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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

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Receipt # 2122507

Prepared without examination of title by
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**CORRECTIVE THIRD AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OF
ISLAND COURT VENICE, A CONDOMINIUM**

THIS AMENDMENT TO THE DECLARATION of Condominium of ISLAND COURT VENICE, a Condominium, is made this 5TH day of June, 2017, by ISLAND COURT VENICE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, hereinafter referred to as "Association".

Witnesseth:

WHEREAS, the Declaration of Condominium of ISLAND COURT VENICE, a Condominium dated July 9, 2015, and recorded at Instrument #2015085605, of the Public Records of Sarasota County, Florida, with recorded amendments at Instruments #2015085606, #2016044244, and #2017060750 of the Public Records of Sarasota County, Florida;

WHEREAS, the Southwest Florida Water Management District required the recording of an amendment to the Declaration to reflect obligations of the Association to maintain surface drainage facilities benefiting the Condominium, such amendment was recorded at Instrument #2017060750 of the Public Records of Sarasota County, Florida;

WHEREAS, it has been found that the signatures of the President and Secretary of Island Court Venice Condominium Association, Inc. were improperly witnessed in the Amendment recorded at Instrument #2017060750 of the Public Records of Sarasota County, Florida

NOW, THEREFORE, this Corrective Third Amendment to the Declaration of Condominium of Island Court Venice, a Condominium hereby serves to effectively revise and amend the Declaration of Condominium by adding the following new section 10.14:

10.14 Surface Water Management System Facilities. Anything herein to the contrary notwithstanding, the following provisions are applicable to the Land and the Surface Water Management System Facilities subject to the jurisdiction of the Southwest Florida Water Management District (the "District"):

(a) The Surface Water Management System Facilities shall include, but are not limited to, all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas,

(b) The Surface Water Management System Facilities, if any, are located on land that is designated common property on the plat, or are located on land that is owned by the Association, or are located on land that is subject to an easement in favor of the Association and its successors,

(c) No construction activities may be conducted relative to any portion of the Surface Water Management System Facilities without specific written approval from the District. Prohibited activities include, but are

not limited to: digging or excavation; depositing fill, debris or any other material or item; constructing or altering any water control structure; or any other construction to modify the Surface Water Management System Facilities. If the Condominium includes a wetland mitigation area or a wet detention pond, no vegetation in these areas shall be removed, cut, trimmed or sprayed with herbicide without specific written approval from the District. Notwithstanding the foregoing, Construction and maintenance activities which are consistent with the design and permit conditions approved by the District in any applicable Environmental Resource Permit may be conducted without specific written approval from the District.

(d) The Association shall be responsible for operation and maintenance of the Surface Water Management System Facilities. Operation and maintenance and re-inspection reporting shall be performed in accordance with the terms and conditions of any applicable Environmental Resource Permit.

(e) The method of assessing funds and collecting the assessed funds by the Association for operation, maintenance and replacement of the Surface Water Management System Facilities shall be the same as provided herein for all other assessment of funds and collecting the assessed funds.

(f) The District has the right to take enforcement measures, including a civil action for injunction and/or penalties, against the Association to compel it to correct any outstanding problems with the Surface Water Management System Facilities.

(g) Any amendment to the Declaration affecting the Surface Water Management System Facilities or the operation and maintenance of the Surface Water Management System Facilities shall have the prior written approval of the District, or its successor agency.

(h) If the Association ceases to exist, all of the Unit Owners shall be jointly and severally responsible for operation and maintenance of the Surface Water Management System Facilities in accordance with the requirements of any applicable Environmental Resource Permit, unless and until an alternate entity assumes responsibility.

(i) If the Condominium has on-site wetland mitigation which requires ongoing monitoring and maintenance, the Association shall allocate sufficient funds in its budget for monitoring and maintenance of the wetland mitigation area(s) each year until the District determines that the area(s) is/are successful in accordance with any applicable Environmental Resource Permit.

(j) These restrictions shall be in effect for at least 25 years with automatic renewal period thereafter.

IN WITNESS WHEREOF, in accordance with the necessary vote of the Members of the Association, the Association has executed this Amendment to the Declaration of Condominium of ISLAND COURT VENICE, a Condominium, the day and year first above written.

[remainder of page left blank intentionally; signatures found on following page]

Signed, sealed and delivered in the presence of:
(witness signatures and names below)

ISLAND COURT VENICE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation

[Signature]
Print name: SERENE O'CONNOR

By: [Signature]
Joseph Terranova, as its President

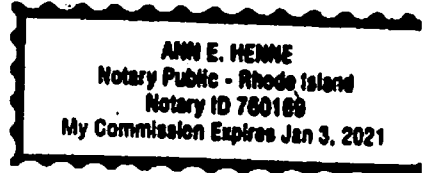
[Signature]
Print name: Dorothea L. Nigrelli

STATE OF Rhode Island
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 5th day of June, 2017, by Joseph Terranova as President of Island Court Venice Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation.

[Signature]
TYPE NAME: Ann E Henne
Notary Public
My Commission Expires:

Personally Known or by Identification
Type of Identification Produced DRIVERS LICENSE



Signed, sealed and delivered in the presence of:
(witness signatures and names below)

ISLAND COURT VENICE CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation

[Signature]
Print name: JOSEPHINE COYNE

Attest: [Signature]
Thomas O'Connor, as its Secretary

[Signature]
Print name: Jacklyn Taylor

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13th day of June, 2017, by Thomas O'Connor as Secretary of Island Court Venice Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation.

[Signature]
TYPE NAME:
Notary Public
My Commission Expires:

Personally Known or by Identification
Type of Identification Produced DRIVERS LICENSE
Flor: Ja

