

mail to: Theresa Hudson c/o Lennar Homes, 100 Kings Jale Blvd., PSL 34986

1994

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 ("Declaration") is made this 19th day of October, 1994, by Lennar Homes, Inc., a Florida corporation, (the "Developer").

WITNESSETH:
WHEREAS, the Declaration for the Isle of Venice was recorded on September 15, 1994 in Official Records Book 919 at Page 2443 of the Public Records of St. Lucie County, Florida; and
WHEREAS, Article XV, Section 5 of the Declaration provides that Developer may at any time, until the termination of the Class B members, amend the Declaration; and

WHEREAS, Association wishes to amend the Legal Description attached as Exhibit "A" to the Declaration to delete certain property which was erroneously incorporated into the legal description.

NOW, THEREFORE, the Developer hereby declares as follows:

1. The Legal Description attached to the Declaration as Exhibit "A" shall be deleted in its entirety, and in its place shall be substituted the legal description attached to this Amendment as Exhibit "1".
2. In all other respects, the Declaration will remain in full force and effect as recorded.

IN WITNESS WHEREOF, the Developer has executed this Amendment the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Janet S. English
Name: JANET S. ENGLISH
Beatrice S. Preblod
Name: BEATRICE S. PREBLOD

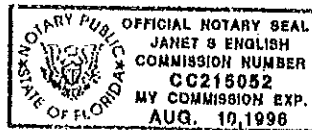
LENNAR HOMES, INC.
BY: *Allan J. Pekar*
Allan J. Pekar, Vice President
Attest: *Morris J. Watsky*
Morris J. Watsky
Assistant Secretary

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME, the undersigned authority, personally appeared Allan J. Pekar and Morris J. Watsky, Vice President and Assistant Secretary, respectively, of Lennar Homes, Inc., who acknowledged that they were the individuals who executed the above instrument as their free act and deed on behalf of the corporation. They are personally known to me and did not take an oath.

DATED this 19th day of October, 1994.

Janet S. English
Notary Public, State of Florida
My Commission Expires:



Johnnie Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1357567 OR BOOK 0925 PAGE 2548
Recorded: 10-21-94 08:05 A.M.

Change in legal description

ISLE OF VENICE
LEGAL DESCRIPTION

OR BOOK 0925 PAGE 2549

BEING A PORTION OF ACREAGE TRACT "A", PARCEL 42B, PARCEL 14A AND ALL OF PARCEL 14B AND CONSERVATION TRACT NO. 88, ALL ACCORDING TO ST. LUCIE WEST PLAT NO. 86, ACREAGE AND CONSERVATION TRACTS AS RECORDED IN PLAT BOOK 30, PAGES 1, 1A THRU 1U, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL 14B, SAID CORNER BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,472.69 FEET, A CENTRAL ANGLE OF $13^{\circ}49'02''$ AND WHOSE RADIUS POINT BEARS SOUTH $86^{\circ}43'21''$ WEST FROM SAID CORNER; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 355.15 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,392.69 FEET AND A CENTRAL ANGLE OF $00^{\circ}43'09''$; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.48 FEET TO AN INTERSECTION WITH A NON-RADIAL LINE BEARING NORTH $89^{\circ}19'33''$ EAST; THENCE NORTH $89^{\circ}19'33''$ EAST ALONG SAID NON-RADIAL LINE, A DISTANCE OF 687.71 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 715.00 FEET AND A CENTRAL ANGLE OF $35^{\circ}32'10''$; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 443.48 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $55^{\circ}08'17''$ EAST, A DISTANCE OF 329.36 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $90^{\circ}00'00''$; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $34^{\circ}51'43''$ WEST, A DISTANCE OF 330.51 FEET; THENCE SOUTH $55^{\circ}08'17''$ EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH $34^{\circ}51'43''$ WEST, A DISTANCE OF 250.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 250.00 FEET, AND A CENTRAL ANGLE OF $42^{\circ}55'16''$; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 187.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $08^{\circ}03'33''$ EAST, A DISTANCE OF 89.39 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 400.00 FEET, AND A CENTRAL ANGLE OF $9^{\circ}08'58''$; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.64 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF $6^{\circ}30'50''$; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 62.53 FEET TO A POINT OF RADIAL INTERSECTION WITH THE NORTHERLY LINE OF KINGS ISLE I, ST. LUCIE WEST PLAT NO. 49, RECORDED IN PLAT BOOK 32, PAGES 21, 21A THRU 21E INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE WESTERLY ALONG SAID NORTHERLY LINE, THE FOLLOWING TWO COURSES: THENCE SOUTH $79^{\circ}20'19''$ WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH $75^{\circ}35'45''$ WEST, A DISTANCE OF 423.38 FEET TO THE SOUTHEAST CORNER OF CONSERVATION TRACT NO. 86 ACCORDING TO SAID ST. LUCIE WEST PLAT NO. 36 - ACREAGE AND CONSERVATION TRACTS; THENCE NORTHERLY AND WESTERLY ALONG THE BOUNDARY OF SAID CONSERVATION TRACT NO. 86, THE FOLLOWING ELEVEN COURSES:

