

CERTIFICATE TO FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM OF  
JETTY VILLAS, A CONDOMINIUM  
Sarasota County, Florida

The undersigned, constituting all of the officers of Jetty Villas Association, Inc., a non-profit Florida corporation, do hereby certify that the foregoing and attached First Amendment to Declaration of Condominium of Jetty Villas, a Condominium, was duly adopted by all of the Directors and members of Jetty Villas Association, Inc., pursuant to the provisions of the Declaration of Condominium of Jetty Villas, a Condominium.

Signed, sealed and delivered in the presence of:

Helen G. Reed  
Andrew J. ...

JETTY VILLAS ASSOCIATION, INC., a non-profit Florida corporation

By Robert L. Corcoran (SEAL)

Robert L. Corcoran, Director and President

By Leonard R. Corcoran  
Leonard R. Corcoran, Director and Vice President

By William Beer  
William Beer, Director and Secretary-Treasurer

By Carl Fiers  
Carl Fiers, Director

02397

FILED AND RECORDED  
R. W. ...  
SARASOTA CO. FLA.

NOV 8 1 48 PM '74

STATE OF FLORIDA  
COUNTY OF SARASOTA

Before me, the undersigned authority, personally appeared Robert L. Corcoran, as Director and President, Leonard R. Corcoran, as Director and Vice President, William Beer, as Director and Secretary-Treasurer, and Carl Fiers, as Director, of Jetty Villas Association, Inc., the persons described in and who executed the foregoing Certificate and they acknowledged before me that they executed the same as such officers of said corporation and that the foregoing instrument is the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the State and County aforesaid this 8th day of November, 1974.

Helen G. Reed  
Notary Public

My commission expires:

REC 1060 PG 1194

PREPARED BY  
MICHAEL J. HITCHCOCK, ESQ. OF  
MICHAEL J. HITCHCOCK, P.A.  
1000 W. PALM BEACH BLVD.  
SARASOTA, FLORIDA 34239

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF  
JETTY VILLAS, A CONDOMINIUM  
Venice, Sarasota County, Florida

602397

WHEREAS, JETTY VILLAS, INC., a Florida corporation, as Developer, on May 23, 1973, filed the Declaration of Condominium (hereinafter the "Original Declaration") of JETTY VILLAS, a Condominium (hereinafter the "Condominium") in Official Records Book 1002, Page 1661, et seq, Public Records of Sarasota County, Florida, and filed the Plat of the Condominium (hereinafter the "Plat") in Condominium Book 6, Page 39, et seq, Public Records of Sarasota County, Florida; and

WHEREAS, the Original Declaration provided for the amendment thereof as therein set forth; and

WHEREAS, JETTY VILLAS, INC., as Developer, desires to amend the Original Declaration in the manner and to the extent hereinafter set forth; and

WHEREAS, this First Amendment to the Original Declaration has been approved by all of the members, Directors and officers of JETTY VILLAS ASSOCIATION, INC. (hereinafter the "Association"), the non-profit Florida corporation organized to provide an entity for the operation of the Condominium;

NOW, THEREFORE, the undersigned do hereby amend the Original Declaration of Condominium of JETTY VILLAS, a Condominium, recorded in Official Records Book 1002, Page 1661, et seq, Public Records of Sarasota County, Florida, as follows:

1. Exhibit "A" to the Original Declaration, consisting of 7 sheets, is hereby amended, canceled, vacated, revoked and terminated, and Amended Exhibit "A", attached hereto and made a part hereof, is substituted in the place and stead thereof, and all references in the Original Declaration and in this First Amendment to Exhibit "A" shall hereafter refer to Amended Exhibit "A", attached hereto and made a part hereof.

2. The Plat of the Condominium, recorded in Condominium Book 6, Page 39, et seq, Public Records of Sarasota County, Florida, is hereby amended, canceled, vacated, revoked and terminated, and the Amended Plat of the Condominium prepared by R. F. Sutton & Assoc., Inc., Florida Professional Surveyors Registration Number 1205 recorded in Condominium Plat Book 8, Pages 242-249 through 246, inclusive, Public Records of Sarasota County, Florida, is substituted in its place and stead.

*Wesley*

REC 1060 PG 1194

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3. A new Article 4.8.A) is added to ARTICLE 4. of the Original Declaration to read as follows:

"4.8.A) Proviso. Notwithstanding anything herein to the contrary contained, the following formula shall govern the transfer of control of the Association from the Developer to the Unit Owners:

(a) When Unit Owners other than the Developer own fifteen percent (15%) or more of the total Units that will be operated ultimately by the Association, the Developer will permit such Unit Owners to elect one-third (1/3) of the members of the Board of Directors of the Association.

(b) The Developer will permit Unit Owners other than the Developer to elect not less than a majority of the Board of Directors of the Association at such time as the earliest of the following shall occur:

(i) Three (3) years after sales by the Developer have been closed on seventy-five percent (75%) of the total Units that will be operated ultimately by the Association, or

(ii) Three (3) months after sales have been closed by the Developer on ninety percent (90%) of the total Units that will be operated ultimately by the Association, or

(iii) When all of the Units that will be operated ultimately by the Association have been completed and some of them have been sold and none of the others are being offered for sale by the Developer in the ordinary course of business.

(c) The Developer shall be entitled to elect not less than one (1) member of the Board of Directors of the Association as long as the Developer holds for sale in the ordinary course of business any Units in the Condominium operated by the Association."

4. Article 4.10) of the Original Declaration is hereby amended to read as follows:

"4.10) Improvements. The Condominium will include 41 units designated 1 through 41, both inclusive, as indicated by the number of the unit on the plot plan attached hereto

as Exhibit "A", which units are located in Villas 1 through 17, both inclusive, as shown on the attached plot plan. Such Units as are constructed must be substantially in accordance with plans and specifications approved by Developer. Developer will furnish water and sewer installation for servicing the Condominium property at Developer's initial expense."

5. Article 4.11)(b) of the Original Declaration is hereby amended to read as follows:

"(b) Perimetrical Boundaries. Perimetrical boundaries of the unit shall be the vertical planes of the undecorated finished interior of the walls bounding the unit extended to intersections with each other and with the upper and lower boundaries, and when there is attached to the unit a balcony, sundeck, loggia, terrace, canopy, stairway, patio, storage room or area or other appurtenances serving only the unit being bounded, such boundaries shall be the intersecting vertical planes adjacent to and which includes all of such structures and fixtures thereon. Such boundaries shall also include any patios, sun decks, storage areas, staircases, stairways or terraces serving such units. The sun decks located above Units 7, 8, 9, 13, 16, 19, 25, 26, 30, 32, 36 and 40 shall be deemed to be a part of said units, together with the spiral staircases providing access to said sun decks, and the cost and expenses of maintaining such sun decks and such staircases shall not be a common expense but shall be the cost and expense of the particular unit which such facilities service."

