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LEAH E. ELLINGTON*

THE LAW OFFICES OF
LOBECK & HANSON

CONDOMINIUM
COOPERATIVE AND
HOMEOWNERS
ASSOCIATIONS

KIMLYN M. WALKER
CAITLIN A. DREHER

PROFESSIONAL ASSOCIATION

CIVIL LITIGATION
PERSONAL INJURY
FAMILY LAW
LAND USE LAW
TRUSTS AND ESTATES

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INTERNET www.lobeckhanson.com

March 21, 2023

* FLA. BOARD CERTIFIED SPECIALIST IN CONDOMINIUM
AND PLANNED DEVELOPMENT LAW

Woodmere Lakes Homeowner's Association, Inc.
c/o Brian Rivenbark, Manager
5602 Marquesas Plaza Circle #103
Sarasota, FL 34233

Transmitted by Email to brian@sunstatemanagement.com and by U.S Mail

Re: Recording of Notice of Preservation of Declaration of Restrictions

Dear Brian:

Enclosed is a copy of the recorded Notice of Preservation of Declaration of Restrictions which has been recorded at Official Records Instrument #2023041137 of the Public Records of Sarasota County, Florida. I will retain the original recorded Certificate of Amendment and attached exhibit in the Association file unless directed otherwise.

If you or another Association representative have a question or comment concerning this or any other matter, please let me know.

Sincerely,



Leah E. Ellington

LEE/jf
Enclosure

Prepared by and return to:
Leah E. Ellington, Esq.
Lobeck & Hanson, P.A.
2033 Main Street, Suite 403
Sarasota, Florida 34237
(941) 955-5622 (Telephone)
(941) 951-1469 (Facsimile)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2023041137 24 PG(S)
March 14, 2023 03:35:51 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



NOTICE OF PRESERVATION OF DECLARATION OF RESTRICTIONS OF HOMESITES AT WOODMERE LAKES

COMES NOW, WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC., a Florida not for profit corporation (herein, "the Association"), by and through its undersigned officers, pursuant to the requirements of Sections 712.05 and 712.06, Florida Statutes, and certify that the following information is true and correct:

1. The name of the Association is WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC. (herein, "the Association"), whose address is 5602 Marquesas Plaza Circle #103, Sarasota, FL 34233.

2. The subdivision operated by the Association, Homesites at Woodmere Lakes, is subject to the Declaration of Restrictions of Homesites at Woodmere Lakes originally recorded at Official Records Book 2752, Page 1943 et seq., of the public records of Sarasota County, Florida (herein, "the Restrictions").

3. At the January 17, 2023 meeting of the Association's Board of Directors, the Association's Board of Directors voted to preserve the Restrictions, in accordance with Section 712.05 of the Florida Statutes.

4. Attached hereto as Exhibit "A", and incorporated herein is an affidavit executed by a member of the Association's Board of Directors affirming that the Board caused the Statement of Marketable Title Action to be mailed or hand-delivered to all members of the Association.

5. The full and complete legal descriptions of all land affected by this Notice are as follows:

All of the land and improvements thereon located within the boundaries of the subdivision, "Woodmere Lakes", as depicted on the plats thereof, recorded in Plat Book 37, Pages 28 through 28B, Plat Book 38, Pages 42 through 42C, and Plat Book 40 Pages 5 through 5C in the Public Records of Sarasota County, Florida.

A copy of the above-referenced plats of the subdivision is attached hereto as Exhibit "B", and incorporated herein. A full and complete legal description of the land may be located on the attached plats.

DATED this 21st day of February, 2023.

Signed, sealed and delivered
in the presence of:

WOODMERE LAKES HOMEOWNER'S
ASSOCIATION, INC.

sign [Signature]
print Gary D. ...

By: [Signature]
Deborah Kiefer, President

sign [Signature]
print RANDALL WOOD

sign [Signature]
print Brigitte Rivenbark

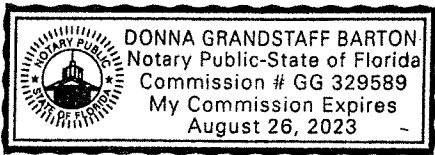
Attest: [Signature]
Ron Mutz, Secretary

sign [Signature]
print DIAMOND L. SANTO

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged and sworn to before me this 21st day of February, 2023, by Deborah Kiefer as President of WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.



NOTARY PUBLIC
sign [Signature]
print Donna Barton
State of Florida at Large (Seal)
My Commission expires:

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged and sworn to before me this 21st day of FEBRUARY, 2023, by Ron Mutz as Secretary of WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC
sign [Signature]
print Donna Barton
State of Florida at Large (Seal)
My Commission expires:

RESOLUTION

WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC.

WHEREAS, WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC. (herein, "the Association") is a Florida Not for Profit Corporation and a mandatory homeowners association; and

WHEREAS, Section 13.1 of the Declaration of Restrictions of Homesites at Woodmere Lakes, which is originally recorded in Official Records Book 2752, Page 1943 et seq., of the public records of Sarasota County, Florida (herein, "the Restrictions") provides that the Association has standing to enforce the Restrictions; and

WHEREAS, Sections 712.05 and 712.06, Florida Statutes, authorize the Association's Board of Directors to preserve and protect the Restrictions from extinguishment by the operation of Chapter 712, Florida Statutes by executing and filing for Public Record the Notice of Preservation of Declaration of Restrictions of Homesites at Woodmere Lakes; and

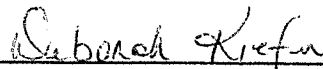
WHEREAS, not less than a majority of the members of the Association's Board of Directors approved this Resolution at a duly-noticed meeting of the Board of Directors.

NOW THEREFORE, the Association Board of Directors hereby approves and adopts the following resolution:

BE IT RESOLVED, that the Board of Directors of the Association hereby elects to preserve and protect the Restrictions from extinguishment by the operation of Chapter 712, Florida Statutes, by executing and filing for Public Record the Notice of Preservation of Declaration of Restrictions of Homesites at Woodmere Lakes pursuant to the statutory authority of Sections 712.05 and 712.06, Florida Statutes.

The undersigned hereby certifies that the Association Board of Directors duly adopted the above Resolution on this 17th day of January, 2023, at a duly-noticed meeting of the Board of Directors.

**WOODMERE LAKES HOMEOWNER'S
ASSOCIATION, INC.**



Deborah Kiefer, President

[Corporate Seal]

WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC.
AFFIDAVIT OF MAILING OR HAND DELIVERING
STATEMENT OF MARKETABLE TITLE ACTION AND
NOTICE AND AGENDA OF BOARD OF DIRECTORS' MEETING

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, authorized by law to administer oaths and take acknowledgments, personally appeared Deborah Kiefer, who after being by me first duly sworn according to law, deposes and says:

1. Affiant is President of WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC., (herein, "the Association"), and has personal knowledge of the matters contained herein.

2. The attached Statement of Marketable Title Action and Notice and Agenda of the meeting of the Board of Directors of WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC., held on January 17th, 2023, at 5:30 p.m., at Jacaranda Library, were mailed or hand-delivered to all Association members not less than seven (7) days prior to the Board meeting in accordance with the requirements of Section 720.303(2)(c)1 of the Florida Statutes. The notices were mailed or hand-delivered to each Association member at the address last furnished to the Association as it appears on the official roster of members.

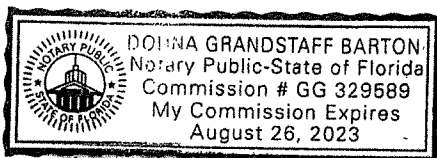
FURTHER AFFIANT SAITH NOT.

WOODMERE LAKES HOMEOWNER'S
ASSOCIATION, INC.

Signature: Deborah Kiefer
Print Name: Deborah Kiefer
Title: President

The foregoing instrument was sworn to and acknowledged before me this 21st day of February, 2023, by Deborah Kiefer as President of WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC



Sign Donna A Barton
Print Donna Barton
State of Florida at Large (Seal)
My Commission expires:

EXHIBIT "A"

NOTICE AND AGENDA

**MEETING OF THE BOARD OF DIRECTORS
WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN that a meeting of the Board of Directors of WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC. will be held at the date, hour, and place noted below:

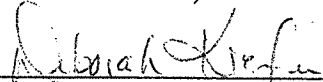
DATE: 17th day, January, 2023
HOUR: 5:00 p.m.
PLACE: Jacarandy Library

The **agenda** for the Board meeting is as follows:

1. Call to order.
2. Proof of Notice of Meeting.
3. Approval of minutes of previous meeting.
4. Unfinished business - (none).
5. Discussion and Vote to Preserve and Protect the Declaration of Restrictions of Homesites at Woodmere Lakes from Extinguishment by the Florida Marketable Record Title Act (Chapter 712, Florida Statutes) by Filing for Public Record the Required Notice of Preservation.
6. Adjournment.

Dated this 2nd day of February, 2023.

