

NEAL COMMUNITIES

CONSENT TO ZONING AND DEVELOPMENT APPROVALS FOR THE PROJECT. In the event the Seller/Developer desires to (i) rezone and/or change the zoning category or land use authorizations for any part of the Project, (ii) obtain new or revised Development Approvals, Authorizations, and/or Permits for any part of the Project, and/or (iii) obtain a Comprehensive Plan Amendment or similar amendment affecting any part of the Project, then all Lot Owners do hereby consent to and appoint Developer as their agent, coupled with an interest, and attorney-in-fact to execute any and all documents related thereto, which documents are deemed reasonable and necessary in Developer's sole and absolute discretion, without any further consent, joinder, or signatures necessary by the Lot Owners. By accepting a deed and title to a Lot in the Project, the Lot Owner's consent to the aforementioned shall be automatic and self-executing, and the acceptance of such deed and/or title shall constitute the Lot Owner's appointment of the Developer to act as the Lot Owner's agent, coupled with an interest, and attorney-in-fact as it relates to the aforementioned.

WEEKLEY

**SPECIAL ADDENDUM TO PURCHASE AGREEMENT
DEVELOPER NOTICE
VISTERA OF VENICE**

The following information was provided to Weekley Homes by Vistera Associates, LLC (the "Developer"), and any inquiry regarding this information may be directed to the Developer. To avoid any confusion, Weekley Homes representatives are not authorized to make any promise, agreement, representation, or other statement regarding the subject matter of this Addendum, and Buyer may not rely on any such statements.

CONSENT TO CHANGES TO DEVELOPMENT APPROVALS. Vistera is a neighborhood within a master planned community known as the Gulf Coast Community Foundation planned development project ("PUD"). The PUD is being developed by the Developer. In the event the Developer desires to revise the zoning entitlements for the PUD (the "Changes"), then, provided that all portions of Vistera, Phase 1, a Subdivision as per plat thereof recorded in Plat Book 56, Page 420, of the Public Records of Sarasota County, Florida (excluding Tract 400), remain approved solely for residential and residential support uses, as shown on PUD binding master site plan, Buyer hereby consents to and appoints Developer as its agent, coupled with an interest and attorney-in-fact, to execute any and all documents related to the Changes, which documents are deemed reasonable and necessary in Developer's sole and absolute discretion, without any further consent, joinder, or signatures necessary by Buyer. By accepting a deed at closing, Buyer's consent to the Changes shall be automatic and self-executing, and the acceptance of the deed shall constitute Buyer's appointment of the Developer to act as Buyer's agent, coupled with an interest, and attorney-in-fact as it relates to the Changes. These provisions shall survive closing.

B. SURROUNDING AREAS

Purchaser acknowledges: (i) that the character, nature and uses of the areas within adjacent to or in the vicinity of the Community may change in the future; and (ii) that current and future uses of adjacent or nearby property could include transportation, commercial, residential, agricultural, recreational, mining, drilling, or any number of other uses and M/I has not made any representations concerning the development or use of the areas adjacent to or in the vicinity of the Community.

C. FUTURE DEVELOPMENT, MARKETING AND OTHER CHANGES

Future development of the Community cannot be predicted with accuracy. Therefore, M/I makes no representations or warranties as to future development of the Community and Purchaser (whether or not M/I is the developer of the Community) acknowledges that any of the following may occur:

1. Changes in the design, plan, size, materials and/or features of the Community, or the homes in the Community including, without limitation, the number of homes and the sizes of lots in the Community. Topographical maps in sales office(s), site plans, lot plotting maps, sales literature and brochures and other items showing the Community, or the homes in the Community do not in any way constitute M/I's promise to complete the same as shown.
2. Changes in the design, plan, size, materials and/or features of the amenities, if any in the Community, or its hours of operation, cost of use or fees required for access. Literature and brochures and other items showing the amenities in the Community and their hours of operation do not in any way constitute M/I's promise that the amenities will be completed or operated as shown.
3. Different methods of marketing to sell homes in the Community, including, without limitation, the use of incentives, concessions, price reductions, lot sales programs, bulk sales or other promotions or techniques, without regard to the price paid by Purchaser for his/her Home, and without any obligation to offer any comparable incentives to Purchaser.
4. The sale, at any time, of all or any portion of the lots or any other property within the Community to any third party, including other developers and/or builders.

2. CONSENT TO CHANGES TO ZONING ENTITLEMENTS. The Community is a neighborhood within a master planned community known as the Gulf Coast Community Foundation planned development project ("PUD"). The PUD is being developed by Vistera Associates, LLC and its affiliates (collectively, the "Developer"). Developer requires that this paragraph be included in this Agreement. In the event the Developer desires to revise the zoning entitlements for the PUD (the "Changes"), then, provided that all portions of Vistera Phase 1, a Subdivision as per plat thereof recorded in Plat Book 56, Page 420, of the Public Records of Sarasota County, Florida (excluding Tract 400), remain approved solely for residential and residential support uses, as such lands are shown on the PUD binding mater site plan, then Purchaser hereby consents to and appoint Developer as Purchaser's agent, coupled with an interest, and attorney-in-fact to execute any and all documents related to the Changes, which documents are deemed reasonable and necessary in Developer's sole and absolute discretion, without any further consent, joinder, or signatures necessary by Purchaser. By accepting a deed to the Lot at Closing, Purchaser's consent to the Changes shall be deemed by Developer to be automatic and self-executing, and Purchaser's appointment of the Developer to act as Purchaser's agent, coupled with an interest, and attorney-in-fact as it relates to the aforementioned.

Purchaser acknowledges that Purchaser may be requested to execute an acknowledgement of this provision at Closing (which may be recorded by M/I), and agrees to do so if requested by M/I at the direction of Developer.

