

DECLARATION OF MAINTENANCE RESPONSIBILITIES

WHEREAS Milano Neighborhood Association, Inc., hereinafter referred to as the Association, is developing a subdivision/condominium within the city limits of Venice, Florida, known and identified as VILLAGES OF MILANO, on the following described real property:

See attached Exhibit "A" Legal Description – Villages of Milano Phase 2

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

NOW, THEREFORE, the Association agrees that, upon completion of construction, the Association 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 15 day of Sept, 2016.

IN WITNESS WHEREOF, the Association 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:

Kathy Frey
Lyne Prater

Attest: Priscilla G. Heim
Secretary
By: James R. Schier
President

STATE OF FLORIDA)
COUNTY OF SARASOTA)

Subscribed before me this 15th day of September, 2016, by corporation president James R. Schier and secretary Priscilla G. Heim, who are personally known to me or produced (President _____) (Secretary _____) as identification.

Kathy Frey
Notary Public

Notary stamp:
Commission No.



EXHIBIT A
VILLAGES OF MILANO PHASE 2
LEGAL DESCRIPTION

A Parcel of land located in Section 35, Township 38 South Range 19 East more particularly described as follows; Commencing at the North 1/4 corner of said Section 35 and considering the North line of the Northeast 1/4 of said Section 35 to bear South 89°28'20" East with all bearings contained herein relative thereto; thence South 00°23'03" West a distance of 139.90 feet along the West line of the Northeast 1/4 of said Section 35; thence continuing along the West line of the Northeast 1/4 of said Section 35 South 00°23'03" West, a distance of 690.17 feet; thence South 89°28'25" East, a distance of 807.08 feet; thence South 00°23'38" West, along the East line of the West 807' of the East 1/2 of said Section 35 a distance of 2694.35 feet to the true point of beginning; thence South 00°23'38" West continuing along said East line of the West 807' of the East 1/2 of said Section 35, a distance of 1643.51 feet to a point on the North Right-of-Way of Border Road as described in Official Records Book 2404 at Page 2678; Thence along the North Right-of-Way of Border Road as described in Official Records Book 2404 at Page 2678 the next 5 calls; thence North 89°49'49" West, a distance of 1524.84 feet; thence North 00°10'11" East, a distance of 10.00 feet; thence North 89°49'49" West, a distance of 793.07 feet; thence South 00°10'11" West, a distance of 10.00 feet; thence North 89°49'49" West, to the easterly Right-of-Way of Jacaranda Boulevard as recorded in Official Records Instrument Number 2013007710 a distance of 1034.63 feet; thence along the easterly Right-of-Way of Jacaranda Boulevard as recorded in Official Records Instrument Number 2013007710 the next 21 calls; thence North 00°09'50" East, a distance of 627.25 feet; thence South 89°50'24" East, a distance of 257.97 feet; thence North 00°09'36" East, a distance of 211.07 feet; thence North 25°43'45" East, a distance of 108.15 feet; thence North 43°15'12" East, a distance of 38.87 feet; thence South 45°27'20" East, a distance of 25.00 feet; thence North 43°46'12" East, a distance of 20.00 feet; thence North 45°27'20" West, a distance of 25.00 feet; thence North 43°46'12" East, a distance of 58.19 feet; thence North 27°42'46" West, a distance of 108.86 feet; thence North 43°25'29" West, a distance of 241.92 feet to the beginning of a curve radial to said line; thence northeasterly a distance of 100.94 feet along the curve concave to the southeast, having a radius of 540.00 feet and a central angle of 10°42'36"; thence North 5°17'07" East tangent to said curve, a distance of 982.42 feet; thence South 32°42'53" East, a distance of 129.56 feet; thence North 70°30'21" East, a distance of 23.48 feet; thence South 83°27'15" East, a distance of 26.57 feet; thence South 03°47'48" West, a distance of 25.03 feet; thence South 83°27'15" East, a distance of 20.02 feet; thence North 03°47'48" East, a distance of 25.03 feet; thence South 83°27'15" East, a distance of 94.24 feet; thence North 57°45'39" East, a distance of 342.55 feet; thence along the southerly line of Villages of Milano as recorded in Book 49 at Pages 36, 36A through 36H, Public Records of Sarasota County the next 48 calls; thence South 18°58'20" East, a distance of 39.89 feet; thence South 18°11'13" West, a distance of 49.57 feet; thence South 15°52'30" West, a distance of 50.15 feet; thence South 29°11'19" West, a distance of 31.92 feet; thence South 60°48'41" East, a distance of 59.48 feet; thence South 53°57'43" East, a distance of 84.40 feet; thence South 56°25'08" East, a distance of 48.99 feet; thence South 80°14'06" East, a distance of 46.25 feet; thence South 61°35'52" East, a distance of 61.46 feet; thence North 79°02'17" East, a distance of 37.45 feet; thence South 79°07'25" East, a distance of 77.78 feet; thence South 11°18'49" West, a distance of 159.30 feet; thence South 29°28'15" West, a distance of 43.00 feet to the beginning of a curve radial to said line; thence southeasterly a distance of 30.93 feet along the curve concave to the south west, having a radius of 335.00 feet and a central angle of 5°17'25"; thence South 55°14'20" East tangent to said curve, a distance of 22.13 feet to the beginning of a curve tangent to said line; thence southeasterly, southerly and south westerly a distance of 35.50 feet along the curve concave to the west, having a radius of 25.00 feet and a central angle of 81°21'51" to a point of reverse curvature; thence south westerly and southerly a distance of 98.47 feet along the arc of said curve concave to the east having a radius of 343.00 feet and a central angle of 16°26'56" to a point of reverse curvature; thence

southerly and southwesterly a distance of 157.80 feet along the arc of said curve concave to the northwest having a radius of 182.00 feet and a central angle of 49°40'39"; thence South 30°38'46" East radial to said curve, a distance of 43.00 feet to the beginning of a curve radial to said line; thence northeasterly a distance of 43.97 feet along the curve concave to the northwest, having a radius of 225.00 feet and a central angle of 11°11'47" to a point of reverse curvature; thence northeasterly, easterly and southeasterly a distance of 44.16 feet along the arc of said curve concave to the south having a radius of 25.00 feet and a central angle of 101°11'47"; thence South 30°38'46" East tangent to said curve, a distance of 26.52 feet; thence North 59°21'17" East, a distance of 169.61 feet; thence North 03°28'36" West, a distance of 45.02 feet; thence North 09°40'35" East, a distance of 6.02 feet to the beginning of a curve tangent to said line; thence northerly and northeasterly a distance of 129.13 feet along the curve concave to the southeast, having a radius of 174.00 feet and a central angle of 42°31'09"; thence North 52°11'44" East tangent to said curve, a distance of 65.12 feet; thence North 54°24'20" East, a distance of 52.04 feet; thence North 89°04'42" East, a distance of 49.06 feet; thence South 80°51'35" East, a distance of 146.51 feet to the beginning of a curve tangent to said line; thence easterly a distance of 217.15 feet along the curve concave to the north, having a radius of 619.00 feet and a central angle of 20°05'58"; thence North 10°57'33" West radial to said curve, a distance of 126.00 feet to the beginning of a curve radial to said line; thence easterly and northeasterly a distance of 204.01 feet along the curve concave to the northwest, having a radius of 493.00 feet and a central angle of 23°42'33"; thence North 55°19'54" East tangent to said curve, a distance of 36.18 feet to the beginning of a curve tangent to said line; thence northeasterly, easterly and southeasterly a distance of 39.46 feet along the curve concave to the south, having a radius of 25.00 feet and a central angle of 90°25'59" to a point of cusp; thence North 54°49'42" East, a distance of 43.02 feet to the beginning of a curve concave to the east having a radius of 25.00 feet and a central angle of 89°34'01" and being subtended by a chord which bears North 10°32'53" East 35.22 feet; thence north westerly, northerly and northeasterly along said curve, a distance of 39.08 feet; thence North 55°19'54" East tangent to said curve, a distance of 34.90 feet to the beginning of a curve tangent to said line; thence northeasterly a distance of 49.86 feet along the curve concave to the northwest, having a radius of 118.00 feet and a central angle of 24°12'41"; thence South 58°52'47" East radial to said curve, a distance of 40.65 feet; thence South 55°11'25" East, a distance of 47.79 feet; thence South 29°01'41" East, a distance of 42.79 feet; thence South 74°31'34" East, a distance of 55.59 feet; thence South 54°33'39" East, a distance of 27.68 feet; thence South 68°09'52" East, a distance of 72.50 feet; thence South 79°42'33" East, a distance of 72.04 feet; thence North 67°59'10" East, a distance of 47.18 feet; thence North 77°25'11" East, a distance of 26.38 feet to the Point of Beginning. Containing 118.16 Acres, more or less.

PRIVATELY OWNED AND MAINTAINED STREETS
CASALINO DRIVE
BENEDETTO COURT
MARCHELLO WAY
LIVORNO WAY
BIGNONA WAY
CAPRIANA COURT
ROSOLINA COURT
CASSANO DRIVE

PROPERTY LINE /
JACARANDA R-D-W LINE



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CLIENT: NEAL COMMUNITIES OF
SOUTHWEST FLORIDA, LLC
PROJECT: VILLAGES OF MILANO
PHASE 2

DATE: 2016
DRAWING SCALE: 1" = 100'
SHEET COUNT: 35
SHEET NO: 182

TITLE: EXHIBIT B
PROJECT NUMBER: 215611819

DATE: 2016
DRAWING SCALE: 1" = 100'
SHEET COUNT: 35
SHEET NO: 182

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