**WOODMERE LAKES HOMEOWNER'S
ASSOCIATION, INC.**



Deborah Kiefer, President

(Corporate Seal)

STATEMENT OF MARKETABLE TITLE ACTION

WOODMERE LAKES HOMEOWNER'S ASSOCIATION, INC., a Florida corporation not for profit and a homeowners' association (herein, "the Association") has taken action to ensure that the Declaration of Restrictions for Homesites at Woodmere Lakes, originally recorded at Official Records Book 2752, Page 1943 et seq. of the Public Records of Sarasota County, Florida, as may be amended from time to time, currently burdening the property of each and every member of the Association, retains its status with regard to the affected real property. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the Public Records of Sarasota County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

WOODMERE LAKES, UNIT 1

IN SECTION 27, TOWNSHIP 39 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

PLAT BOOK 37 OF 3 SHEETS
PAGE 28

95070766

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA

COUNTY OF SARASOTA

WE, THE REAL ESTATE COMMISSIONERS, HEREBY CERTIFY THAT THE COMMISSIONERS OF THE COUNTY OF SARASOTA, FLORIDA, HAVE REVIEWED THE RECORDS OF THE COUNTY CLERK AND THE RECORDS OF THE BOARD OF COUNTY COMMISSIONERS AND HAVE DETERMINED THAT THE PROPERTY DESCRIBED HEREIN IS THE PROPERTY OF THE COUNTY OF SARASOTA, FLORIDA.

THE REAL ESTATE COMMISSIONERS DO NOT GUARANTEE THE ACCURACY OF THE SURVEY AND THE LOCATION OF THE PROPERTY DESCRIBED HEREIN. THE REAL ESTATE COMMISSIONERS DO NOT GUARANTEE THE ACCURACY OF THE SURVEY AND THE LOCATION OF THE PROPERTY DESCRIBED HEREIN.

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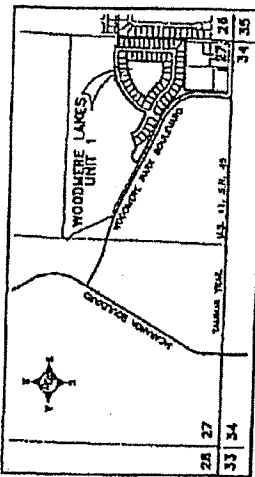
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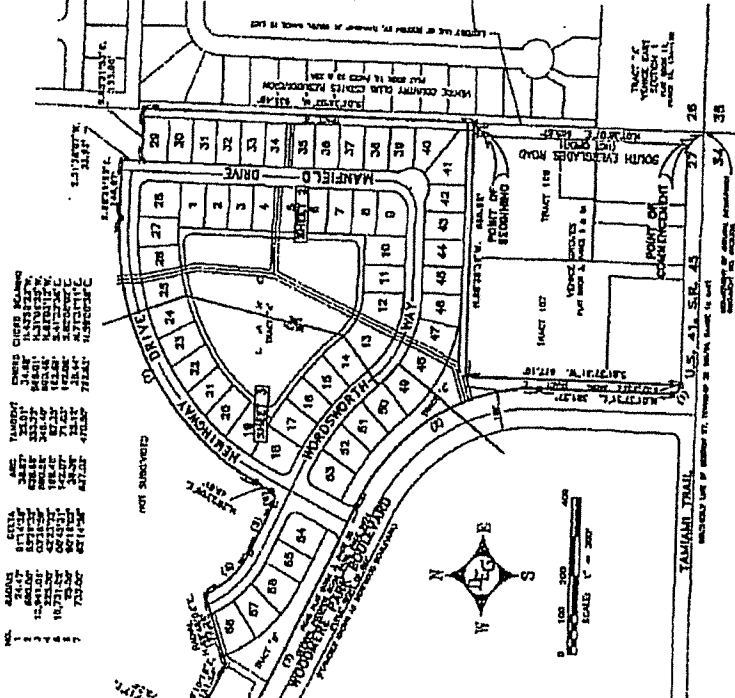
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LOCATION MAP

CURVE TABLE

NO.	ARC	CHORD	ANGLE	AREA	PERIMETER
1	24.47	24.47	90.00	149.63	150.80
2	12.23	12.23	90.00	37.41	37.70
3	12.23	12.23	90.00	37.41	37.70
4	12.23	12.23	90.00	37.41	37.70
5	12.23	12.23	90.00	37.41	37.70



DESCRIPTION

THE PROPERTY DESCRIBED HEREIN IS THE PROPERTY OF THE COUNTY OF SARASOTA, FLORIDA, AND IS BEING OFFERED FOR SALE TO THE PUBLIC BY THE COUNTY CLERK OF SARASOTA COUNTY, FLORIDA.

THE PROPERTY DESCRIBED HEREIN IS THE PROPERTY OF THE COUNTY OF SARASOTA, FLORIDA, AND IS BEING OFFERED FOR SALE TO THE PUBLIC BY THE COUNTY CLERK OF SARASOTA COUNTY, FLORIDA.

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NOTICE:

THE PROPERTY DESCRIBED HEREIN IS THE PROPERTY OF THE COUNTY OF SARASOTA, FLORIDA, AND IS BEING OFFERED FOR SALE TO THE PUBLIC BY THE COUNTY CLERK OF SARASOTA COUNTY, FLORIDA.

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RESERVATION OF EASEMENTS

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THE PROPERTY DESCRIBED HEREIN IS THE PROPERTY OF THE COUNTY OF SARASOTA, FLORIDA, AND IS BEING OFFERED FOR SALE TO THE PUBLIC BY THE COUNTY CLERK OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF SURVEYOR

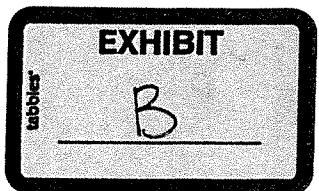
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CERTIFICATE OF APPROVAL OF COUNTY CLERK

THE PROPERTY DESCRIBED HEREIN IS THE PROPERTY OF THE COUNTY OF SARASOTA, FLORIDA, AND IS BEING OFFERED FOR SALE TO THE PUBLIC BY THE COUNTY CLERK OF SARASOTA COUNTY, FLORIDA.

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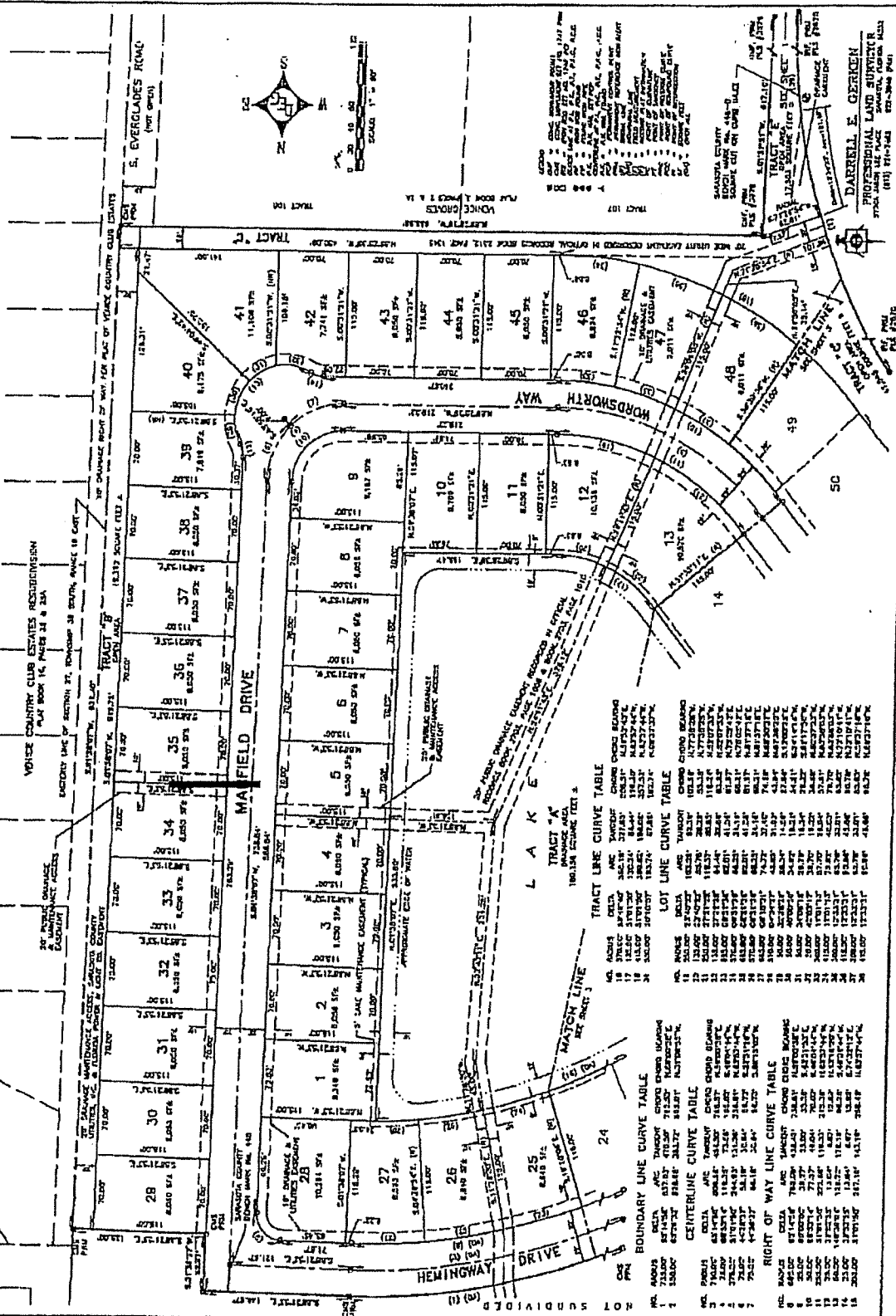


WOODMERE LAKES, UNIT 1

IN SECTION 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

PLAT BOOK 27 PAGE 28A
SHEET 2 OF 3 SHEETS

- NOTES:
1. REFERENCE SHOULD BE MADE TO AN ASSIGNED SURVEYOR OF THE COUNTY FOR THE EXACT LOCATION OF SECTION 27.
 2. RECORDS FOR THIS PLAT AND FOR THE PUBLIC RECORDS OF THIS COUNTY.
 3. DIMENSIONS SHOWN WITHIN ARE SUBJECT TO THE ADJUSTMENTS OF THE SURVEYOR'S FIELD NOTES AND TO THE ADJUSTMENTS OF THE PLAT.