6. Article 5.3)(b) of the Original Declaration is hereby amended to read as follows:

"(b) Automobile Parking Space. The parking spaces for the Condominium are located as indicated in Exhibit "A", except for spaces numbered 60 and 61 on land not submitted to Condominium ownership but on land leased to the Association. The right to use, subject to the terms and conditions of Exhibits "D" and "E" for automobile parking only, the parking space which may from time to time be attributed by the Board of Directors of the Association to a Unit, which attribution need not be recorded amongst the Public Records. The Board of Directors may from time to time, should they determined

there be a need, change the parking space attributed to a Unit, provided that a Unit always has a parking space. This provision is made in contemplation of the fact that from time to time one or more Unit Owners may be under a physical disability which would require the attribution of a parking space more convenient to their Units and to give the Association the power and flexibility to deal with such situations. Notwithstanding anything contained in the foregoing provisions of this paragraph, the Developer reserves unto itself absolutely and in all events the right to allocate the use of such parking spaces to specific Units. Such allocations shall be by instrument entitled to be recorded in the Public Records of Sarasota County and shall make reference to the specific unit to which such parking space shall be pertinent. Once so allocated by the Developer, the same may not be changed nor the unit's right to use such parking space altered without the prior written consent of the owner of such unit and the Board of Directors of the Association. Once the Developer has allocated such a space to a specific unit, its rights to allocate such space shall end. The Developer's rights to allocate each of such number parking spaces shall continue as to each until it has been exercised."

7. Article 6.3(a) of the Original Declaration is hereby amended to read as follows:

"(a) To maintain, repair and replace, at his expense, all portions of his Unit except the portions to be maintained, repaired and replaced by the Association. Such shall be done without disturbing the rights of other Unit Owners. The cost and expense of maintaining the sundecks and spiral staircases serving units 7, 8, 9, 13, 16, 19, 25, 26, 30, 32, 36 and 40 shall be the responsibility of the owners of the respective units being served by each such facility."

8. Exhibit "C" to the Original Declaration is amended as set forth in Exhibit "B" to this Amendment, attached hereto and made a part hereof by this reference.

9. Except as amended and revised herein, the Original Declaration shall continue in full force and effect in accordance with its terms.

REC 1060 . 1198

THIS FIRST AMENDMENT to the Declaration of Condominium of Jetty Villas, a Condominium, is executed this 8th day of November, 1974.

KNOW ALL MEN BY THESE PRESENTS

That, the undersigned, as the sole members of the Board of Directors of Jetty Villas Association, Inc., for ourselves and our successors, and on behalf of the Association, pursuant to the provisions of Article 14 of the Declaration of Condominium of Jetty Villas, a Condominium, recorded in Official Records Book 1002, Page 1661, et seq, Public Records of Sarasota County, Florida, and all other provisions in the Original Declaration governing amendments thereof, do hereby amend the Original Declaration as previously set forth in this First Amendment, and, except as specifically amended herein, the Original Declaration shall remain unchanged and is hereby ratified and confirmed in all respects.

IN WITNESS WHEREOF, the undersigned as the sole Directors of the Board of Directors of Jetty Villas Association, Inc., have executed this First Amendment to the Declaration of Condominium of Jetty Villas, a Condominium, this 8th day of November, 1974.

Signed, sealed and delivered in the presence of:

<u>Helen G. Read</u>	<u>Robert L. Corcoran</u> (SEAL) Robert L. Corcoran, President and a member of the Board of Directors of Jetty Villas Association, Inc.
<u>Anders</u>	<u>Leonard R. Corcoran</u> (SEAL) Leonard R. Corcoran, Vice President and a member of the Board of Directors of Jetty Villas Association, Inc.
<u>Helen G. Read</u>	<u>William Beer</u> (SEAL) William Beer, Secretary-Treasurer and a member of the Board of Directors of Jetty Villas Association, Inc.
<u>Anders</u>	<u>Carl M. Fiers</u> (SEAL) Carl M. Fiers, a member of the Board of Directors of Jetty Villas Association, Inc.
<u>Helen G. Read</u>	
<u>Anders</u>	

REC 1060 1198

JETTY VILLAS, INC., a Florida corporation, as Developer of Jetty Villas, a Condominium, the Declaration of which was dated May 22, 1973, and recorded May 23, 1973, in Official Record Book 1002, Page 1665, et seq, Public Records of Sarasota County, Florida, and pursuant to the provisions therein contained, hereby consents to, adopts, approves, ratifies, confirms and agrees to the foregoing and attached First Amendment to Declaration of Condominium of Jetty Villas, a Condominium.

Signed, sealed and delivered in the presence of:

JETTY VILLAS, INC., a Florida corporation

Helen G. Read

By Carl M. Fiers  
Its President

Andrew...

Attest: William Beer (SEAL)  
Its Secretary

MICHAEL J. FUREN, as Trustee under the provisions of that certain unrecorded Trust Agreement dated May 15, 1973, and as Trustee under that certain Deed dated May 22, 1973, recorded in O. R. Book 1002, Page 1644 et seq, and as Trustee under that certain Sublease Agreement dated May 22, 1973, recorded in O. P. Book 1002, Page 1649, et seq, Public Records of Sarasota County, Florida, and not individually, and the Lessor under that certain Lease dated May 22, 1973, and recorded May 23, 1973, in O. R. Book 1002, Page 1717, et seq, Public Records of Sarasota County, Florida, and pursuant to the provisions of the Declaration of Condominium of Jetty Villas, a Condominium, hereby joins in, consents to, ratifies and confirms this First Amendment to the Declaration of Condominium of Jetty Villas, a Condominium.

Signed, sealed and delivered in the presence of:

Michael J. Furen (SEAL)  
MICHAEL J. FUREN, as Trustee,  
as aforesaid, and not individually

Helen G. Read

Andrew...

STATE OF FLORIDA  
COUNTY OF SARASOTA

Before me, the undersigned authority, personally appeared Robert L. Corcoran, as Director and President, Leonard R. Corcoran, as Director and Vice President, William Beer, as Director and Secretary-Treasurer, and Carl M. Fiers, as Director, of Jetty Villas Association, Inc., the persons described in and who executed the foregoing First Amendment to Declaration of Condominium, and they acknowledged

before me that they executed the same as such officers of said corporation and that the foregoing instrument is the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the State and County aforesaid this 8th day of November, 1974.

Helen G. Reed  
Notary Public

My commission expires:

Notary Public, State of Florida at Large  
My Commission Expires Oct. 2, 1977  
Bonded by American Fire & Casualty Co.

STATE OF FLORIDA  
COUNTY OF SARASOTA

Before me, the undersigned authority, personally appeared Carlisle W. Piers, Jr. and William Beer, the President and Secretary, respectively, of JETTY VILLAS, INC., a Florida corporation, the persons described in and who executed the foregoing First Amendment to Declaration of Condominium, and they acknowledged before me that they executed the same as such officers of said corporation and that they affixed thereto the official seal of said corporation and that the foregoing instrument is the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the State and County aforesaid, this 8th day of November, 1974.

Helen G. Reed  
Notary Public

My commission expires:

Notary Public, State of Florida at Large  
My Commission Expires Oct. 2, 1977  
Bonded by American Fire & Casualty Co.

