

## DECLARATION OF MAINTENANCE RESPONSIBILITIES

WHEREAS LALP DEVELOPMENT, LLC, hereinafter referred to as the Developer, is developing a subdivision within the city limits of Venice, Florida, known and identified as TOSCANA ISLES, UNIT 2, PHASE 5, on the following described real property:

*Tracts 11, 12, and 18, Toscana Isles, as per plat thereof recorded in Plat Book 48, Page 6, Public Records of Sarasota County, Florida;*

AND

*Tracts 7, 203, 208, 209, 210, 280, and 282, Toscana Isles, Units 1 & 2, Phase 2, as per plat thereof recorded in Plat Book 50, Page 48, Public Records of Sarasota County, Florida;*

AND

*Tracts 410 and 411, Toscana Isles, Units 1 & 2, Phase 4, as per plat thereof recorded in Plat Book 51, Page 103, Public Records of Sarasota County, Florida.*

WHEREAS, the Developer desires to have its plat 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 the roads and drainage facilities shall not be owned by the City and shall be maintained by the Toscana Isles Community Development District (the "District"), at no expense to the City, throughout construction of the development.

WHEREAS, after completion of the development, the District may assign, as provided below and with written notice to the City, the maintenance and repair obligations of said roads and drainage facilities.

NOW, THEREFORE, the Developer and the City agree that, upon completion of construction, and pursuant to the whereas clauses above, Toscana Isles Master Association, Inc., Toscana Isles Stormwater Maintenance Association, Inc., or the District pursuant to the Declaration of Covenants, Conditions, Easements, and Restrictions for Toscana Isles recorded in the Official Records as Instrument #2015092161, Public Records of Sarasota County, Florida, as amended, shall maintain and repair to applicable City specifications those roads and drainage facilities within TOSCANA ISLES, UNIT 2, PHASE 5.

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 28 day of April 2020.

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.

**LALP DEVELOPMENT, LLC**

By: Vanguard Realtors, LLC, a Florida limited liability company, as its Manager

By: \_\_\_\_\_

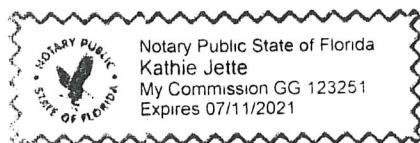
John R. Peshkin, as its Manager

STATE OF FLORIDA

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of April 2020 by John R. Peshkin, as Manager of Vanguard Realtors, LLC, a Florida limited liability company and Manager of **LALP DEVELOPMENT, LLC**, a Florida limited liability company, on behalf of the companies. The above-named person is personally known to me or has furnished \_\_\_\_\_ as identification.

(Notary Seal)



Kathie Jette  
Signature of Notary Public

Kathie Jette  
Print Name of Notary Public


I am a Notary Public in the State of Florida and my commission expires on 7-11-2021

## CONSENT OF DISTRICT

**TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**, a Community Development District organized under the laws of the State of Florida (the "District"), hereby consents to the foregoing Agreement and agrees to the provisions and thereof and the obligations imposed upon the District therein.

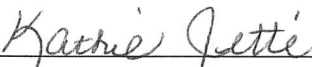
IN WITNESS WHERE WHEREOF, the District has caused this Consent to be executed in its name by its duly authorized chairman this 28 day of April 2020.

### TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT

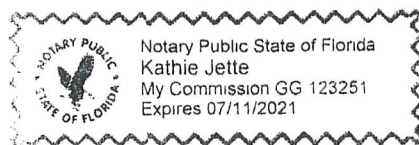
  
By: Alexander Hays  
As its Chairman

STATE OF FLORIDA  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of April 2020 by Alexander Hays, as Chairman of **TOSCANA ISLES COMMUNITY DEVELOPMENT DISTRICT**, a Community Development District organized under the laws of the State of Florida, on behalf of the District. The above-named person is personally known to me or has furnished \_\_\_\_\_ as identification.

  
Signature of Notary Public

(Notary Seal)



Kathie Jette  
Print Name of Notary Public

I am a Notary Public in the State of Florida and my commission expires on 7-11-2021