WOODMERE LAKES, UNIT 1

IN SECTION 27, TOWNSHIP 39 SOUTH, RANGE 19 EAST SARASOTA COUNTY, FLORIDA

BOUNDARY LINE CURVE TABLE

NO.	BEARS	BEARS	ARC	TANGENT	CHORD	CHORD BEARING
1	850.00	850.00	180.00	0.00	0.00	180.00°
2	1000.00	1000.00	180.00	0.00	0.00	180.00°
3	1200.00	1200.00	180.00	0.00	0.00	180.00°
4	1500.00	1500.00	180.00	0.00	0.00	180.00°
5	2000.00	2000.00	180.00	0.00	0.00	180.00°
6	2500.00	2500.00	180.00	0.00	0.00	180.00°

CENTERLINE CURVE TABLE

NO.	BEARS	BEARS	ARC	TANGENT	CHORD	CHORD BEARING
1	850.00	850.00	180.00	0.00	0.00	180.00°
2	1000.00	1000.00	180.00	0.00	0.00	180.00°
3	1200.00	1200.00	180.00	0.00	0.00	180.00°
4	1500.00	1500.00	180.00	0.00	0.00	180.00°
5	2000.00	2000.00	180.00	0.00	0.00	180.00°
6	2500.00	2500.00	180.00	0.00	0.00	180.00°

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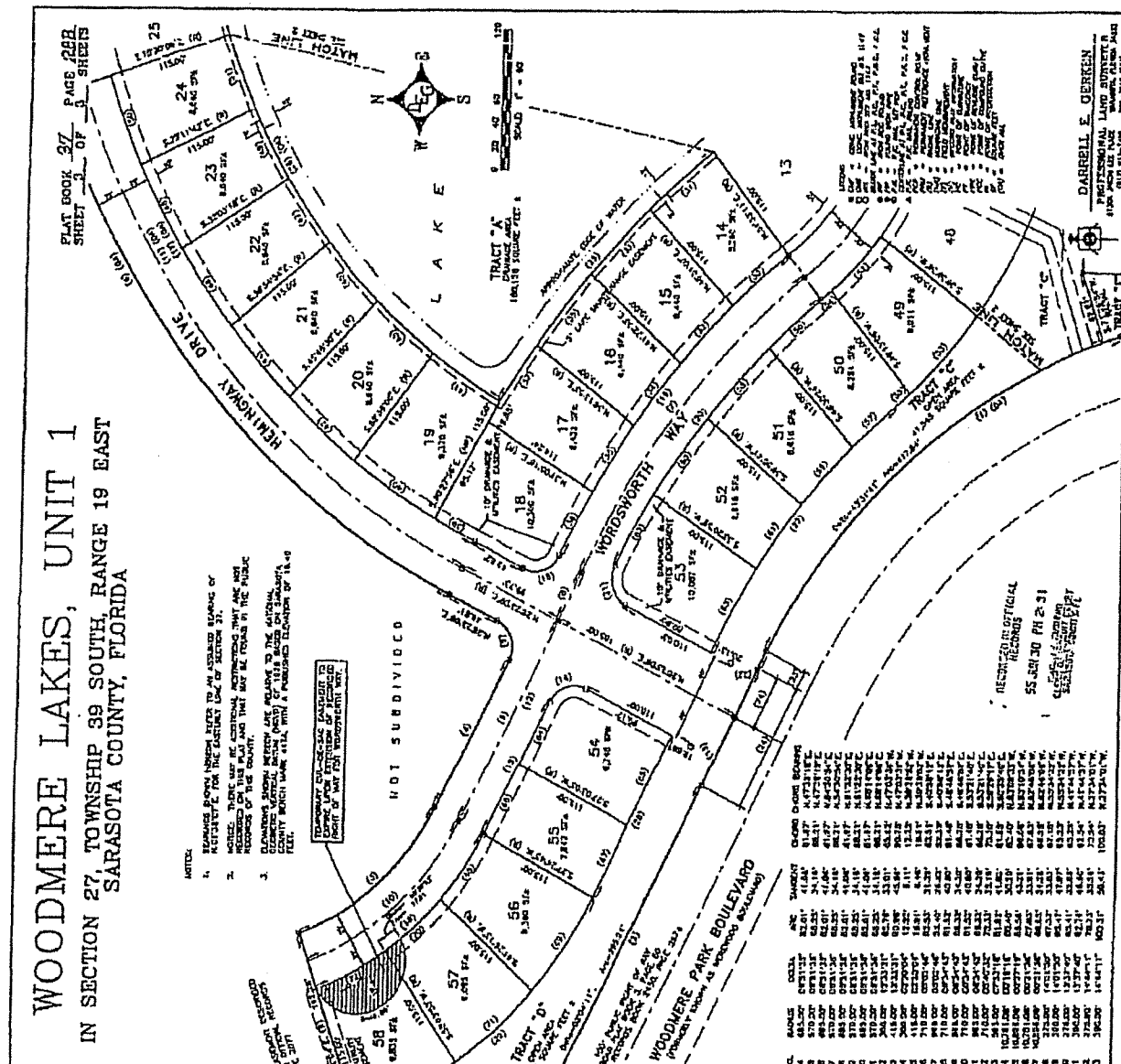
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RIGHT OF WAY LINE CURVE TABLE

NO.	BEARS	BEARS	ARC	TANGENT	CHORD	CHORD BEARING
1	850.00	850.00	180.00	0.00	0.00	180.00°
2	1000.00	1000.00	180.00	0.00	0.00	180.00°
3	1200.00	1200.00	180.00	0.00	0.00	180.00°
4	1500.00	1500.00	180.00	0.00	0.00	180.00°
5	2000.00	2000.00	180.00	0.00	0.00	180.00°
6	2500.00	2500.00	180.00	0.00	0.00	180.00°

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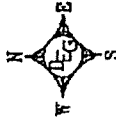
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DARRELL E. GERKEN
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA
NO. 10157
EXPIRES 12/31/2018

PLAT BOOK 38 PAGE 42-A
 SHEET 2 OF 4 SHEETS
 WOODMERE LAKES, UNIT 2
 BY SURVEYOR ROBERT W. HARRIS, JR.
 WASHINGTON COUNTY, MARYLAND



