

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 Tract 200

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
Priscilla Heim

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.

Notary stamp:
Commission No.



Kathy Frey
Notary Public

EXHIBIT A
VILLAGES OF MILANO TRACT 200
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 384.20 feet to the true point of beginning; thence South 00°23'38" West, a distance of 431.77 feet; thence South 36°51'25" West, a distance of 54.52 feet; thence South 11°45'10" West, a distance of 29.24 feet; thence South 41°41'12" West, a distance of 39.14 feet; thence South 06°12'53" West, a distance of 59.66 feet; thence South 00°20'25" East, a distance of 52.73 feet; thence South 07°24'39" East, a distance of 55.11 feet; thence South 01°09'36" East, a distance of 43.10 feet; thence South 62°21'36" West, a distance of 49.84 feet; thence South 54°37'57" West, a distance of 44.35 feet; thence North 78°13'17" West, a distance of 36.14 feet; thence North 70°0'01" West, a distance of 47.14 feet; thence North 69°44'51" West, a distance of 63.10 feet; thence North 54°32'31" West, a distance of 39.43 feet; thence South 82°02'00" West, a distance of 54.87 feet; thence South 82°35'59" West, a distance of 51.78 feet; thence South 54°55'31" West, a distance of 34.87 feet; thence South 50°44'32" West, a distance of 40.96 feet; thence South 74°48'04" West, a distance of 91.82 feet; thence along the easterly Right-of-Way of Carlino Drive as shown on the recorded Plat of Villages of Milano as recorded in Plat Book 49 in Pages 36 and 36A through 36H of the Public Records of Sarasota County Florida the next 5 calls; thence North 00°16'35" East, a distance of 154.85 feet to the beginning of a curve tangent to said line, thence northerly, northeasterly and easterly a distance of 37.33 feet along the curve concave to the southeast, having a radius of 25.00 feet and a central angle of 85°32'59" to a point of reverse curvature, thence easterly a distance of 9.57 feet along the arc of said curve concave to the north having a radius of 118.00 feet and a central angle of 4°38'50"; thence North 08°49'16" West radial to said curve, a distance of 43.00 feet to the beginning of a curve radial to said line; thence westerly, northwesterly and northerly a distance of 39.43 feet along the curve concave to the northeast, having a radius of 25.00 feet and a central angle of 90°21'43" to a point of reverse curvature; thence northerly and northwesterly a distance of 128.61 feet along the arc of said curve concave to the southwest having a radius of 250.00 feet and a central angle of 29°28'34", thence along and with the Lot lines of lots 27, 26, 25, 24 of said Villages of Milano the next 4 calls, thence North 50°31'41" East, a distance of 126.03 feet to the beginning of a curve concave to the southwest having a radius of 376.00 feet and a central angle of 1°01'18" and being subtended by a chord which bears North 38°57'40" West 6.70 feet; thence northwesterly along said curve, a distance of 6.70 feet; thence North 39°28'19" West tangent to said curve, a distance of 143.69 feet to the beginning of a curve tangent to said line; thence northwesterly a distance of 70.38 feet along the curve concave to the southwest, having a radius of 601.00 feet and a central angle of 6°42'33" to a point of cusp; thence North 89°45'24" East, a distance of 79.73 feet, thence North 45°29'05" East, a distance of 163.17 feet, thence North 07°11'55" East, a distance of 120.71 feet, thence North 65°31'45" East, a distance of 91.11 feet, thence South 68°28'41" East, a distance of 91.11 feet, thence North 89°21'16" East, a distance of 111.69 feet; thence South 25°33'07" East, a distance of 45.87 feet; thence South 72°36'39" East, a distance of 106.45 feet; thence North 60°23'13" East, a distance of 59.84 feet to the Point of Beginning. Containing 9.66 Acres, more or less.

