

AUBURN ROAD FC, LLC
STIPULATIONS

1. Applicant proffers that it will provide a Notice of Proximity in the form attached hereto to future homeowners at the time of transferring a deed or before of the proximity of the subdivision to I- 75 on the east and Fox Lea Farms to the south providing the homeowners with knowledge of the impacts from these adjacent properties.
2. Applicant agrees to support any application from Fox Lea Farm to vacate Fox Lea Drive and agrees to waive any claims to the north half of any future vacated Fox Lea Drive.
- ~~2-3.~~ Applicant proffers that it will provide restrictive Covenants in its property association documents restricting the use of drones, fireworks, outdoor fires other than a gas firepit in language substantially the same as the following:
 - a. No fireworks, drones and outdoor fires are allowed.
 - b. Grills and fire pits are allowed. Excess smoke will not be permitted.
 - c. Prohibit outdoor loud speakers on the rear of Lots 1E to 10E.
4. Applicant will provide restrictive Covenants in its property association documents requiring that the future Cassata Oaks Homeowners Association maintain a minimum of 70% opacity in the 100-foot natural buffer along the southern boundary of the subject property at all times.
5. There shall be no vehicular access connecting the development on the Property to Fox Lea Drive.
- ~~3-6.~~ Applicant proffers that it will utilize Construction Best Management Practices to minimize impact on the business to the south known as Fox Lea Farms including the following:
 - a. The 3 ft berm and 8 ft wall along the southern property line will be constructed prior to site clearing except for those areas necessary to obtain access to work area.
 - b. Fox Lea Drive will not be used as a construction entrance.
 - c. During the course of construction, the Applicant and its contractors shall not burn any trash or waste materials on the subject property or utilize open burning of land clearing material and debris during all land development and/or construction activities.
 - d. During the course of construction, the Applicant and its contractors shall not use or fly drones over any portion ~~of the southern boundary~~ of the Applicant's property without permission of Fox Lea.
 - e. All wood chipping will be done on the north one quarter of the property to minimize noise impacts to the southern property.
 - f. The developer shall install a ground water liner at the southern side of the property south of the proposed lakes to prevent negative drawdown of the water table south of Developers property.
 - g. The Applicant will dig one pond at a time.
 - h. No stormwater or other drainage from the developed property shall discharge into the existing ditch that runs east-west within the northern portion of the Fox

Lea Drive right of way. The developed property being that area north of the 3ft berm and 8' wall.

- i. The existing vegetation in the 100-foot natural buffer along Fox Lea Drive will be kept in its natural condition subject to City of Venice approval in perpetuity.
 - j. The Applicant and its contractors shall use its best efforts to limit Horizontal (land development) construction and roofing construction within the Property's southern boundary area (south of the southernmost proposed road) during the months of January, February, March, April, and May.
- 4.7. Applicant and Fox Lea Farm shall work together in good faith and schedule all land development, construction, and site work on the south half of the Property during such times as no competitions or other events are occurring at Fox Lea Farm so as to limit the impact on Fox Lea Farm's events and operations as much as possible.