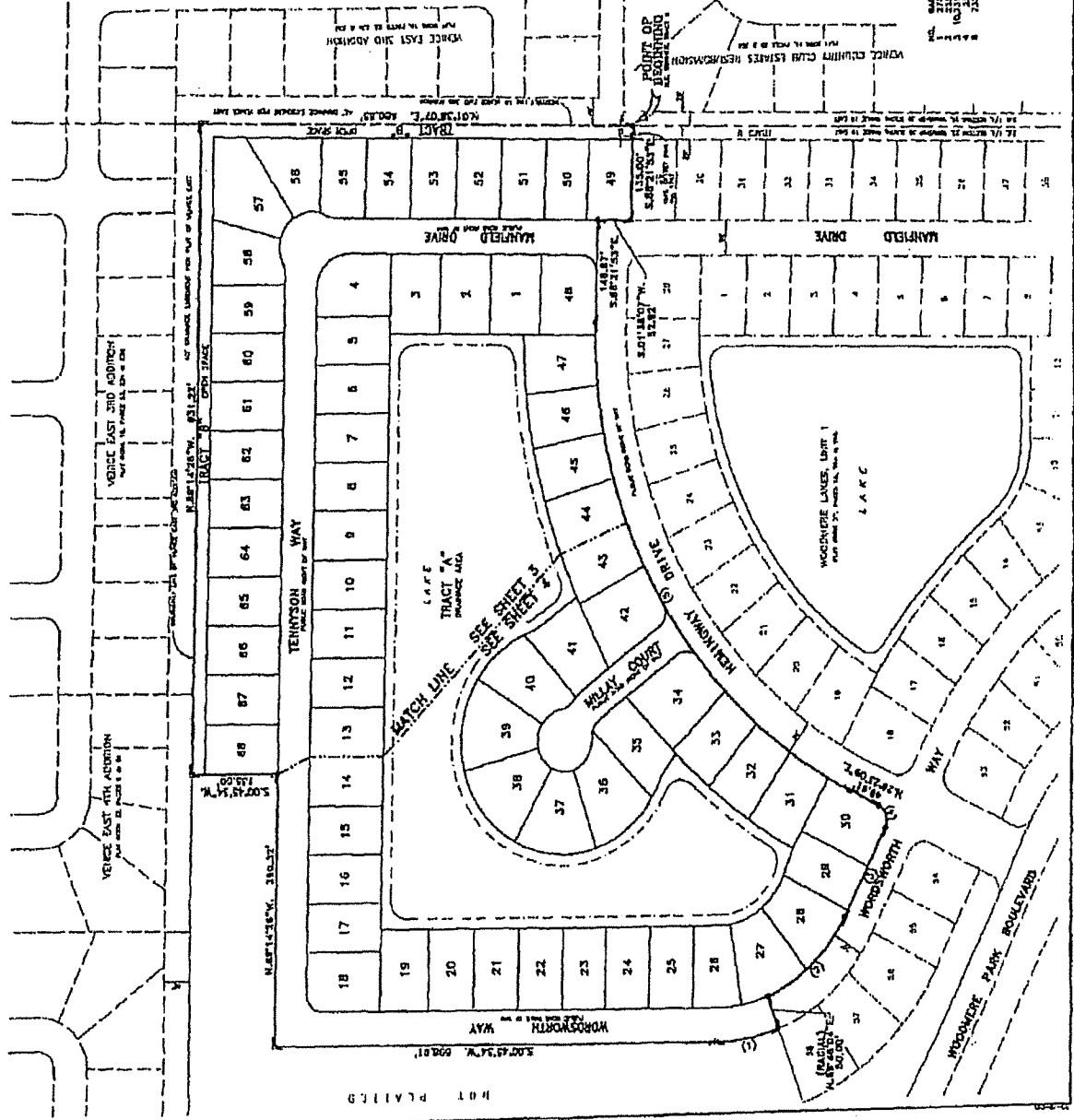
1. THE SURVEYOR HAS REVERSED THE ORDER OF THE PLATS OF THIS SURVEY.
2. THE SURVEYOR HAS REVERSED THE ORDER OF THE PLATS OF THIS SURVEY.
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9. THE SURVEYOR HAS REVERSED THE ORDER OF THE PLATS OF THIS SURVEY.
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CURVE TABLE

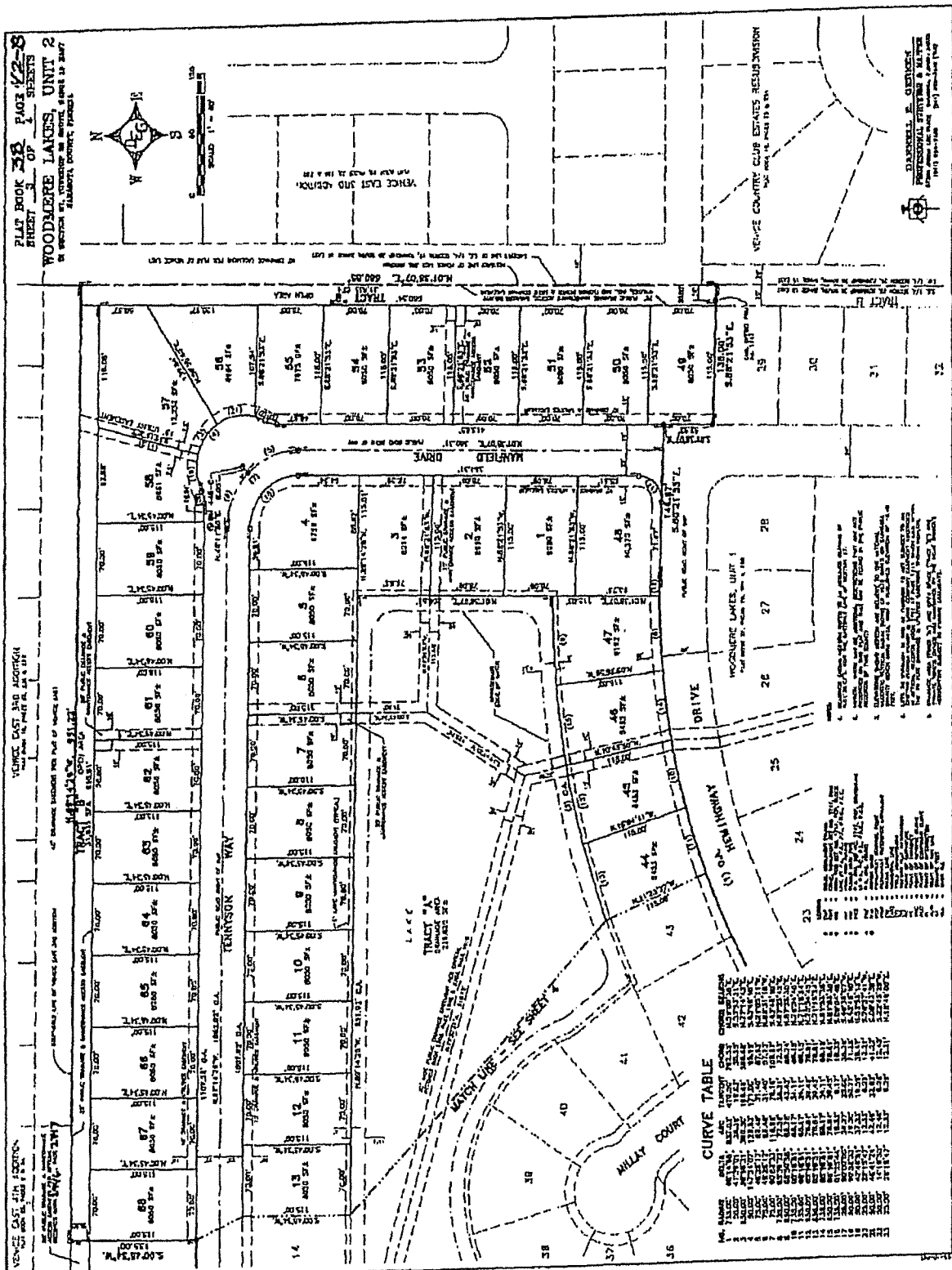
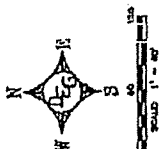
STATION	ARC LENGTH	CHORD	CHORD BEARING
10+00	100.00	100.00	0°00'00"
10+10	100.00	100.00	0°00'00"
10+20	100.00	100.00	0°00'00"
10+30	100.00	100.00	0°00'00"
10+40	100.00	100.00	0°00'00"
10+50	100.00	100.00	0°00'00"
10+60	100.00	100.00	0°00'00"
10+70	100.00	100.00	0°00'00"
10+80	100.00	100.00	0°00'00"
10+90	100.00	100.00	0°00'00"
11+00	100.00	100.00	0°00'00"

DARRYL E. DEWICKI
 PROFESSIONAL SURVEYOR & MAPPER
 2100 W. WASHINGTON BLVD. SUITE 200
 WASHINGTON, DC 20004



COMPOSITE EXHIBIT "A"
 PAGE 5 OF 19

PLOT BOOK 318 PAGE 42-8
 SHEET 3 OF 3
WOODLARE LAKES, UNIT 2
 IN SECTION 27, TOWNSHIP 22 NORTH, RANGE 12 EAST,
 HILLARY COUNTY, MISSOURI



CURVE TABLE

STATION	CHORD BEARING	CHORD DIST.	ARC DIST.	ANGLE
101	N 0° 00' 00" E	100.00	100.00	90.00
102	N 22° 30' 00" E	99.61	100.00	107.10
103	N 45° 00' 00" E	98.49	100.00	124.24
104	N 67° 30' 00" E	96.65	100.00	141.40
105	N 90° 00' 00" E	94.14	100.00	158.67
106	N 112° 30' 00" E	91.00	100.00	176.12
107	N 135° 00' 00" E	87.27	100.00	193.82
108	N 157° 30' 00" E	83.00	100.00	211.84
109	N 180° 00' 00" E	78.24	100.00	230.23
110	N 202° 30' 00" E	73.05	100.00	249.05
111	N 225° 00' 00" E	67.49	100.00	268.35
112	N 247° 30' 00" E	61.63	100.00	288.08
113	N 270° 00' 00" E	55.53	100.00	308.29
114	N 292° 30' 00" E	49.26	100.00	329.03
115	N 315° 00' 00" E	42.89	100.00	350.34
116	N 337° 30' 00" E	36.49	100.00	372.26
117	N 360° 00' 00" E	30.13	100.00	394.83
118	N 0° 00' 00" E	23.89	100.00	418.09
119	N 22° 30' 00" E	17.85	100.00	442.08
120	N 45° 00' 00" E	12.08	100.00	466.84
121	N 67° 30' 00" E	6.65	100.00	492.31
122	N 90° 00' 00" E	1.64	100.00	518.44

97026438

•• OFFICIAL RECORDS ••
BOOK 2948 PAGE 2713

This Instrument Prepared By:
Jeffrey S. Russell, Esquire
Abel, Band, Russell, Collier,
Pitchford & Gordon, Chartered
P.O. Box 49948
Sarasota, FL 34230-6948

SUPPLEMENT TO DECLARATION OF RESTRICTIONS
FOR HOMESITES AT WOODMERE LAKES

This Supplement to the Declaration of Restrictions For Homesites at Woodmere Lakes is executed this 27th day of October, 1996 by 2728 Holding Corporation, a Nevada corporation qualified to do business in the State of Florida f/k/a Centex Real Estate Corporation, a Nevada corporation qualified to do business in the State of Florida ("Declarant"), and is joined in by Woodmere Lakes Homeowner's Association, Inc., a Florida corporation not for profit (the "Association").

