

DECLARATION OF MAINTENANCE RESPONSIBILITIES

WHEREAS, Meritage Homes of Florida, Inc., hereinafter referred to as the Developer, is developing a subdivision/condominium within the city limits of Venice, Florida, known and identified as Venice Woodlands Phase 1, on the following described real property:

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

WHEREAS, the Developer and the City have agreed that certain of said roads, drainage facilities, and associated improvements shall remain privately owned and be maintained by the Developer at no expense to the City of Venice, after completion of construction.

NOW, THEREFORE, the Developer agrees that, upon completion of construction, the Developer shall maintain and repair to applicable City specifications those roads, drainage facilities, and associated improvements identified in EXHIBIT B attached hereto (the "Private Facilities").

This Agreement shall run with the land as described above and shall inure to the benefit of and shall be binding upon the parties hereto, their successors and assigns. Upon the formation of a homeowners' association for the development (the "HOA") and the transfer of the Private Facilities to the HOA, this Agreement shall be automatically assigned to the HOA and Developer shall be released from its obligations and responsibilities under this Agreement.

Made and executed this 19th day of February, 2019.

IN WITNESS WHEREOF, the Developer has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the date and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Arnie Meenwood

By [Signature]
Its: Division President-Chris Ryan

STATE OF FLORIDA
COUNTY OF Sarasota

Subscribed before me this 19th day of February, 2019, by Chris Ryan, the Division President of Meritage Homes, who is personally known to me or produced as identification.

[Signature]
Notary Public

Notary stamp:
Commission No.