STATE OF FLORIDA  
COUNTY OF SARASOTA

Before me, the undersigned authority, personally appeared MICHAEL J. FUREN, as Trustee, as aforesaid, the person described in and who executed the foregoing First Amendment to Declaration of Condominium and he acknowledged before me that the executed the same as his free act and deed as said Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the State and County aforesaid this 8th day of November, 1974.

Helen G. Reed  
Notary Public

My commission expires:

Notary Public, State of Florida at Large  
My Commission Expires Oct. 2, 1977  
Bonded by American Fire & Casualty Co.

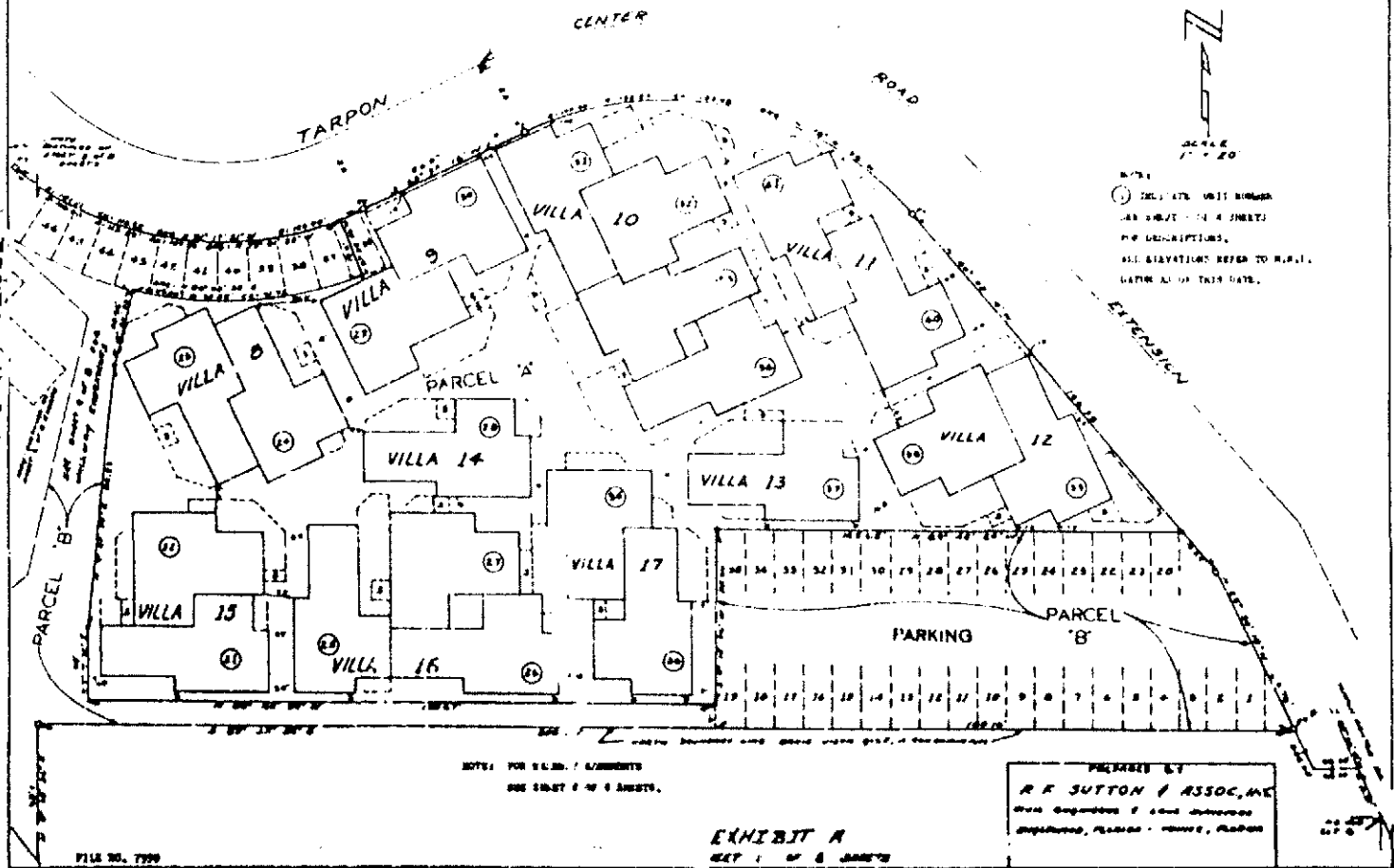


CONDOMINIUM BOOK 8 PAGE 24

# JETTY VILLAS A CONDOMINIUM AMENDED PLAT

SECTION 1 TOWNSHIP 39 SOUTH RANGE 18 EAST  
CITY OF VENICE COUNTY OF SARASOTA STATE OF FLORIDA

REC 1080 PG 1201



NOTE: FOR U.S.M. COMMENTS  
SEE SHEET 2 OF 4 SHEETS.

EXHIBIT A  
SHEET 1 OF 4 SHEETS

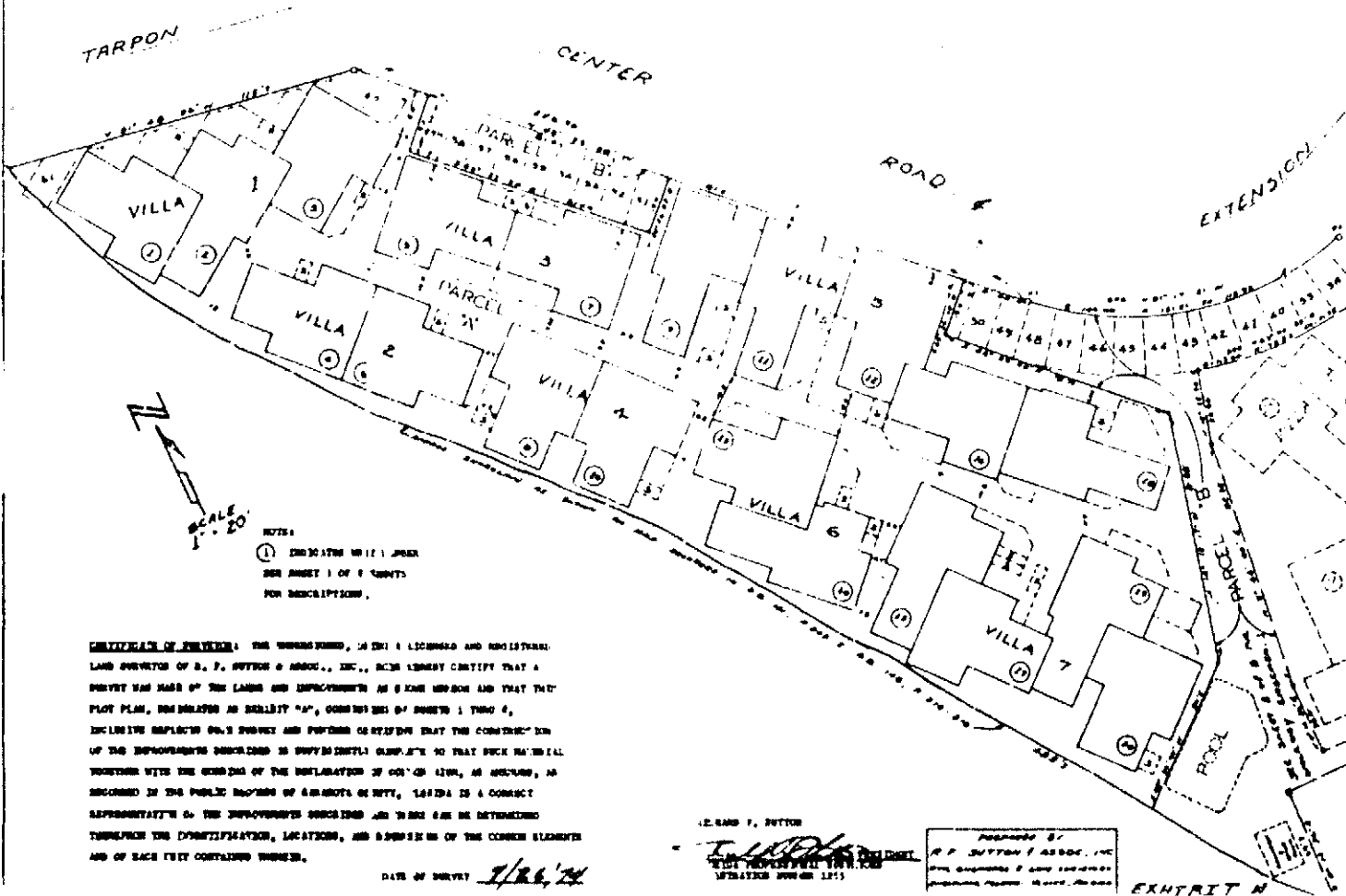
PREPARED BY  
**R. F. SUTTON & ASSOC., INC.**  
Civil Engineers & Land Surveyors  
Tampa, Florida - Venice, Florida

