÎ
STATE OF FLORIDA)	SS.:
COUNTY OF DADE)	
The foregoing instrument	was acknowledged before me on this Ute day of February, DE PRESIDENT of Lennar Homes, Inc., a Florida corporation,
who is personally known to me or who j	
the corporation.	() + 18 of it
My commission expires:	NOPARY PUBLIC, State of Florida
	at Large
•	Print name: JÄNET S. ENGLISH