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2007 MAY 16 05:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
ASAMS Receipt#921476

Prepared by and return to:
William M. Seider, Esquire/ca
Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800



THIRD
AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF SOUTH PRESERVE III AT WATERSIDE VILLAGE

PURSUANT to Section 718.403, Florida Statutes, and the provisions of the Declaration of Condominium of South Preserve III at Waterside Village as recorded in the Official Records as Instrument #2006056516, as amended Public Records of Sarasota County, Florida, WATERSIDE PRESERVE, INC., a Florida corporation, hereby amends said Declaration of Condominium for the purpose of submitting Phase 4 to condominium ownership as a part of South Preserve III at Waterside Village, a Condominium. Phase 4 is more particularly described in the Condominium Plat of South Preserve III at Waterside Village attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 39 Page 13, Public Records of Sarasota County, Florida. The condominium Plat also contains an identification of each unit in Phase 4, a graphic description of the improvements in which such units are located and a plot plan thereof, a survey of Phase 4, and a certificate of surveyor in conformance with Section 718.104(4)(e), Florida Statutes. By this Amendment, the common elements of Phase 4 are merged with the common elements of existing phases and hereby becomes part of one condominium known as South Preserve III at Waterside Village. Commencing with the recording of this Amendment in the Public Records, each condominium unit will have a 1/36th share in the common elements, common expenses, and common surplus of the condominium, so that each condominium unit will share equally with all other condominium units in South Preserve III at Waterside Village. Developer further amends said survey and plot plan in accordance with the Certificate of Surveyor attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, Developer has caused this Amendment to be executed in its name this 15th day of may, 2007.

Witnesses:

Cyndi L. Anderson
Signature of Witness
CYNDI L. ANDERSON

WATERSIDE PRESERVE, INC.,
a Florida corporation

By: Stephen E. Lattmann
Stephen E. Lattmann
As its President

Print Name of Witness

Carole L. Wildes
Signature of Witness

Carole Wildes

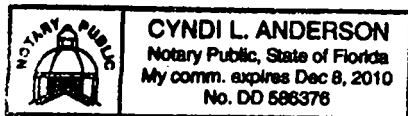
Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th day of may, 2007, by STEPHEN E. LATTMANN, as President of WATERSIDE PRESERVE, INC., a Florida Corporation, on behalf of the corporation. The above-named person is personally known to me.

Cyndi L. Anderson
Notary Public

(Seal)



Print or type name of Notary Public
I am a Notary Public of the State of Florida and my commission expires on _____

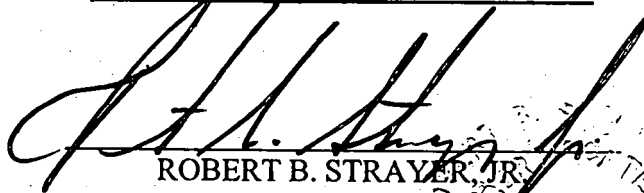
STRAYER SURVEYING & MAPPING, INC.

CERTIFICATE OF SURVEYOR

I, Robert B. Strayer, Jr., the undersigned Professional Surveyor and Mapper, hereby certify the following:

1. This certificate is made with respect to 442 Sunset Lake Boulevard, Units 101 through 104, inclusive and Units 201 through 204, inclusive, Building 35, Phase IV, South Preserve III at Waterside Village, a Condominium, according to the plat thereof recorded in Condominium Book 39, Pages 13, 13A through 13 E, of the Public Records of Sarasota County, Florida.
2. The construction of the improvements in which the said Units are located have been substantially completed.
3. The plat (as amended by the pages attached hereto, if applicable) together with the provisions of the Declaration describing the Condominium Property, as recorded in official records instrument #2006056516, of the public records of Sarasota County, Florida, is an accurate representation of the location and dimensions of said Units.
4. The identification, location and dimensions of the common elements and of each said Unit can be determined from the Plat and the Provisions of the said Declaration.
5. All planned improvements within Phase IV, including, but not limited to landscaping, utility services and access to the said Units and common element facilities serving the building in which the said Units are located have been substantially completed.

