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INSTRUMENT # 2005047260 4 PGS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#593798

This Instrument Prepared By: ✓
Margaret S. Frook, Esquire
BOONE, BOONE, BOONE, KODA & FROOK, P.A.
P.O. Box 1596
Venice, Florida 34284



**SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
THE WATERFRONT ON VENICE ISLAND, BUILDING A, A CONDOMINIUM**

WATERFORD WATERFRONT BUILDING A, LLC, B GURAN OF VENICE, LLC, and Z J GURAN OF VENICE, LLC, all Florida limited liability companies (hereinafter "Developer"), pursuant to Section 17.3 of the Declaration of Condominium of The Waterfront on Venice Island, Building A, A Condominium, as recorded in Official Records Instrument #2004012422, public records of Sarasota County, Florida, (the "Declaration"), as amended, does hereby amend the Declaration, as follows:

WHEREAS, B GURAN OF VENICE, LLC, and Z J GURAN OF VENICE, LLC have sold their interest in the Condominium to WATERFORD WATERFRONT BUILDING A, LLC; and

WHEREAS, B GURAN OF VENICE, LLC, and Z J GURAN OF VENICE, LLC therefore wish to assign all of their rights and duties as Developer under this Declaration to WATERFORD WATERFRONT BUILDING A, LLC;

NOW, THEREFORE, B GURAN OF VENICE, LLC, and Z J GURAN OF VENICE, LLC, hereby assign all of their rights and duties as Developer under this Declaration to WATERFORD WATERFRONT BUILDING A, LLC, and Paragraph 4.13 of the Declaration shall be amended to read, as follows:

4.13 Developer: "Developer" means the party who creates the Condominium or who offers Condominium parcels for sale or lease in the ordinary course of business, except that the term "Developer" shall not include the owners or lessees of Units in Condominiums who offer the Units for sale or lease of their leasehold interest for assignment when they have acquired or leased their Units for their own occupancy. Waterford Waterfront Building A, LLC, ~~B Guran of Venice, LLC, and Z J Guran of Venice, LLC~~, all Florida limited liability companies, ~~are~~ is the Developer of this Condominium, and ~~are~~ is herein referred to as "the Developer."

A new paragraph shall be added at the end of Paragraph 5.6(a) to read as follows:

An Owner who has been assigned a parking space and later chooses to purchase the right to use a garage must relinquish their assigned parking space upon receipt of the written assignment of a garage.

All other provisions of the above-described Declaration, as amended, shall remain in full force and effect. This Amendment is made and entered into this 1ST day of MARCH, 2005.

Witnesses:

Sign Tammy Lindemuth
Print TAMMY LINDEMUTH
Sign Paul D. Stefano
Print PAUL D. STEFANO

WATERFORD WATERFRONT
BUILDING A, LLC, a Florida limited
liability company

By [Signature]
Michael W. Miller, as Manager

Witnesses:

Sign Irene K. Schiavone
Print IRENE K. SCHIAVONE
Sign Janet Marsala
Print JANET MARSELA

B GURAN OF VENICE, LLC, a Florida
limited liability company

By [Signature]
Bohdan Guran, as Manager

Witnesses:

Sign Vickie Leach
Print VICKIE LEACH
Sign Darren Conrad
Print DARREN CONRAD

Z J GURAN OF VENICE, LLC, a Florida
limited liability company

By [Signature]
Zenon J. Guran, as Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME personally appeared Michael W. Miller, to me well known and known to me to be the Manager of WATERFORD WATERFRONT BUILDING A, LLC, a Florida limited liability company, and he acknowledged before me that he executed the foregoing Amendment to Declaration of Condominium in the name of and on behalf of the company, and that as such officer, he has been duly authorized and that said instrument is the free act and deed of said company.

WITNESS my hand and official seal, this 31 day of January, 2005.



Tammy D. Lindemuth
Commission #DD146195
Expires: Aug 29, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Tammy D. Lindemuth

Notary Public, State of Florida

Tammy D. Lindemuth
(Print Name of Notary)

My Commission Expires: _____

(Notary Seal)

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME personally appeared Bohdan Guran, to me well known and known to me to be the Manager of B GURAN OF VENICE, LLC, a Florida limited liability company, and he acknowledged before me that he executed the foregoing Amendment to Declaration of Condominium in the name of and on behalf of the company, and that as such officer, he has been duly authorized and that said instrument is the free act and deed of said company.

WITNESS my hand and official seal, this 25 day of FEBRUARY, 2005.



Andrew S Kinnecom
My Commission DD294899
Expires May 31 2008

Andrew S. Kinnecom

Notary Public, State of Florida

ANDREW S. KINNECOM
(Print Name of Notary)

My Commission Expires: MAY 31, 2008

(Notary Seal)

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STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME personally appeared Zenon J. Guran, to me well known and known to me to be the Manager of Z J GURAN OF VENICE, LLC, a Florida limited liability company, and he acknowledged before me that he executed the foregoing Amendment to Declaration of Condominium in the name of and on behalf of the company, and that as such officer, he has been duly authorized and that said instrument is the free act and deed of said company.

WITNESS my hand and official seal, this 1ST day of March, 2005.

Kelly A Battaglia
Notary Public, State of Florida
Kelly A. Battaglia
(Print Name of Notary)

(Notary Seal)

My Commission Expires:

