

DECLARATION OF MAINTENANCE RESPONSIBILITIES

WHEREAS, NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC a Florida limited liability company, hereinafter referred to as "Owner" or "Neal" is the owner of the real property within the city limits of Venice, Florida, known and identified as "**FIORE**," on the following described real property, hereinafter referred to as the "Property":

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NO. 2014028405 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 00°19'26" WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 12.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF LAUREL ROAD ACCORDING TO OFFICIAL RECORDS INSTRUMENT # 2019041854 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 00°19'26" WEST A DISTANCE OF 1,120.11 FEET TO THE NORTH LINE OF ARIA ACCORDING TO PLAT BOOK 52, PAGE 428 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°30'30" WEST, A DISTANCE OF 389.84 FEET; (2) SOUTH 00°08'44" WEST, A DISTANCE OF 26.40 FEET; (3) NORTH 89°30'15" WEST, A DISTANCE OF 963.59 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 34; THENCE NORTH 00°01'38" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1,150.18 FEET TO AFORESAID SOUTH RIGHT-OF-WAY OF LAUREL ROAD; THENCE SOUTH 89°21'08" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, SAME BEING A LINE 12.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1,359.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.519 ACRES.

WHEREAS, Neal is also developing the Property and desires to have its plat/site plan approved and to have the City of Venice undertake certain responsibilities with respect to said development.

WHEREAS, Neal and the City have agreed that certain roads and drainage facilities shall remain privately owned, operated and maintained at no expense to the City of Venice, after completion of construction.

WHEREAS, the **FIORE NEIGHBORHOOD ASSOCIATION, INC.**, a Florida not for profit corporation, hereinafter referred to as "Association," is the legal entity designated by Neal to serve as the perpetual maintenance entity to privately own, operate and maintain the private roads and drainage facilities pursuant to the Declaration of Covenants, Conditions and Restrictions for Fiore.

NOW THEREFORE, the Association agrees that upon completion of the construction of the private roads and drainage facilities by Neal, the Association shall maintain and repair to applicable City specifications those private roads and drainage facilities located on the Property, as identified in EXHIBIT "A" attached hereto.

This Agreement shall run with the land described above and shall insure to the benefit of and shall be binding upon the parties hereto, their successors and assigns.

Made and executed this 4 day of June, 2021.

IN WITNESS WHEREOF, Neal and Association have caused these presents to be executed in their names, and their corporate seals to be hereunto affixed, by their proper officers thereunto duly authorized, the date and year first written above.

(Signature Page to Follow)

OWNER/DEVELOPER:

NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, a Florida limited liability company,

By: NCDG Management, LLC, a Florida limited liability company, its Manager

By: James R. Schier
Name: James R. Schier
Its: Manager

Fabio Hediger
Witness

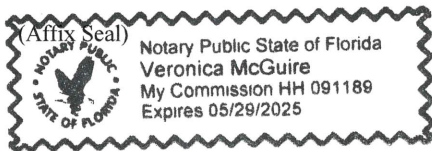
Fabio Hediger
Print Name of Witness

Pamela Curran
Witness

Pamela Curran
Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 7 day of JUNE, 2021, by James R. Schier, as Manager of NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Communities of Southwest Florida, LLC, a Florida limited liability company, on behalf of the Company, (☒) who is personally known to me, or () who has produced _____ as identification.



Veronica McGuire
Signature of Notary Public
Print Notary Name: Veronica McGuire
NOTARY PUBLIC STATE OF FLORIDA
Commission No. _____
Expiration Date: _____

ASSOCIATION:

FIORE NEIGHBORHOOD ASSOCIATION, INC., a Florida not for profit corporation

By: James R. Schier
James R. Schier, its President

Fabio Hediger
Signature

Fabio Hediger
Printed Name

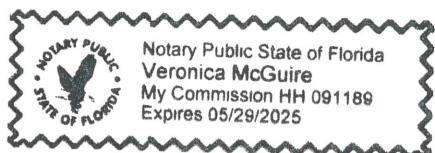
Pamela Curran
Signature

Pamela Curran
Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 7 day of JUNE, 2021, by James R. Schier, as President of Fiore Neighborhood Association, Inc., a Florida not for profit corporation, on behalf of the Corporation, (☒) who is personally known to me, or () who has produced _____ as identification.

(Affix Seal)



Veronica McGuire
Signature of Notary Public
Print Notary Name: Veronica McGuire
NOTARY PUBLIC STATE OF FLORIDA
Commission No. _____
Expiration Date: _____

FIORE PLAT