Strayer Surveying and Mapping, Inc.
Licensed Surveyor Business No. 6639



ROBERT B. STRAYER, JR.
Professional Surveyor and Mapper
Florida Certificate No. 5027

Strayer Surveying and Mapping, Inc.
763 Shamrock Boulevard
Venice, FL 34293
(941) 496-9488

Date: March 22, 2007

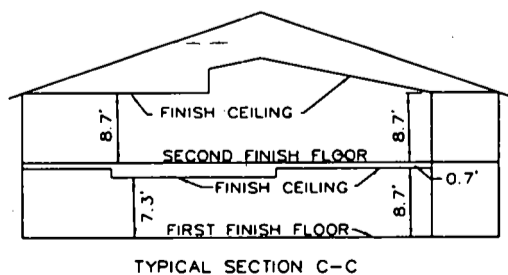
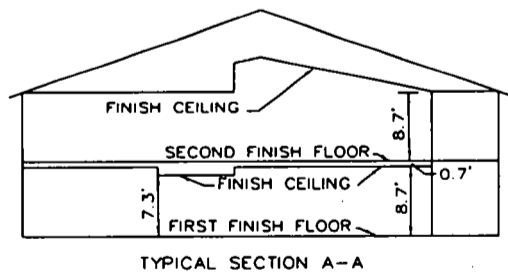
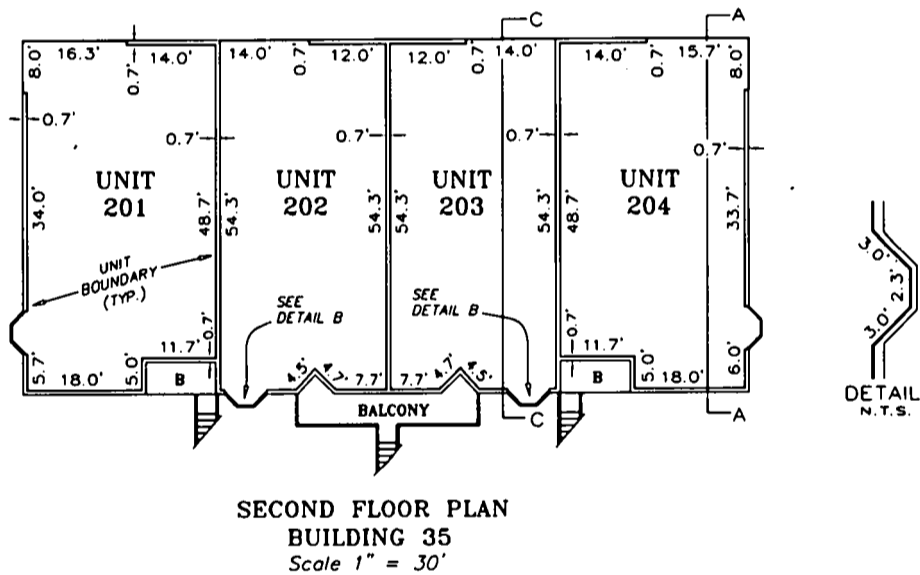
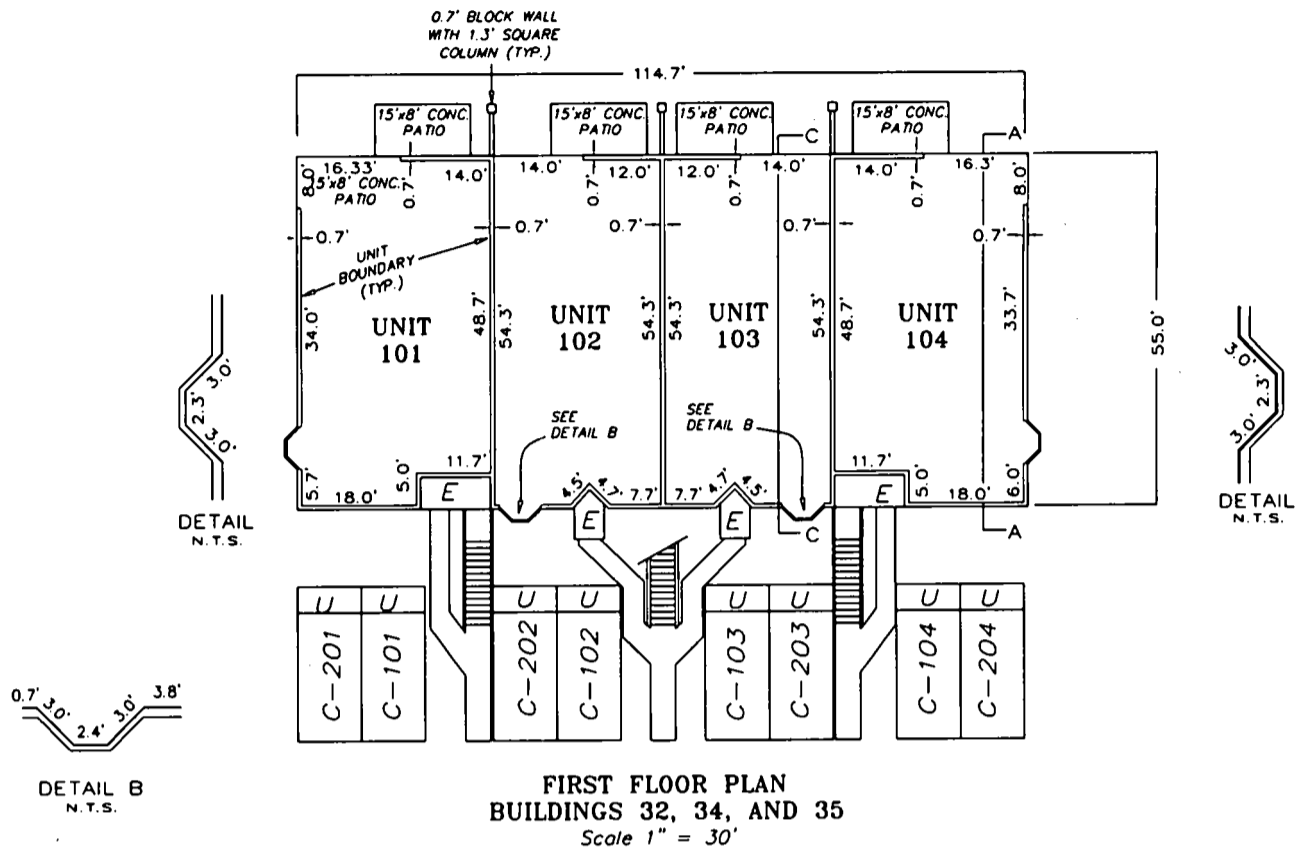
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SOUTH PRESERVE III AT WATERSIDE VILLAGE