WHEREAS, Declarant has previously executed and caused to be recorded that certain Declaration of Restrictions For Homesites at Woodmere Lakes recorded in Official Records Book 2752, Page 1540 of the public records of Sarasota County, Florida, as amended (collectively referred to herein as the "Protective Covenants");

WHEREAS, Declarant is the owner in fee simple to the real property more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Submitted Property"), which Submitted Property is subject to a final subdivision plat recorded in Plat Book 38, Page 42-42 of the public records of Sarasota County, Florida;

WHEREAS, the Submitted property comprises a portion of the Additional Property identified in the Protective Covenants; and

WHEREAS, Declarant desires to subject the Submitted Property to the provisions of the Protective Covenants and thereby annex the Submitted Property within the scheme of the Protective Covenants as part of the planned residential community known as "Wellington Chase" referred to in the Protective Covenants.

NOW THEREFORE, the undersigned Declarant hereby declares and agrees that the Submitted Property is hereby annexed to the Protective Covenants, and Submitted Property is being annexed pursuant to the Protective Covenants for the purpose of subjecting the Submitted Property to the scheme of the Protective Covenants and extending the jurisdiction of the Association to the Submitted Property, and the Submitted Property shall be held, transferred,

#192911.1

RECORDERS MEMO: Legibility of original typing in
printing for reproductive purposes may be unsatisfactory in
this document when received.

sold, conveyed, leased, occupied and used subject to all of the rights, privileges, duties, and liabilities of the Protective Covenants.

This annexation shall be effective upon the recordation of this Supplement in the public records of Sarasota County, Florida, whereupon the Submitted Property shall henceforth form a part of Woodmere Lakes, as defined in the Protective Covenants.

IN WITNESS WHEREOF, this Supplement has been signed by Declarant and joined in by the Association as of the day and year first above written.

2728 Holding Corporation, a Nevada corporation qualified to do business in the State of Florida f/k/a Centex Real Estate Corporation, a Nevada corporation qualified to do business in the State of Florida

David H. Hahn
Print Name DAVID H. HAHN

Cheryl A. Eilers
Print Name CHERYL A. EILERS

Cheryl A. Eilers
Print Name CHERYL A. EILERS

M. Bret Hill
Print Name M. BRET HILL

By: [Signature]
Print Name DAVID L. HAHN
As its: DIVISION PRESIDENT
Date: 10/10/97

Woodmere Lakes Homeowner's Association, Inc.

David H. Hahn
David H. Hahn, President

Attest: [Signature]
David L. Hahn, Secretary
Date: 10/10/97

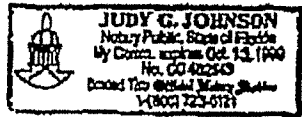
[Notary acknowledgements appear on following page]

#192911.1

RECORDERS MEMO: Legibility of writing, typing, or printing for reproductive purpose may be unsatisfactory in this document when received.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 10th
day of October, 1996, by DAVID L. HAHN, as
Director/Assistant of 2728 Holding Corporation, a Nevada corporation
qualified to do business in the State of Florida f/k/a Centex Real
Estate Corporation, a Nevada corporation qualified to do business
in the State of Florida.

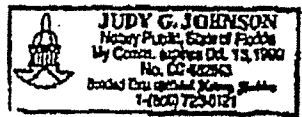


Judy G. Johnson
Notary Public
Print Name: Judy G. Johnson
My Commission Expires: _____

Personally Known X (OR) Produced Identification _____
Type of identification produced _____

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 10th
day of October, 1996, by David H. Rekov, as President of
Woodmere Lakes Homeowner's Association, Inc., a Florida
corporation, on behalf of the corporation.



Judy G. Johnson
Notary Public
Print Name: Judy G. Johnson
My Commission Expires: _____

Personally Known X (OR) Produced Identification _____
Type of identification produced _____

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

#192911.1

OFFICIAL RECORDS
BOOK 2946 PAGE 2719

EXHIBIT "A"

DESCRIPTION

A TRACT OF LAND LYING IN SECTION 27, TOWNSHIP 39 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT 78 AS SHOWN ON THE PLAT OF WOODMERE LAKES UNIT 1, RECORDED IN PLAT BOOK 37, PAGES 218, 220 AND 221 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N45°45'07"E ALONG THE EASTERLY LINE OF SECTION 27 A DISTANCE OF 648.15 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY AND SOUTHERLY LINES OF VOYCE EAST 3RD ADDITION; RECORDED IN PLAT BOOK 16, PAGES 21, 23A AND 23B OF SAID PUBLIC RECORDS; THENCE S44°14'25"W ALONG THE SOUTHERLY LINE OF SAID VOYCE EAST 3RD ADDITION AND ALONG THE SOUTHERLY LINE OF VOYCE EAST 4TH ADDITION; RECORDED IN PLAT BOOK 22, PAGES 9 AND 8A OF SAID PUBLIC RECORDS; A DISTANCE OF 431.22 FEET; THENCE S27°45'34"W A DISTANCE OF 133.00 FEET; THENCE N44°14'25"W A DISTANCE OF 367.12 FEET; THENCE S00°45'34"W A DISTANCE OF 388.81 FEET TO THE POINT OF CURVE (PC) OF A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 20°57'30"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 100.50 FEET TO THE NORTHERLY LINE OF THE AFORESAID WOODMERE LAKES UNIT 1; THE FOLLOWING POINTS ONLY ARE ALONG THE LINES OF WOODMERE LAKES UNIT 1: THENCE N44°45'04"E A DISTANCE OF 840.00 FEET TO A POINT ON A CURVE OF WHICH THE RADII POINT LIES N45°45'07"E A RADII DISTANCE OF 225.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 42°12'12" A DISTANCE OF 144.46 FEET TO A POINT OF CONGRUOUS CURVE (ACC) OF A CURVE TO THE LEFT HAVING A RADIUS OF 107.125 FEET AND A CENTRAL ANGLE OF 20°45'31"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 142.07 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 20°18'00"; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC A DISTANCE OF 38.30 FEET; THENCE N45°45'07"E A DISTANCE OF 48.51 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 23°15'04"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 837.03 FEET; THENCE E11°21'52"E A DISTANCE OF 146.87 FEET; THENCE S01°38'07"W A DISTANCE OF 41.12 FEET; THENCE S11°21'52"E A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.157 ACRES-MORE OR LESS