← TO I-75

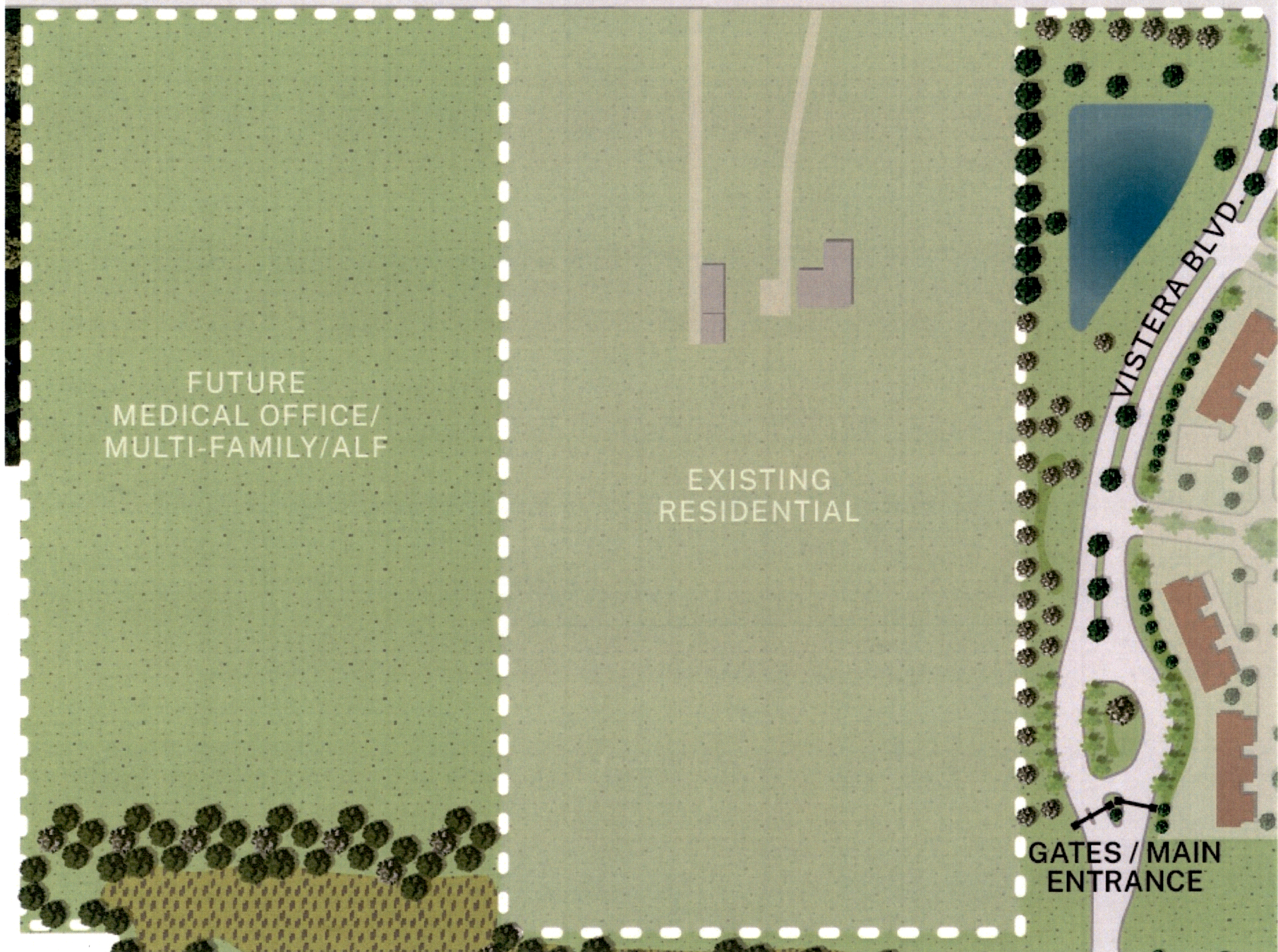
LAUREL

FUTURE
MEDICAL OFFICE/
MULTI-FAMILY/ALF

EXISTING
RESIDENTIAL

VISTERA BLVD.

GATES / MAIN
ENTRANCE




This map is an artist's conceptual rendering and is not to scale. It is for informational purposes and is not intended to be an actual depiction of the roadways, amenities, buildings, fencing, walks, homesites or landscaping. Future amenities, residential, commercial or retail development shown are not guaranteed to be developed and may be subject to change. Refer to the recorded plat for accurate lot dimensions, setbacks, water, wetland and conservation areas and easements. All rights reserved. Not an offer to purchase where prohibited by law. Broker participation welcome.

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VISTERA OF VENICE



-  **NEAL COMMUNITIES**
Single Family Homes 57'
-  **M/I HOMES**
Single Family Homes 50'
-  **DAVID WEEKLEY HOMES**
Single Family Homes 45'
Rear Garages
-  **DAVID WEEKLEY HOMES**
Single Family Homes 40'
-  **NEAL COMMUNITIES**
Paired Villas

LEARN MORE



-  Visterra Boundary
 -  Model Homes
 -  Model Parking
-  NORTH



← TO I-75

LAUREL ROAD

BORDER ROAD

GATES / MAIN ENTRANCE

FPL CORRIDOR

FPL CORRIDOR

SINGLE FAMILY HOMES FROM THE \$5000+ AND

VILLAS FROM THE \$4000+

VISTERAVENICE.COM

SUPER STREAM
SuperStream! A FiberOptic Gig Community.

321 Visterra Blvd.
Venice, FL 34275

NEALLAND
& NEIGHBORHOODS

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