

Prepared By and Return To:
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KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2023275689 10/26/2023 01:34 PM
OFF REC BK: 22606 PG: 1007-1009
DocType:RST RECORDING: \$27.00

CERTIFICATE OF AMENDMENTS TO THE REVITALIZED DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS OF VENETIAN ISLES

WE HEREBY CERTIFY THAT the attached true and correct copy of the Amendments to the Revitalized Declaration of Restrictions and Protective Covenants of Venetian Isles, as recorded in Official Records Book 21646, Pages 1787-1890, of the Public Records of Pinellas County, Florida, were duly adopted in the manner provided for in Article 50 of the Governing Documents, by a 66-2/3% or more majority affirmative vote of the owners.

IN WITNESS WHEREOF, we have affixed our hands this 16th day of October, 2023, in Pinellas County, Florida.

WITNESSES:

Linda Testa
Printed Name: Linda Testa

Charlotte Toth
Printed Name: CHARLOTTE TOTH

VENETIAN ISLES HOMEOWNERS
ASSOCIATION, INC.

By: Richard Scanlon
RICHARD SCANLON, PRESIDENT

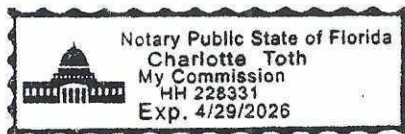
Attest: Jan E. Herzik
JAN E. HERZIK, SECRETARY

COUNTY OF PINELLAS
STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 16th day of October, 2023, by RICHARD SCANLON, as President, and attested to by JAN E. HERZIK, as Secretary, on behalf of Venetian Isles Homeowners Association, Inc., a Florida not-for-profit corporation. They are personally known to me or have produced valid photo identification.

WITNESS my hand and official seal in the County and State last aforesaid, this 16th day of October 2023.

Charlotte Toth
Notary Public State of Florida at Large
My Commission Expires: 4/29/26





Revised Deed Restriction 8: All dwellings erected in Venetian Isles shall comply with these Deed Restrictions and with the building codes adopted by the City of St. Petersburg from time to time, except that all roofs, other than flat roofs where permitted by these Deed Restrictions, shall be of tile, and must be made of clay, concrete, or metal, with either flat or barrel-roll profiles, to preserve the community aesthetic.

Revised Deed Restriction 9: This Restriction and Protective Covenant (“Deed Restriction”) concerns the permitted height, configuration, and approval requirements by Architectural Review Committee of dwellings.

- A. No part of any dwelling, or any appurtenance thereto (including but not limited to turrets, towers, or cupolas), shall be constructed more than 36 feet above the Design Flood Elevation, as defined by the city of St. Peterburg’s building code.
- B. The roof system over the dwelling shall have a minimum pitch of 5:12 (vertical:horizontal), except that
 - (1) the roof over an addition or renovation to an existing dwelling may have a pitch that matches that of the remaining pitched roof, and
 - (2) a flat roof attached to the dwelling at the rear of the dwelling is permitted.
- C. The vertical walls at the perimeter of the dwelling shall rise from the ground only (no “stilt” houses).
- D. Any construction or installation under this Deed Restriction shall commence only after approval, under Deed Restriction 13, of the Venetian Isles Homeowners Association, Inc.’s Architectural Review Committee, and, if so required, only after approval of other licensing or permitting authorities.

Revised Deed Restriction 30: No advertising signs which identify the property owner, tenant, or any individual or company with a business endeavor, commercial product or any other commercial or professional activity will be positioned on any property within the area. This does not apply to "For Sale" signs or, in the case of new construction, signs posting appropriate notices and/or identifying contractor participation in the construction.