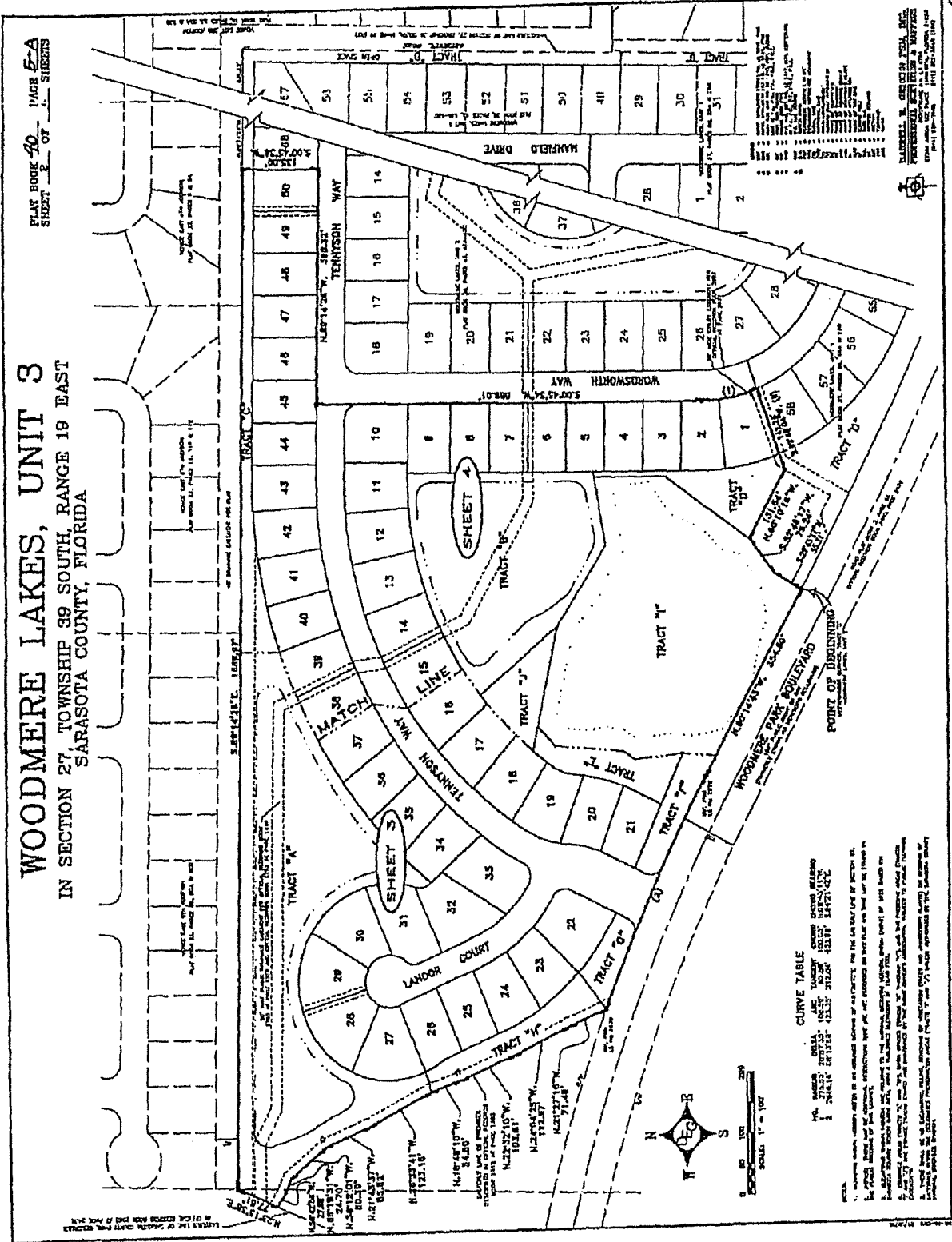
97 MAR 11 PM 4:33

RECORDED
SARASOTA COUNTY
FLORIDA

RECORDED IN OFFICIAL
RECORDS

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

WOODMERE LAKES, UNIT 3
IN SECTION 27, TOWNSHIP 39 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA



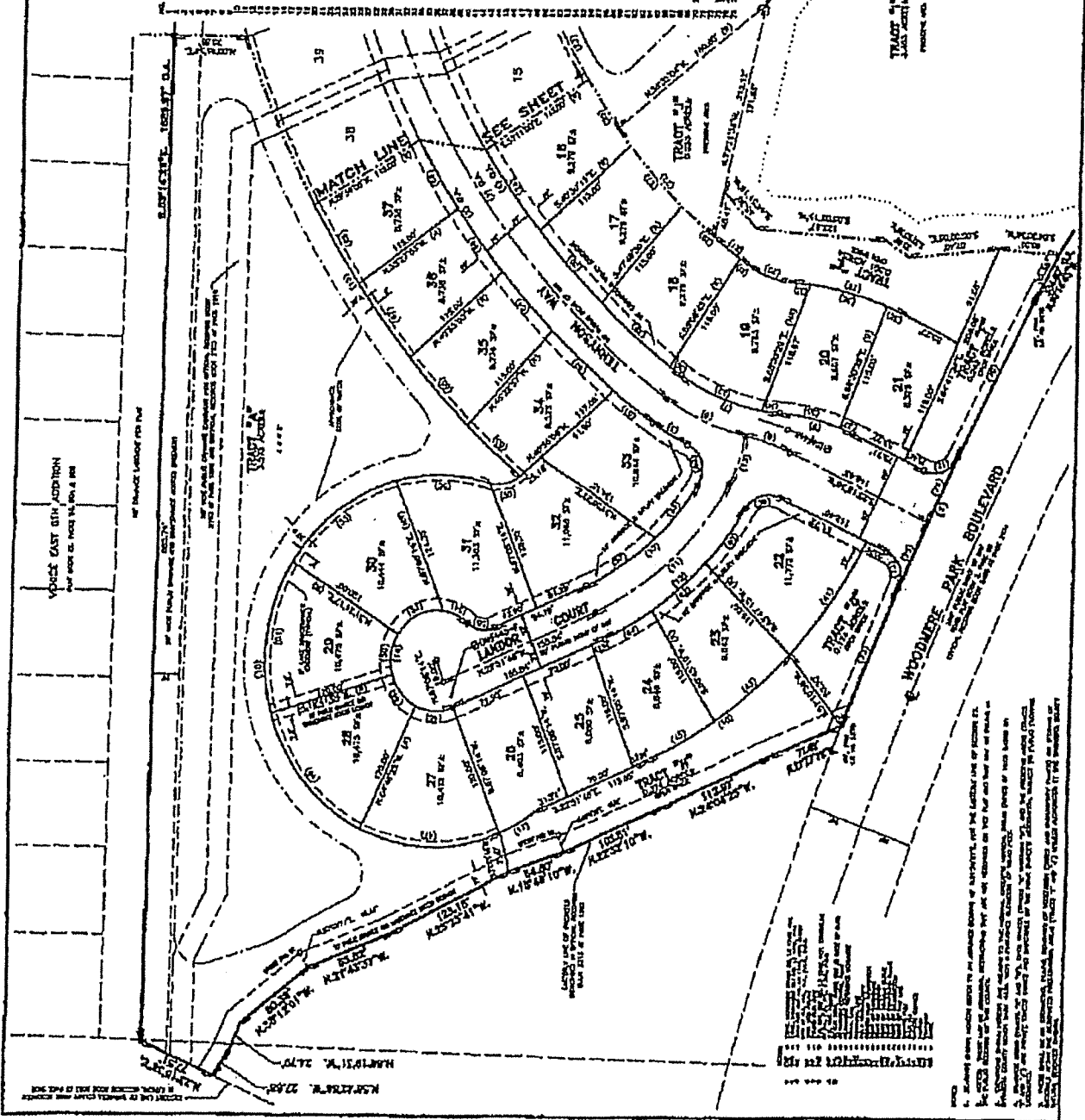
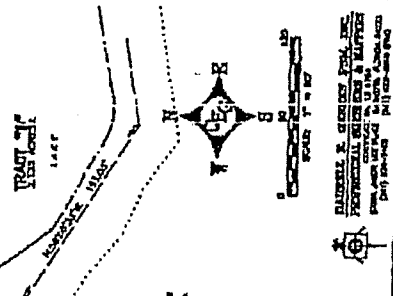
CURVE TABLE

NO.	CHORD	ARC	ANGLE	CHORD	ARC	ANGLE
1	100.00	100.00	90.00	141.42	157.08	135.00
2	100.00	100.00	90.00	141.42	157.08	135.00
3	100.00	100.00	90.00	141.42	157.08	135.00
4	100.00	100.00	90.00	141.42	157.08	135.00
5	100.00	100.00	90.00	141.42	157.08	135.00
6	100.00	100.00	90.00	141.42	157.08	135.00
7	100.00	100.00	90.00	141.42	157.08	135.00
8	100.00	100.00	90.00	141.42	157.08	135.00
9	100.00	100.00	90.00	141.42	157.08	135.00
10	100.00	100.00	90.00	141.42	157.08	135.00
11	100.00	100.00	90.00	141.42	157.08	135.00
12	100.00	100.00	90.00	141.42	157.08	135.00
13	100.00	100.00	90.00	141.42	157.08	135.00
14	100.00	100.00	90.00	141.42	157.08	135.00
15	100.00	100.00	90.00	141.42	157.08	135.00
16	100.00	100.00	90.00	141.42	157.08	135.00
17	100.00	100.00	90.00	141.42	157.08	135.00
18	100.00	100.00	90.00	141.42	157.08	135.00
19	100.00	100.00	90.00	141.42	157.08	135.00
20	100.00	100.00	90.00	141.42	157.08	135.00
21	100.00	100.00	90.00	141.42	157.08	135.00
22	100.00	100.00	90.00	141.42	157.08	135.00
23	100.00	100.00	90.00	141.42	157.08	135.00
24	100.00	100.00	90.00	141.42	157.08	135.00
25	100.00	100.00	90.00	141.42	157.08	135.00
26	100.00	100.00	90.00	141.42	157.08	135.00
27	100.00	100.00	90.00	141.42	157.08	135.00
28	100.00	100.00	90.00	141.42	157.08	135.00
29	100.00	100.00	90.00	141.42	157.08	135.00
30	100.00	100.00	90.00	141.42	157.08	135.00
31	100.00	100.00	90.00	141.42	157.08	135.00
32	100.00	100.00	90.00	141.42	157.08	135.00
33	100.00	100.00	90.00	141.42	157.08	135.00
34	100.00	100.00	90.00	141.42	157.08	135.00
35	100.00	100.00	90.00	141.42	157.08	135.00
36	100.00	100.00	90.00	141.42	157.08	135.00
37	100.00	100.00	90.00	141.42	157.08	135.00
38	100.00	100.00	90.00	141.42	157.08	135.00
39	100.00	100.00	90.00	141.42	157.08	135.00
40	100.00	100.00	90.00	141.42	157.08	135.00
41	100.00	100.00	90.00	141.42	157.08	135.00
42	100.00	100.00	90.00	141.42	157.08	135.00
43	100.00	100.00	90.00	141.42	157.08	135.00
44	100.00	100.00	90.00	141.42	157.08	135.00
45	100.00	100.00	90.00	141.42	157.08	135.00
46	100.00	100.00	90.00	141.42	157.08	135.00
47	100.00	100.00	90.00	141.42	157.08	135.00
48	100.00	100.00	90.00	141.42	157.08	135.00
49	100.00	100.00	90.00	141.42	157.08	135.00
50	100.00	100.00	90.00	141.42	157.08	135.00
51	100.00	100.00	90.00	141.42	157.08	135.00
52	100.00	100.00	90.00	141.42	157.08	135.00
53	100.00	100.00	90.00	141.42	157.08	135.00
54	100.00	100.00	90.00	141.42	157.08	135.00
55	100.00	100.00	90.00	141.42	157.08	135.00
56	100.00	100.00	90.00	141.42	157.08	135.00
57	100.00	100.00	90.00	141.42	157.08	135.00