RECORDER'S MEMO: Legibility of writing, printing for reproductive purpose may be unsatisfactory this document when received.

REC 1080 PG 1201

# JETTY VILLAS A CONDOMINIUM AMENDED PLAT

SECTION 1 TOWNSHIP 39 SOUTH RANGE 18 EAST  
CITY OF VENICE COUNTY OF SARASOTA STATE OF FLORIDA



NOTES:  
① INDICATES UNIT 1000  
SEE SHEET 1 OF 2 SHEETS  
FOR DESCRIPTIONS.

**STATEMENT OF SURVEY:** THE UNDERSIGNED, A duly Licensed and Registered Land Surveyor of S. F. SUTTON & ASSOC., INC., DO HEREBY CERTIFY THAT A SURVEY WAS MADE OF THE LANDS AND IMPROVEMENTS AS SHOWN HEREON AND THAT THE PLAT PLAN, HEREON SHOWN AS SHEET "A", CONFORMS TO THE REQUIREMENTS OF THE FLORIDA STATUTES AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND PLANNERS OF THE STATE OF FLORIDA. THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN IS SUFFICIENTLY COMPLETE SO THAT SUCH MATERIAL ACCORDS WITH THE REQUIREMENTS OF THE FLORIDA STATUTES, AS AMENDED, AS REQUIRED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA IS A CORRECT REPRESENTATION OF THE IMPROVEMENTS SHOWN AND THERE CAN BE DETERMINED THEREFROM THE IDENTIFICATION, LOCATION, AND DIMENSIONS OF THE CORNER ELEMENTS AND OF EACH FOOT CONTAINING NUMBER.

DATE OF SURVEY 9/16/74

S. F. SUTTON

*S. F. Sutton*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
EXPIRES 12/31/75

Approved by:  
S. F. SUTTON & ASSOC., INC.  
PLAT BOOK 8 PAGE 26A

EXHIBIT A

REC 1060 PG 1202

RECORDER'S MEMO: Legibility of writing, typing, or printing for reproductive purpose may be unsatisfactory. This document when received.

REC 1060 PG 1202

# JETTY VILLAS A CONDOMINIUM AMENDED PLAT

SECTION 1 TOWNSHIP 39 SOUTH RANGE 18 EAST  
 CITY OF VENICE COUNTY OF SARASOTA STATE OF FLORIDA

DESCRIPTION: FROM THE NORTHEAST CORNER OF LOT "G", SCHUTT'S SUBDIVISION, SAID POINT BEING ON THE CENTERLINE OF TARPON CENTER ROAD, AS RECORDED IN O.R. BOOK 195, PAGES 543, AND 544, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 25° 30' 18" W, ALONG SAID CENTERLINE, 111.30 FEET; THENCE WEST, 33.24 FEET TO THE WESTERLY R/W LINE OF TARPON CENTER ROAD, (60' R/W); THENCE N 25° 30' 18" W, ALONG SAID R/W LINE 222.05 FEET TO THE NORTHEAST CORNER OF BAHIA VISTA GULF, A CONDOMINIUM, AS DESCRIBED IN C.B. 3, PAGES 41 THRU 41-L, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE CONTINUE N 25° 30' 18" W, ALONG THE WESTERLY R/W LINE OF TARPON CENTER ROAD EXTENSION, 54.76 FEET; THENCE N 40° 03' 10" W ALONG SAID R/W 146.38 FEET; THENCE BY A CURVE TO THE LEFT, RADIUS 100.00 FEET, ARC DISTANCE 132.57 FEET, CHORD BEARING N 78° 01' 58" W, 123.08 FEET; THENCE S 63° 51' 16" W, ALONG THE SOUTHERLY R/W LINE OF SAID TARPON CENTER ROAD EXTENSION, 56.07 FEET; THENCE BY A CURVE TO THE RIGHT, RADIUS 100.00 FEET, ARC DISTANCE 121.21 FEET, CHORD BEARING N 81° 17' 21" W, 113.92 FEET; THENCE, N 46° 33' 58" W, ALONG THE SOUTHWESTERLY R/W LINE OF TARPON CENTER ROAD EXTENSION, 226.96 FEET; THENCE N 81° 48' 06" W ALONG SAID R/W LINE, 115 FEET, MORE OR LESS TO A SHORELINE AS SHOWN ON A MAP RECORDED IN D.B. 141, PG. 209 AND D.B. 148, PGS. 214 THRU 216, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTHEASTERLY, ALONG SAID SHORELINE, 485 FEET MORE OR LESS TO THE WESTERLY BOUNDARY LINE OF BAHIA VISTA GULF, A CONDOMINIUM, AS RECORDED IN C.B. 3, PAGES 41 THRU 41-L, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 0° 14' 36" E, ALONG SAID BOUNDARY LINE, 39 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID BAHIA VISTA GULF; THENCE S 89° 45' 24" E, ALONG THE NORTH LINE OF SAID BAHIA VISTA GULF, 390.69 FEET TO THE P.O.B. ALL LYING AND BEING IN SECTION 1, TOWNSHIP 39 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

