

## DECLARATION OF MAINTENANCE RESPONSIBILITIES

WHEREAS PAMLICO POINT MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, hereinafter referred to as the Developer, is developing a subdivision/condominium within the city limits of Venice, Florida, known and identified as VICENZA PHASE 1, on the following described real property:

A PARCEL OF LAND LYING BEING A PORTION OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2017124239 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTIONS 35 AND 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE NORTH 88°45'15" EAST, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 1,813.73 FEET TO THE WEST LINE OF A 40 FOOT PRIVATE ROAD ACCORDING TO DEED BOOK 311, PAGE 161 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH 02°42'06" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,153.61 FEET; THENCE SOUTH 89°07'11" WEST, A DISTANCE OF 1,157.24 FEET; THENCE SOUTH 00°29'30" EAST, A DISTANCE OF 1,536.06 FEET; THENCE NORTH 88°40'46" EAST, A DISTANCE OF 23.77 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 00°30'41" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2,489.22 FEET TO THE NORTH RIGHT-OF-WAY OF BORDER ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2404, PAGE 2700 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY, AND THE NORTH RIGHT-OF-WAY OF BORDER ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2404, PAGE 2706 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, RESPECTIVELY, THE FOLLOWING NINE (9) COURSES: (1) NORTH 89°53'24" WEST, A DISTANCE OF 666.40 FEET; (2) NORTH 00°33'03" EAST, A DISTANCE OF 23.00 FEET; (3) NORTH 89°37'34" WEST, A DISTANCE OF 48.75 FEET; (4) SOUTH 00°22'26" WEST, A DISTANCE OF 20.00 FEET; (5) NORTH 89°37'34" WEST, A DISTANCE OF 559.78 FEET; (6) SOUTH 89°56'39" WEST, A DISTANCE OF 400.01 FEET; (7) NORTH 89°37'32" WEST, A DISTANCE OF 100.21 FEET; (8) SOUTH 00°22'28" WEST, A DISTANCE OF 5.00 FEET; (9) NORTH 89°37'32" WEST, A DISTANCE OF 749.17 FEET TO THE EAST LINE OF MILANO - PHASE 2 ACCORDING TO PLAT BOOK 50, PAGE 40 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 00°33'56" EAST, ALONG SAID EAST LINE, AND THE EAST LINE OF VILLAGES OF MILANO ACCORDING TO PLAT BOOK 49, PAGE 36 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, RESPECTIVELY, A DISTANCE OF 4,339.71 FEET TO THE SOUTH LINE OF THE NORTH 830 FEET OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°17'54" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,856.79 FEET TO THE EAST LINE OF SAID SECTION 35; THENCE NORTH 00°33'55" EAST, ALONG SAID EAST LINE, A DISTANCE OF 830.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 291.777 ACRES.

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 and drainage facilities 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 and drainage facilities identified in EXHIBIT B attached hereto.

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.

Made and executed this 3 day of June, 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 officers thereunto duly authorized, the date and year first above written.

Signed, sealed and delivered  
in the presence of:

*Cheryl Picerno*  
*Priscilla G. Heim*

Attest: *Priscilla G. Heim*  
Secretary Priscilla G. Heim

By: *James R. Schier*  
*Vice* President James R. Schier

STATE OF FLORIDA       )  
COUNTY OF               )

Subscribed before me this 3<sup>rd</sup> day of JUNE, 2019, by corporation *vice* president  
James R. Schier and secretary Priscilla G. Heim, who are personally known to me  
or produced (Pres \_\_\_\_\_) (Secy \_\_\_\_\_) as identification.

*Cheryl Picerno*  
Notary Public

Notary stamp:  
Commission No.