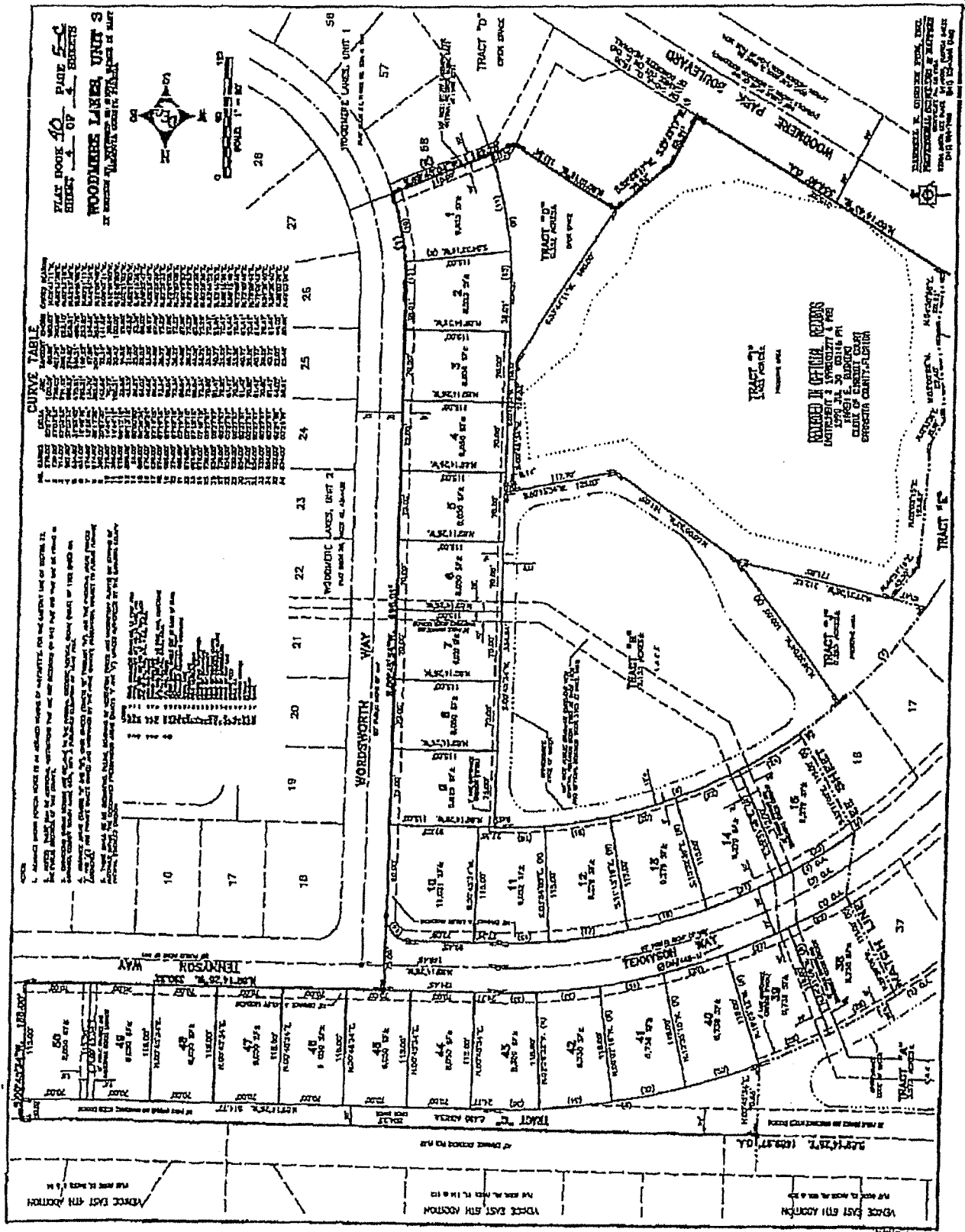
PLAT BOOK 40 PAGE 5-23
 SHEET R OF 4 SHEETS
WOODMERE LAKES, UNIT 3
 BY GEORGE W. WOODMERE, CIVIL ENGINEER

CURVE TABLE

NO.	START POINT	END POINT	ANGLE	RADIUS	CHORD	ARC LENGTH	AREA
1
2
3
4
5
6
7
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9
10
11
12
13
14
15
16
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18
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24
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39
40



1. All dimensions shown on this plan are in feet and inches, and shall be construed as such unless otherwise indicated. All bearings shall be true to the meridian, and shall be given in degrees, minutes and seconds, and shall be measured clockwise from the meridian, unless otherwise indicated. All distances shall be in feet and inches, and shall be measured along the line, unless otherwise indicated. All areas shall be in square feet, and shall be measured to the center of the line, unless otherwise indicated. All curves shall be defined by their radius, angle and length, and shall be measured to the center of the curve, unless otherwise indicated. All easements shall be shown as such, and shall be measured to the center of the easement, unless otherwise indicated. All other dimensions shall be as shown on this plan, and shall be measured to the center of the line, unless otherwise indicated.



PLAT BOOK 40 PAGE 5-C
 SHEET 3-40
WOODBURN LAKES UNIT 3
 AT THE CORNER OF THE INTERSECTION OF WORDSWORTH WAY AND TENNISON WAY

CURVE TABLE

STATION	CHORD BEARING	CHORD DIST.	ARC DIST.	ANGLE
1	N 73° 15' 00" E	100.00	100.00	180°
2	S 73° 15' 00" W	100.00	100.00	180°
3	N 0° 00' 00" E	100.00	100.00	180°
4	S 0° 00' 00" W	100.00	100.00	180°
5	N 73° 15' 00" E	100.00	100.00	180°
6	S 73° 15' 00" W	100.00	100.00	180°
7	N 0° 00' 00" E	100.00	100.00	180°
8	S 0° 00' 00" W	100.00	100.00	180°
9	N 73° 15' 00" E	100.00	100.00	180°
10	S 73° 15' 00" W	100.00	100.00	180°
11	N 0° 00' 00" E	100.00	100.00	180°
12	S 0° 00' 00" W	100.00	100.00	180°
13	N 73° 15' 00" E	100.00	100.00	180°
14	S 73° 15' 00" W	100.00	100.00	180°
15	N 0° 00' 00" E	100.00	100.00	180°
16	S 0° 00' 00" W	100.00	100.00	180°
17	N 73° 15' 00" E	100.00	100.00	180°
18	S 73° 15' 00" W	100.00	100.00	180°
19	N 0° 00' 00" E	100.00	100.00	180°
20	S 0° 00' 00" W	100.00	100.00	180°
21	N 73° 15' 00" E	100.00	100.00	180°
22	S 73° 15' 00" W	100.00	100.00	180°
23	N 0° 00' 00" E	100.00	100.00	180°
24	S 0° 00' 00" W	100.00	100.00	180°
25	N 73° 15' 00" E	100.00	100.00	180°
26	S 73° 15' 00" W	100.00	100.00	180°
27	N 0° 00' 00" E	100.00	100.00	180°
28	S 0° 00' 00" W	100.00	100.00	180°
29	N 73° 15' 00" E	100.00	100.00	180°
30	S 73° 15' 00" W	100.00	100.00	180°
31	N 0° 00' 00" E	100.00	100.00	180°
32	S 0° 00' 00" W	100.00	100.00	180°
33	N 73° 15' 00" E	100.00	100.00	180°
34	S 73° 15' 00" W	100.00	100.00	180°
35	N 0° 00' 00" E	100.00	100.00	180°
36	S 0° 00' 00" W	100.00	100.00	180°
37	N 73° 15' 00" E	100.00	100.00	180°
38	S 73° 15' 00" W	100.00	100.00	180°
39	N 0° 00' 00" E	100.00	100.00	180°
40	S 0° 00' 00" W	100.00	100.00	180°
41	N 73° 15' 00" E	100.00	100.00	180°
42	S 73° 15' 00" W	100.00	100.00	180°
43	N 0° 00' 00" E	100.00	100.00	180°
44	S 0° 00' 00" W	100.00	100.00	180°
45	N 73° 15' 00" E	100.00	100.00	180°



This Instrument Prepared By:
Jeffrey S. Russell, Esquire
Abel, Band, Russell, Collier,
Pitchford & Gordon, Chartered
P.O. Box 49948
Sarasota, FL 34230-6948

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998101275 4 PGS
1998 JUL 30 03:46 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

**SUPPLEMENT TO DECLARATION OF RESTRICTIONS
FOR HOMESITES AT WOODMERE LAKES**

This Supplement to the Declaration of Restrictions For Homesites at Woodmere Lakes is executed this 14 day of July, 1998 by Centex Homes, a Nevada general partnership as successor in interest to 2728 Holding Corporation, a Nevada corporation qualified to do business in the State of Florida f/k/a Centex Real Estate Corporation, a Nevada corporation qualified to do business in the State of Florida ("Declarant"), and is joined in by Woodmere Lakes Homeowner's Association, Inc., a Florida corporation not for profit (the "Association").