PARCEL "A" CONTAINS ALL REAL PROPERTY INCLUDED IN THE CONDOMINIUM IN FEE SIMPLE: FROM THE NORTHEAST CORNER OF LOT G, SCHUTT'S SUBDIVISION, SAID POINT BEING ON THE CENTERLINE OF TARPON CENTER ROAD, AS RECORDED IN O.R. BOOK 195, PAGES 543, AND 544, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 25° 30' 18" W ALONG SAID CENTERLINE, 111.30 FEET; THENCE WEST 33.24 FEET TO THE WESTERLY R/W LINE OF TARPON CENTER ROAD (60' R/W); THENCE N 25° 30' 18" W, ALONG SAID R/W LINE 222.05 FEET TO THE NORTHEAST CORNER OF BAHIA VISTA GULF, A CONDOMINIUM, AS DESCRIBED IN C.B. 3, PAGES 41 THRU 41-L, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE CONTINUE N 25° 30' 18" W, ALONG THE WESTERLY R/W LINE OF TARPON CENTER ROAD EXTENSION, 54.76 FEET; THENCE N 40° 03' 10" W, ALONG SAID R/W, 146.38 FEET; THENCE BY A CURVE TO THE LEFT, RADIUS 100.00 FEET, ARC DISTANCE 132.57 FEET, CHORD BEARING N 78° 01' 58" W, 123.08 FEET; THENCE S 63° 59' 16" W, ALONG THE SOUTHERLY R/W LINE OF SAID TARPON CENTER ROAD EXTENSION, 56.07 FEET; THENCE BY A CURVE TO THE RIGHT, RADIUS 100.00 FEET, ARC DISTANCE 121.21 FEET, CHORD BEARING N 81° 17' 21" W, 113.92 FEET; THENCE N 46° 33' 58" W, ALONG THE SOUTHWESTERLY R/W LINE OF TARPON CENTER ROAD EXTENSION, 226.96 FEET; THENCE N 81° 48' 06" W, ALONG SAID R/W LINE, 115 FEET MORE OR LESS TO A SHORELINE AS SHOWN ON A MAP RECORDED IN D.B. 141, PAGE 209, AND D.B. 148, PAGES 214 THRU 216, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTHEASTERLY, ALONG SAID SHORELINE, 485 FEET, MORE OR LESS TO THE WESTERLY BOUNDARY LINE OF BAHIA VISTA GULF, A CONDOMINIUM, AS RECORDED IN C.B. 3, PGS. 41 THRU 41-L, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 0° 14' 36" E, ALONG SAID BOUNDARY LINE, 39 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID BAHIA VISTA GULF; THENCE S 89° 45' 24" E, ALONG THE NORTH LINE OF SAID BAHIA VISTA GULF, 390.69 FEET TO THE P.O.B. LESS THE FOLLOWING DESCRIBED PROPERTIES BETTER KNOWN

AS PARCEL "B". (SUBJECT TO THOSE EASEMENTS OF RECORD, INCLUDING CITY OF VENICE EASEMENT DEED RECORDED IN O.R. BOOK 1050, PG. 696, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THOSE EASEMENTS SHOWN HEREON.)

PARCEL "B" IS NOT BEING SUBMITTED TO CONDOMINIUM OWNERSHIP OR INCLUDED IN CONDOMINIUM; FROM THE NORTHEAST CORNER OF LOT G, SCHUTT'S SUBDIVISION, SAID POINT BEING ON THE CENTERLINE OF TARPON CENTER ROAD, AS RECORDED IN O.R. BOOK 195, PAGES 543, AND 544, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 25° 30' 18" W, ALONG SAID CENTERLINE, 111.30 FEET; THENCE WEST 33.24 FEET TO THE WESTERLY R/W LINE OF TARPON CENTER ROAD (60' R/W); THENCE N 25° 30' 18" W, ALONG SAID R/W LINE, 222.05 FEET TO THE NORTHEAST CORNER OF BAHIA VISTA GULF, A CONDOMINIUM, AS RECORDED IN C.B. 3, PAGES 41 THRU 41-L, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE CONTINUE N 25° 30' 18" W, ALONG SAID R/W LINE, 54.76 FEET; THENCE N 40° 03' 10" W, 16.62 FEET; THENCE N 89° 45' 24" W, 145.62 FEET; THENCE S 0° 14' 36" W, 55.00 FEET; THENCE N 89° 45' 24" W, 195.67 FEET; THENCE N 0° 14' 36" E, 23.00 FEET; THENCE N 6° 44' 55" E, 82.32 FEET; THENCE N 13° 35' 53" E, 23.94 FEET; THENCE BY A CURVE TO THE LEFT, RADIUS 119.00 FEET, ARC DISTANCE 72.85 FEET, CHORD BEARING N 86° 03' 32" E, 71.72 FEET; THENCE N 21° 28' 48" W, 19.00 FEET TO THE SOUTHERLY R/W LINE OF TARPON CENTER ROAD EXTENSION; THENCE BY A CURVE TO THE RIGHT, RADIUS 100.00 FEET, ARC DISTANCE 111.29 FEET, CHORD BEARING N 79° 01' 23" W, 107.33 FEET; THENCE N 46° 33' 58" W ALONG SAID R/W LINE, 202.10 FEET; THENCE S 43° 26' 02" W, 19.00 FEET; THENCE S 46° 33' 58" E, 81.00 FEET; THENCE N 43° 26' 02" E, 19.00 FEET TO THE WESTERLY R/W LINE OF SAID TARPON CENTER ROAD EXTENSION; THENCE S 46° 33' 58" E, ALONG SAID R/W LINE, 100.01 FEET; THENCE S 43° 26' 02" W, 19.00 FEET; THENCE S 46° 33' 58" E, 75.71 FEET; THENCE S 14° 12' 17" W, 81.88 FEET; THENCE S 48° 30' 00" W, 50.0 FEET MORE OR LESS TO A SHORELINE AS SHOWN ON A MAP RECORDED IN D.B. 141, PG. 209, AND D.B. 148, PGS. 214 THRU 216, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTHEASTERLY ALONG SAID SHORELINE, 67.28 FEET, MORE OR LESS TO THE WESTERLY BOUNDARY OF BAHIA VISTA GULF, A CONDOMINIUM, AS RECORDED IN C.B. 3, PGS. 41 THRU 41-L, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 0° 14' 36" E, ALONG SAID BOUNDARY LINE, 39 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID BAHIA VISTA GULF; THENCE S 89° 45' 24" E, ALONG THE NORTH LINE OF SAID BAHIA VISTA GULF, 390.69 FEET TO THE P.O.B.

ALL LYING AND BEING IN SECTION 1, TOWNSHIP 39 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA. (SUBJECT TO THOSE EASEMENTS OF RECORD, INCLUDING CITY OF VENICE EASEMENT DEED RECORDED IN O.R. BOOK 1050, PG. 696, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THOSE EASEMENTS SHOWN HEREON.)