THENCE NORTH $10^{\circ}58'44''$ EAST, A DISTANCE OF 215.45 FEET;
THENCE NORTH $16^{\circ}05'09''$ WEST, A DISTANCE OF 266.65 FEET;
THENCE NORTH $73^{\circ}14'05''$ WEST, A DISTANCE OF 108.42 FEET;
THENCE NORTH $87^{\circ}20'01''$ WEST, A DISTANCE OF 64.88 FEET;
THENCE NORTH $32^{\circ}43'04''$ WEST, A DISTANCE OF 69.95 FEET;
THENCE NORTH $01^{\circ}29'09''$ WEST, A DISTANCE OF 61.60 FEET;
THENCE NORTH $03^{\circ}47'21''$ WEST, A DISTANCE OF 95.51 FEET;
THENCE NORTH $33^{\circ}35'12''$ WEST, A DISTANCE OF 80.93 FEET;
THENCE NORTH $53^{\circ}15'46''$ WEST, A DISTANCE OF 78.31 FEET;
THENCE SOUTH $74^{\circ}47'11''$ WEST, A DISTANCE OF 89.87 FEET;
THENCE SOUTH $86^{\circ}43'21''$ WEST, ALONG A RADIAL LINE, 118.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

ALL OF CONSERVATION TRACT NO. 88, ACCORDING TO THE KINGS ISLE PHASE II ST. LUCIE WEST PLAT NO. 58, RECORDED IN PLAT BOOK 34 AT PAGES 14 AND 14A-14E, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE ISLE OF VENICE ("Declaration") is made this 16th day of April, 1997, by Lennar Homes, Inc., a Florida corporation, (the "Developer").

WITNESSETH:

WHEREAS, the Declaration for the Isle of Venice was recorded on September 16, 1994 in Official Records Book 919 at Page 2443 of the Public Records of St. Lucie County, Florida; and

WHEREAS, Article XV, Section 5 of the Declaration provides that Developer may at any time, until the termination of the Class B members, amend the Declaration; and

WHEREAS, Developer wishes to amend the Declaration to clarify the provision concerning pets in the homes, and the Class B Membership has not terminated.

NOW, THEREFORE, the Developer hereby declares as follows:

1. That Article XIV, Section of the Declaration is hereby amended to read as follows:

7. **PETS.** No animals of any kind shall be raised, bred or kept within the Neighborhood except that normal fish tanks and either two (2) domestic pets or animals (i.e. dogs or cats) not to exceed twenty-five (25) pounds each, or one (1) domestic pet or animal (i.e. dog) not to exceed forty (40) pounds may be kept in each Home. Any pet must be carried or kept on a leash when outside of a Home or fenced-in area. No pet shall be kept outside of a Home unless someone is present in the Home. Any pet must not be an unreasonable nuisance or annoyance to other residents of the Community. Any resident shall pick up and remove any solid animal waste deposited by his pet on the Neighborhood, except for designated pet-walk areas, if any. No commercial breeding of pets is permitted within the Community. The Association may require any pet to be immediately and permanently removed from the Community due to a violation of this Use-Restriction.

2. In all other respects, the Declaration will remain in full force and effect as recorded.

IN WITNESS WHEREOF, the Developer has executed this Amendment the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Janet S. English
Name: JANET S. ENGLISH

Beatrice S. Preblod
Name: BEATRICE S. PREBLOD

LENNAR HOMES, INC.

BY: *M. E. Salda*
M. E. Salda, Vice President

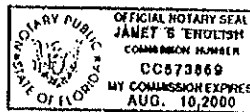
Attest: *Morris J. Watsky*
Morris J. Watsky
Assistant Secretary

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME, the undersigned authority, personally appeared (M. E. Salda and Morris J. Watsky, Vice President and Assistant Secretary, respectively, of Lennar Homes, Inc., who acknowledged that they were the individuals who executed the above instrument as their free act and deed on behalf of the corporation. They are personally known to me and did not take an oath.

DATED this 16th day of April, 1997.

Janet S. English
Notary Public, State of Florida
My Commission Expires:



RETURN TO: Lennar Homes, Inc.
100 NW Airways Isle Blvd.
P.O. Box 24986 (E)

THIS INSTRUMENT PREPARED BY:
Morris J. Watsky, Esq.
Seven Hundred N.W. 107 Ave.
Miami, Florida 33172

Johnne Hofman, Clerk of the Circuit Court - St. Lucie County
File Number: 1547576 OR BOOK 1073 PAGE 0860
Recorded: 04-25-97 09:13 A.M.