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2005 DEC 08 03:02 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBURN Receipt#722166



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P.B.
This Instrument prepared by and return to:
Amy S. Thompson, Esq.
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg, P.A.
2033 Main Street, Suite 600
Sarasota, Florida 34237

**SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF BLACKBURN POINT MARINA VILLAGE, A CONDOMINIUM**

THIS SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF BLACKBURN POINT MARINA VILLAGE, A CONDOMINIUM, is made this 2nd day of December, 2005, by BLACKBURN POINT MARINA VILLAGE, LLC, a Florida limited liability company (hereinafter referred to as the "Developer").

RECITALS:

WHEREAS, the Developer executed that certain Declaration of Condominium (the "Original Declaration") and caused such Original Declaration to be recorded in Official Records Instrument No. 2005184675, as amended by that certain First Amendment to the Original Declaration (the "First Amendment") recorded in Official Records Instrument No. 2005246801, all of the Public Records of Sarasota County, Florida (the Original Declaration and the First Amendment are collectively referred to herein as the "Declaration"); and

WHEREAS, the Declaration provides for amendment thereto by Developer without the joinder of any other party for certain purposes as more specifically set forth in Section 5.6 of the Declaration, including for purposes of reflecting substantial completion of the Units; and

WHEREAS, the Developer desires to amend the Declaration as more specifically set forth herein.

NOW THEREFORE, in consideration of the foregoing, the Developer hereby amends the Declaration as follows:

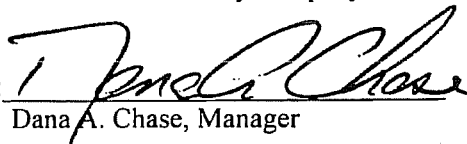
1. Recitals. The Recitals set forth above are true and correct and are incorporated herein by reference.
2. Amendment and Supplement to Exhibit "A". Developer hereby supplements and amends Exhibit "A" to the Declaration to add and include the certificates of substantial completion for Units 14 through 19 within the Condominium, which certificates of substantial completion are attached hereto as Schedule 2.
3. Defined Terms. All capitalized terms used and not defined herein shall have the meaning ascribed to such terms as set forth in the Declaration.
4. Amendment. This Amendment amends the Declaration, and to the extent there is any inconsistency between this Amendment and the terms and provisions of the Declaration, this Amendment shall control.


IN WITNESS WHEREOF, the Developer has caused this Second Amendment to be executed by its duly authorized signatory as of the day and year first above-written.

Witnesses:

BLACKBURN POINT MARINA VILLAGE, LLC
a Florida limited liability company

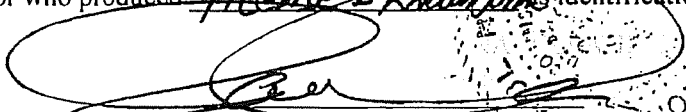

Print Name: Paul Danahy

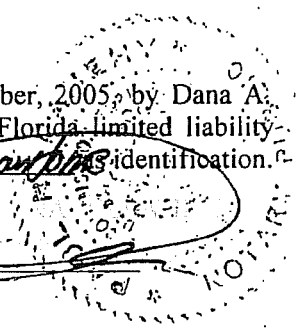
By: 
Dana A. Chase, Manager


Print Name: DIANE DANAHY

STATE OF FLORIDA MD
COUNTY OF ESSEX

Acknowledged and subscribed to before me this 2 day of December, 2005, by Dana A. Chase, as Manager of BLACKBURN POINT MARINA VILLAGE, LLC, a Florida limited liability company, who is personally known to me or who produced license & knowledge identification.


Notary Public



SCHEDULE 2

Certificates of Substantial Completion for Units 14 through 19

[SEE ATTACHED]

BLACKBURN POINT MARINA VILLAGE, A CONDOMINIUM
CERTIFICATE OF SURVEYOR AND MAPPER

I, the undersigned Registered Land Surveyor, hereby certify that:

1. This Certificate is made with respect to Blackburn Point Marina Village, a Condominium, as shown on the Condominium Plat recorded with the Declaration of Condominium of Blackburn Point Marina Village, a Condominium, recorded in Official Records Instrument No. 2005184675, as further amended of record in Official Records Instrument No. 2005246801, both of the Public Records of Sarasota County, Florida.

2. The construction of the improvements of Units 14, 15,16,17,18 & 19, and the Common Area pool Cabana building of said Condominium, are substantially complete so that the survey, graphic description and Condominium Plat, together with the provisions of the Declaration describing the Condominium property, are an accurate representation of the location and dimensions of the improvements, and so that the identification, location, and dimensions of the Unit can be determined from said materials.

3. Relative to the Unit referenced in Paragraph 2 above, all planned improvements, including, but not limited to, landscaping, utility services and access to the Unit and Common Element facilities serving the building in which the Unit is to be conveyed are located, have been substantially completed.

WITNESSES:

Nichole A. Mesik
Print Name: NICHOLE A. MESIK

John F. Eckert
Print Name: JOHN F. ECKERT

MARK E. BASSETT LAND
SURVEYING & MAPPING, INC.
A Florida corporation

By: *Mark E. Bassett*
Mark E. Bassett, PSM
As its: President
Florida Certificate #4394