DEFINITION OF A UNIT: EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT WHICH LIES WITHIN THE BOUNDARIES OF THE UNIT, WHICH BOUNDARIES SHALL BE DETERMINED IN THE FOLLOWING MANNER: UPPER AND LOWER BOUNDARIES - THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO AN INTERSECTION WITH THE PERIMETRICAL BOUNDARIES: UPPER BOUNDARY - THE PLANE OF THE UNDECORATED FINISHED CEILING WHICH WOULD BE THE UPPERMOST CEILING IN THE CASE OF A UNIT WITH MORE THAN ONE STORY. LOWER BOUNDARY - THE HORIZONTAL PLANE OF THE UNDECORATED FINISHED FLOOR. PERIMETRICAL BOUNDARIES - PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNDECORATED FINISHED INTERIOR OF THE WALLS BOUNDING THE UNIT EXTENDED TO INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES, AND WHEN THERE IS ATTACHED TO THE UNIT A BALCONY, SUNDECK, LOGGIA, TERRACE, CANOPY, STAIRWAY, PATIO, STORAGE ROOM OR OTHER PORTION OF THE UNIT SERVING ONLY THE UNIT BEING BOUNDED, SUCH BOUNDARIES SHALL BE THE INTERSECTING VERTICAL PLANES ADJACENT TO AND WHICH INCLUDES ALL OF SUCH STRUCTURES AND FITTINGS THEREON. SUCH BOUNDARIES SHALL ALSO INCLUDE ANY PATIOS, SUNDECKS, OR TERRACES SERVING SUCH UNITS.

EXHIBIT A  
 SHEET 5 OF 8 SHEETS

PREPARED BY  
 J. J. SUTTON & ASSOC., INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 TAMPA, FLORIDA

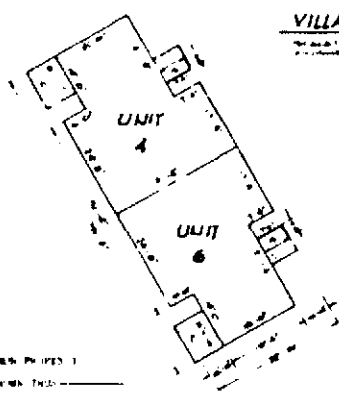
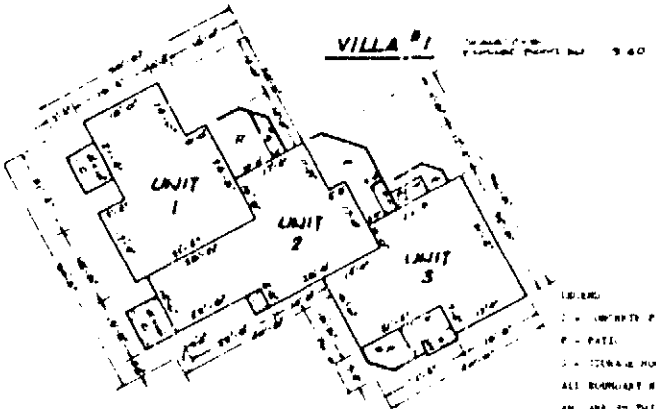
# JETTY VILLAS A CONDOMINIUM AMENDED PLAT

SECTION 1  
CITY OF VENICE

TOWNSHIP 39 SOUTH  
COUNTY OF SARASO A

RANGE 18 EAST  
STATE OF FLORIDA

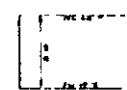
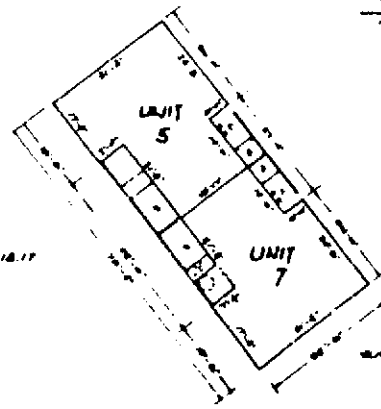
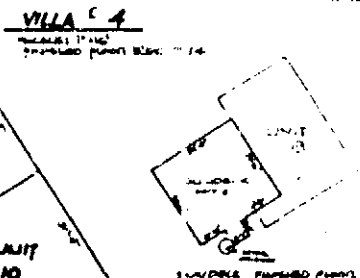
REC 1066 PG 1204



LEGEND:  
 U - UNIT  
 P - PATIO  
 S - STORAGE ROOM  
 ALL DIMENSIONS SHOWN ARE UNLESS NOTED TO THE CONTRARY AND ARE SHOWN TO THE CENTER OF WALLS UNLESS NOTED OTHERWISE.  
 ALL ELEVATIONS REFER TO MEAN SEA LEVEL AS OF THIS DATE.



TYPICAL ELEVATION  
 UNITS - 1, 2, 3, 4, 5, 10,  
 11, 12, 13, 14, 15,  
 16, 17, 18, 19,  
 20, 21, 22, 23,  
 24, 25,  
 26, 27,  
 28, 29,  
 30, 31,  
 32, 33, AND 34.



TYPICAL ELEVATION  
 UNITS - 7, 8, 9, 11, 12,  
 13, 14, 15, 16,  
 17, 18, 19, 20,  
 21, 22, 23, 24,  
 25, 26, 27, 28,  
 29, 30, 31, 32, 33, AND 34.