WHEREAS, Declarant has previously executed and caused to be recorded that certain Declaration of Restrictions For Homesites at Woodmere Lakes recorded in Official Records Book 2752, Page 1940 et seq. of the public records of Sarasota County, Florida, as subsequently amended and supplemented (collectively referred to herein as the "Protective Covenants");

W. F. RUSHING

WHEREAS, Declarant is the owner in fee simple to the real property more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Submitted Property"), which Submitted Property is subject to a final subdivision plat recorded in Plat Book 40, Page 5-5C of the public records of Sarasota County, Florida;

WHEREAS, the Submitted property comprises a portion of the Additional Property identified in the Protective Covenants; and

WHEREAS, Declarant desires to subject the Submitted Property to the provisions of the Protective Covenants and thereby annex the Submitted Property within the scheme of the Protective Covenants as part of the planned residential community known as "Woodmere Lakes" referred to in the Protective Covenants.

NOW THEREFORE, the undersigned Declarant hereby declares and agrees that the Submitted Property is hereby annexed to the Protective Covenants, and Submitted Property is being annexed pursuant to the Protective Covenants for the purpose of subjecting the Submitted Property to the scheme of the Protective Covenants

#287349.1

and extending the jurisdiction of the Association to the Submitted Property, and the Submitted Property shall be held, transferred, sold, conveyed, leased, occupied and used subject to all of the rights, privileges, duties, and liabilities of the Protective Covenants.

This annexation shall be effective upon the recordation of this Supplement in the public records of Sarasota County, Florida, whereupon the Submitted Property shall henceforth form a part of Woodmere Lakes, as defined in the Protective Covenants.

IN WITNESS WHEREOF, this Supplement has been signed by Declarant and joined in by the Association as of the day and year first above written.

Centex Homes, a Nevada general partnership as successor to 2728 Holding Corporation, a Nevada corporation qualified to do business in the State of Florida f/k/a Centex Real Estate Corporation, a Nevada corporation qualified to do business in the State of Florida
By: Centex Real Estate Corporation, a Nevada Corporation, General Partner
By: Michael J. Belmont
Print Name Michael J. Belmont
As its: Division President
Date: 7/12/98

Darin M. Smouse
Print Name Darin M. Smouse
Eric J. Lambert
Print Name ERIC J. LAMBERT

Woodmere Lakes Homeowner's Association, Inc.

Darin M. Smouse
Print Name Darin M. Smouse
Eric J. Lambert
Print Name ERIC J. LAMBERT

John Beaudoin
As President
Attest: Ra U. Gonzalez
Secretary
Date: 7/12/98

[Notary acknowledgements appear on following page]

#287349.1

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 14
day of July, 1998, by Michael J. Belmont, as
President of 2728 Holding Corporation, a Nevada corporation
qualified to do business in the State of Florida f/k/a Centax Real
Estate Corporation, a Nevada corporation qualified to do business
in the State of Florida.



JUDY G. JOHNSON
COMMISSION # CC 482843
EXPIRES OCT 13, 1999
BONDED THROUGH
ATLANTIC BONDING CO., INC.

Judy G. Johnson
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known (OR) Produced Identification _____
Type of identification produced _____

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 14
day of July, 1998, by Rita Bradburn, as
President of Woodmere Lakes Homeowner's Association,
Inc., a Florida corporation, on behalf of the corporation.



JUDY G. JOHNSON
COMMISSION # CC 482843
EXPIRES OCT 13, 1999
BONDED THROUGH
ATLANTIC BONDING CO., INC.

Judy G. Johnson
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known (OR) Produced Identification _____
Type of identification produced _____

#287349.1

DESCRIPTION

A TRACT OF LAND LYING IN SECTION 27, TOWNSHIP 39 SOUTH, RANGE 13 EAST, SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERNMOST CORNER OF TRACT "D" OF WOODMERE LAKES, UNIT 1, RECORDED IN PLAT BOOK 37, PAGES 28, 28A AND 28B OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WOODMERE PARK BOULEVARD (FORMERLY WEEWOOD BOULEVARD) 100 FOOT WIDE PUBLIC RIGHT OF WAY RECORDED IN ROAD PLAT BOOK 3, PAGE 5D AND OFFICIAL RECORDS BOOK 2450 AT PAGE 2674 OF SAID PUBLIC RECORDS (THE FOLLOWING TWO CALLS ARE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE): THENCE N.60°14'43"W, A DISTANCE OF 354.50 FEET TO THE POINT OF CURVATURE (PC) OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,946.16 FEET AND A CENTRAL ANGLE OF 08°13'59"; THENCE NORTH-WESTERLY ALONG THE ARC A DISTANCE OF 423.35 FEET TO THE NORTHEASTERLY LINE OF PREMISES DESCRIBED IN OFFICIAL RECORDS BOOK 2312 AT PAGE 1382 OF SAID PUBLIC RECORDS (THE FOLLOWING NINE CALLS ARE ALONG SAID NORTHEASTERLY LINE); THENCE N.21°27'16"W, A DISTANCE OF 71.49 FEET; THENCE N.24°04'25"W, A DISTANCE OF 112.97 FEET; THENCE N.22°32'10"W, A DISTANCE OF 103.61 FEET; THENCE N.18°49'10"W, A DISTANCE OF 54.20 FEET; THENCE N.26°23'41"W, A DISTANCE OF 123.18 FEET; THENCE N.21°43'37"W, A DISTANCE OF 35.82 FEET; THENCE N.38°12'01"W, A DISTANCE OF 90.39 FEET; THENCE N.65°19'31"W, A DISTANCE OF 24.70 FEET; THENCE N.58°42'56"W, A DISTANCE OF 27.28 FEET TO THE EASTERLY LINE OF A SARASOTA COUNTY PARK PARCEL RECORDED IN OFFICIAL RECORDS BOOK 2083 AT PAGE 2436 OF SAID PUBLIC RECORDS; THENCE N.23°15'38"E, ALONG SAID EASTERLY LINE A DISTANCE OF 77.51 FEET TO THE SOUTHERLY LINE OF VENICE EAST 6TH ADDITION RECORDED IN PLAT BOOK 22, PAGES 50, 50A AND 50B OF SAID PUBLIC RECORDS; THENCE S.83°14'26"E, ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF VENICE EAST 5TH ADDITION RECORDED IN PLAT BOOK 22, PAGES 11, 11A AND 11B AND THE SOUTHERLY LINE OF VENICE EAST 4TH ADDITION RECORDED IN PLAT BOOK 22, PAGES 9 AND 9A OF SAID PUBLIC RECORDS A DISTANCE OF 1639.97 FEET TO THE NORTHWEST CORNER OF TRACT "B" AS SHOWN ON THE PLAT OF WOODMERE LAKES, UNIT 2 RECORDED IN PLAT BOOK 38, PAGES 42, 42A THROUGH 42C OF SAID PUBLIC RECORDS (THE FOLLOWING FOUR CALLS ALONG THE LINES OF WOODMERE LAKES, UNIT 2); THENCE S.00°45'34"W, A DISTANCE OF 135.00 FEET; THENCE N.39°14'26"W, A DISTANCE 390.32 FEET; THENCE S.00°45'34"W, A DISTANCE OF 698.01 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 10°57'30"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 100.59 FEET TO THE NORTHWESTERLY LINE OF LOT 58 OF THE AFOREMENTIONED WOODMERE LAKES, UNIT 1; (THE FOLLOWING FOUR CALLS ALONG THE LINES OF SAID WOODMERE LAKES, UNIT 1); THENCE S.89°48'04"W, A DISTANCE OF 142.26 FEET; THENCE N.50°10'16"W, A DISTANCE OF 131.54 FEET; THENCE S.52°49'17"W, A DISTANCE OF 75.24 FEET; THENCE S.29°45'17"W, A DISTANCE OF 55.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.633 ACRES MORE OR LESS.