A CONDOMINIUM

AS RECORDED IN CONDOMINIUM BOOK 39, PAGES 13-13H
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

LYING IN A PORTION OF
SECTION 15, TOWNSHIP 39 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA



TYPICAL ELEVATION BUILDING 35
(N.T.S.)

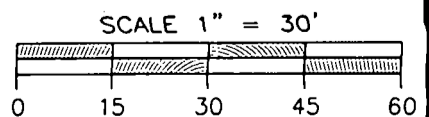
UNIT DESCRIPTION

A unit shall consist of the space bounded within the horizontal planes of the top unfinished surface of the floor structure to the top side of the ceiling drywall and the vertical plane of the back side of the drywall on the exterior walls and or boundaries as shown hereon. Until construction of a particular building is substantially completed, the respective unit in such building shall occupy the air space bounded by the planes as located and dimensioned herein with out reference to the physical improvements described above.

LEGEND

C = CARPORT
U = UTILITY ROOM
B = BALCONY
N.T.S. = NOT TO SCALE
O.A. = OVERALL

NOTES: All unit dimensions refer to inside dimensions of the unit and are subject to slight variances which may occur during construction.



Strayer Surveying & Mapping, Inc.



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Venice, Florida 34293
(941) 496-9488
Fax (941) 497-6186

335 Tamiami Trail
Port Charlotte, Florida 33953
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e-mail address - strayersurveymap@comcast.net

SURVEYORS CERTIFICATE

PHASE IV - SHEET 2 OF 2

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