PLANNED FLOOR PLAN 10-60  
**EXHIBIT A**  
 SHEET 1 OF 2

PREPARED BY  
**S. S. SAUNDERS & ASSOCIATES, INC.**  
 CIVIL ENGINEERS / LAND SURVEYORS  
 1100 N. ...  
 TAMPA, FLORIDA

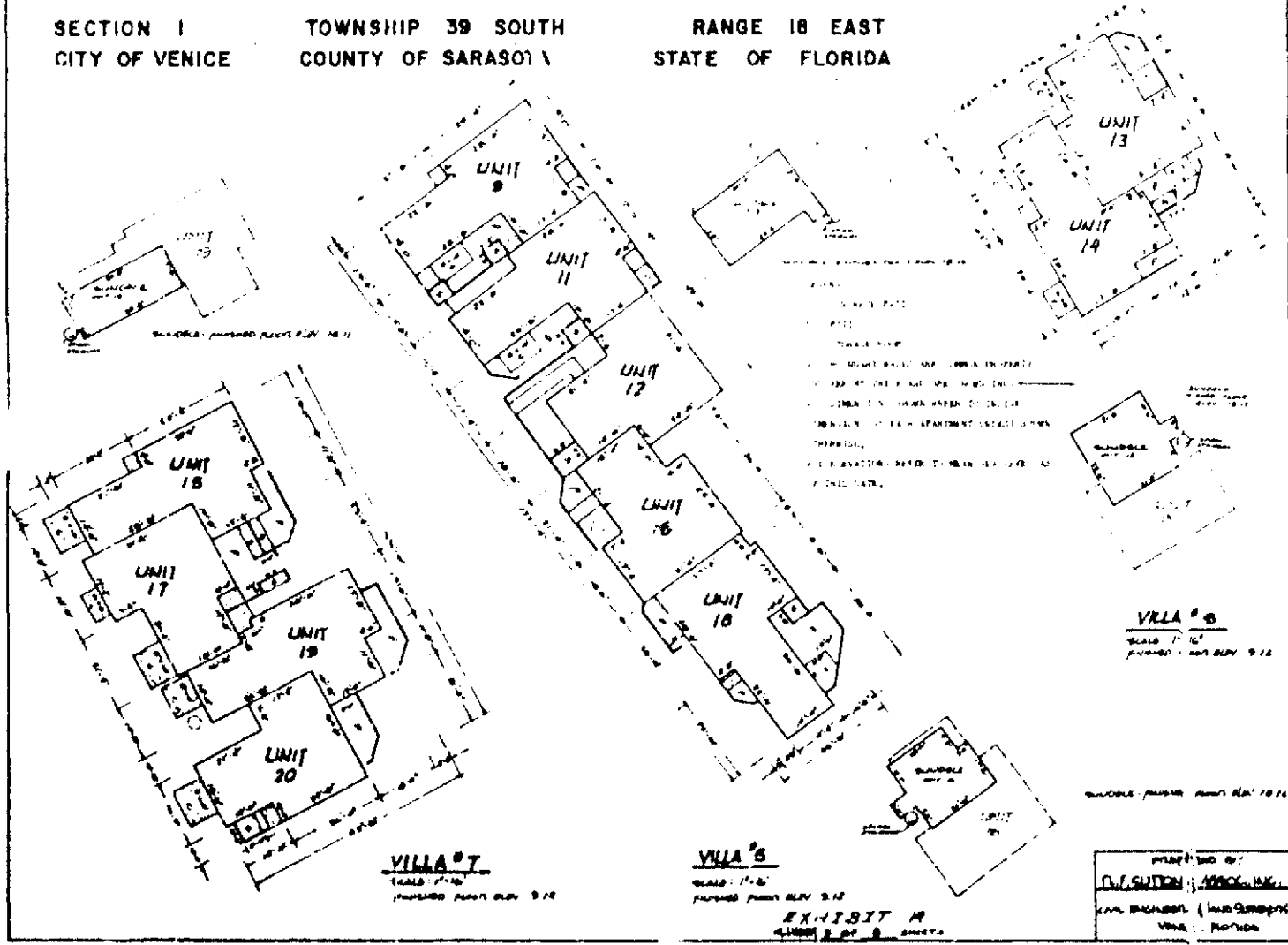
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REC 1066 PG 1204

# JETTY VILLAS A CONDOMINIUM AMENDED PLAT

SECTION 1      TOWNSHIP 39 SOUTH      RANGE 18 EAST  
CITY OF VENICE      COUNTY OF SARASOTA      STATE OF FLORIDA

REC 1060 pg 1205



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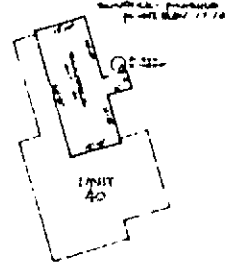
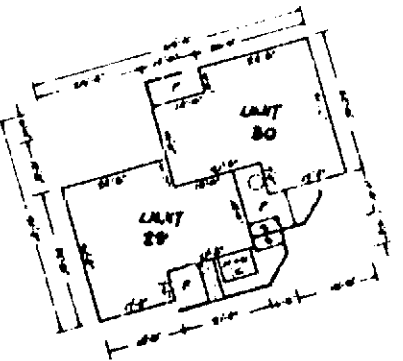
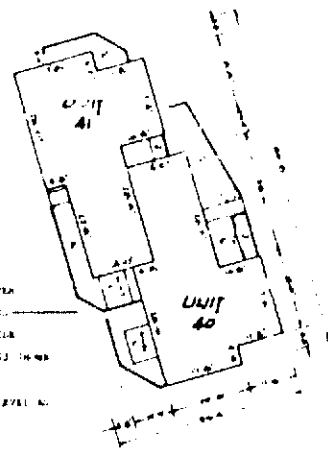
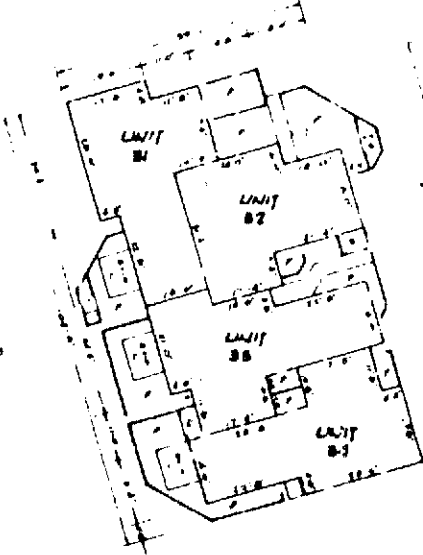
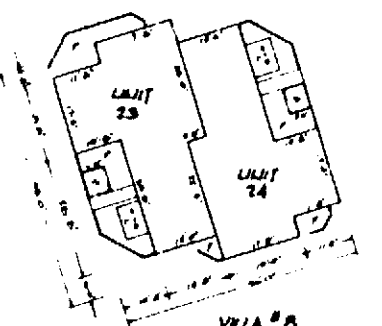
REC 1060 pg 1205

CONDOMINIUM BOOK 8 PAGE 24 F

# JETTY VILLAS A CONDOMINIUM AMENDED PLAT

SECTION 1      TOWNSHIP 39 SOUTH      RANGE 18 EAST  
CITY OF VENICE      COUNTY OF SARASOTA      STATE OF FLORIDA

REC 1060 PG 1206



CONDOMINIUM FLOOR PLAN

ALL DIMENSIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO SURVEY AND FIELD MEASUREMENTS.

ALL RIGHTS RESERVED BY THE DEVELOPER.

ALL RIGHTS RESERVED BY THE DEVELOPER.

ALL RIGHTS RESERVED BY THE DEVELOPER.

PREPARED BY  
**P. E. SAUNDERS & ASSOCIATES, INC.**  
CONDOMINIUM PLANNING & ARCHITECTURE  
VENICE, FLORIDA

**EXHIBIT A**

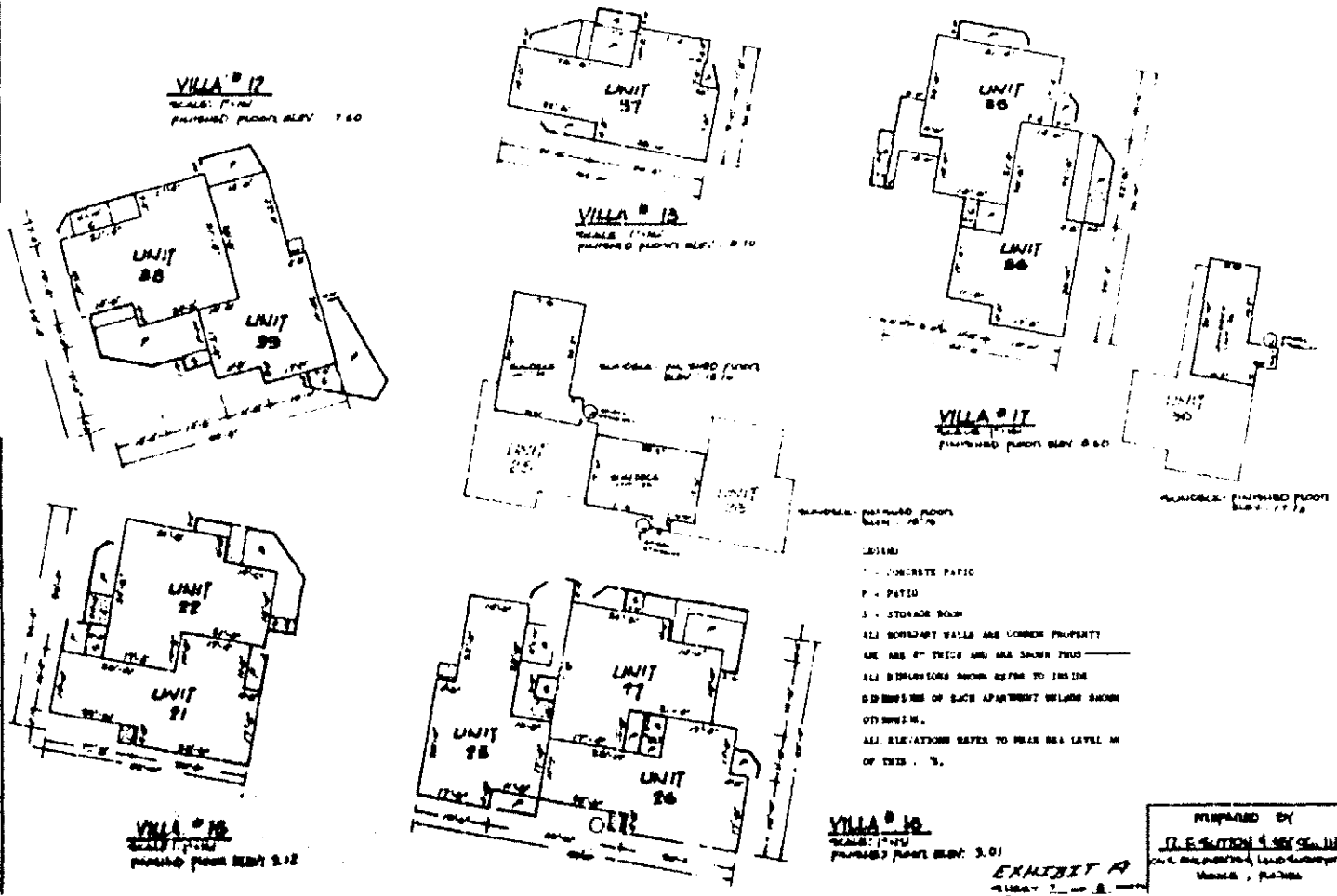
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SECTION 1 TOWNSHIP 39 SOUTH RANGE 18 EAST  
 CITY OF VENICE COUNTY OF SARASOTA STATE OF FLORIDA

USE 1060 PG 1207



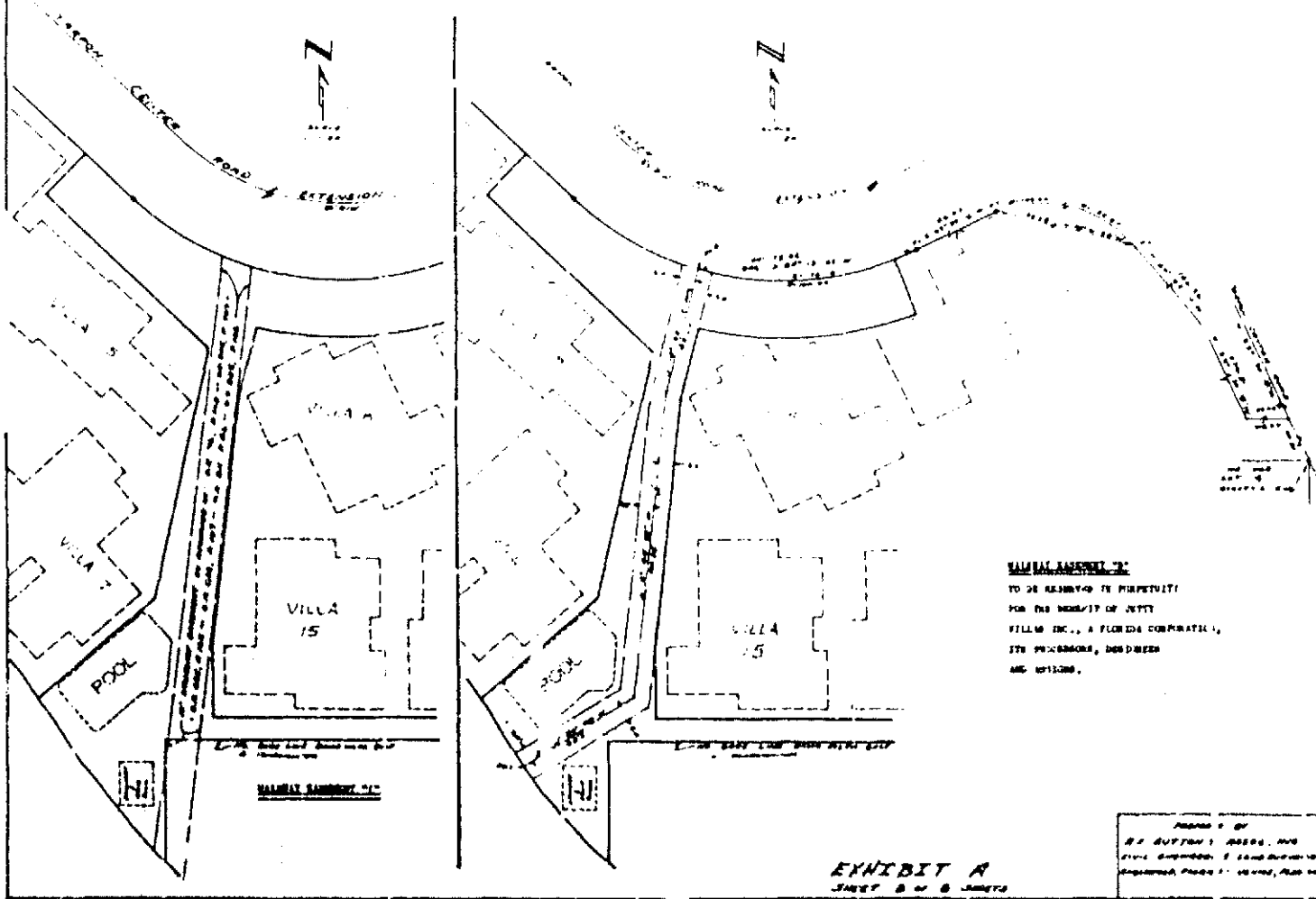
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CITY OF VENICE      COUNTY OF SARASOTA      STATE OF FLORIDA

CONDOMINIUM BOOK 8 PAGE 246

SOFT 1000 1205



**VALLEY SHEDS, INC.**  
TO BE ASSIGNED IN PERPETUITY  
FOR THE BENEFIT OF JETTY  
VILLAS INC., A FLORIDA CORPORATION,  
ITS SUCCESSORS, HEIRS AND  
ASSIGNEES.

**EXHIBIT A**  
SHEET 5 OF 8 SHEETS

Prepared by  
**H. F. GUTSON & ASSOC., INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
Sarasota, Florida

1000 1205

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