

DECLARATION OF MAINTENANCE RESPONSIBILITIES

WHEREAS, NEAL SIGNATURE HOMES, LLC, a Florida limited liability company, hereinafter referred to as "Developer," is the developer and owner of the real property within the city limits of Venice, Florida, known and identified on the plat described as "**ARIA, PHASE II**," on the following described real property, hereinafter referred to as the "Property":

TRACT 800, ARIA, AS RECORDED IN PLAT BOOK 52, PAGES 428-438, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA,

TOGETHER WITH: A 30' X 30' TRACT OF LAND, AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2019030745, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, also described as follows: Commence at the southeast corner of Section 34, Township 38 South, Range 19 East, Sarasota County, Florida, thence North (an assumed bearing), along the East line of the Southeast 1/4 of said section 34, a distance of 656.90 feet; thence West perpendicular to the east line of section 34, a distance of 60.00 feet for a POINT OF BEGINNING; thence continue West, perpendicular to said East line of Section 34, a distance of 30.00 feet, thence North parallel with the said East line of Section 34, a distance of 30.00 feet; thence East, perpendicular to said East line of Section 34, a distance of 30.00 feet to a point lying 60 feet West of said East line of the Southeast 1/4 of Section 34; thence South parallel with the said East line of Section 34, a distance of 30.00 feet to the POINT OF BEGINNING. All lying and being in Section 34, Township 38 South, Range 19 East, Sarasota County, Florida

WHEREAS, Developer is developing the Property and 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 Developer and City have agreed that certain roads and drainage facilities shall remain privately owned, operated and maintained at no expense to the City of Venice, after completion of construction.

WHEREAS, the **ARIA NEIGHBORHOOD ASSOCIATION, INC.**, a Florida not for profit corporation, hereinafter referred to as "Association," is the legal entity designated by Developer to serve as the perpetual maintenance entity to privately own, operate and maintain the private roads and drainage facilities pursuant to the Declaration of Covenants, Conditions and Restrictions for Aria, including the Supplemental Declaration of Covenants, Conditions and Restrictions for Aria to Add Aria, Phase II.

NOW THEREFORE, the Association agrees that upon completion of the construction of the private roads and drainage facilities by Developer, the Association shall maintain and repair to applicable City specifications those private roads and drainage facilities located on the Property, as identified in EXHIBIT "A" attached hereto.

This Agreement shall run with the land described above and shall insure to the benefit of and shall be binding upon the parties hereto, their successors and assigns.

Made and executed this 19th day of March, 2020.

IN WITNESS WHEREOF, the Developer and Association have caused these presents to be executed in their names, and their corporate seals to be hereunto affixed, by their proper officers thereunto duly authorized, the date and year first written above.

(Signature Page to Follow)

DEVELOPER:

NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, a
Florida limited liability company,

By: NCDG Management, LLC, a Florida limited liability
company,
its Manager

By: James R. Schier
Name: James R. Schier
Its: Manager

Witness

Amy R. Mallon
Amy R. Mallon

Print Name of Witness

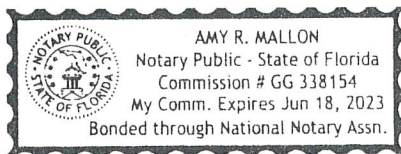
Witness

Michelle Nagy
Michelle Nagy

Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 19 day of March, 2020, by James R. Schier, as Manager of NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Communities of Southwest Florida, LLC, a Florida limited liability company, on behalf of the Company, (☒) who is personally known to me or () who has produced _____ as identification.



Amy R. Mallon
Notary Public
My Commission Expires: _____

ASSOCIATION:

ARIA NEIGHBORHOOD ASSOCIATION, INC., a Florida
not for profit corporation

By: James R. Schier
James R. Schier, its President

Signature

Amy R. Mallon
Amy R. Mallon

Printed Name

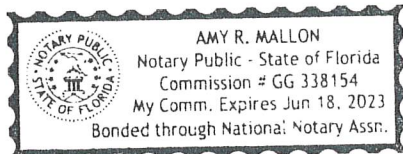
Signature

Michelle Nagy
Michelle Nagy

Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 19 day of March, 2020, by James R. Schier, as President of the Cielo Neighborhood Association, Inc., on behalf of the Corporation, (☒) who is personally known to me or () who has produced _____ as identification.



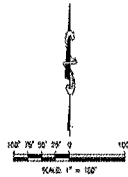
Amy R. Mallon
Notary Public
My Commission Expires: _____

ARIA, PHASE II
A REPLAY OF TRACT 800, ARIA, AS RECORDED IN PLAT BOOK 52, PAGES
428-438 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
SHEET 2 of 4

TRACT 800, ARIA, AS RECORDED IN PLAT BOOK 52, PAGES 428-438 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LYING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.
TOGETHER WITH
A 30'X30' TRACT OF LAND, AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2019030745 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TRACY 100 - FRONT, SIDEWALK, INGRESS, EGRESS, UTILITY,
DRAINAGE, LANDSCAPE & HARDSCAPE EASEMENT

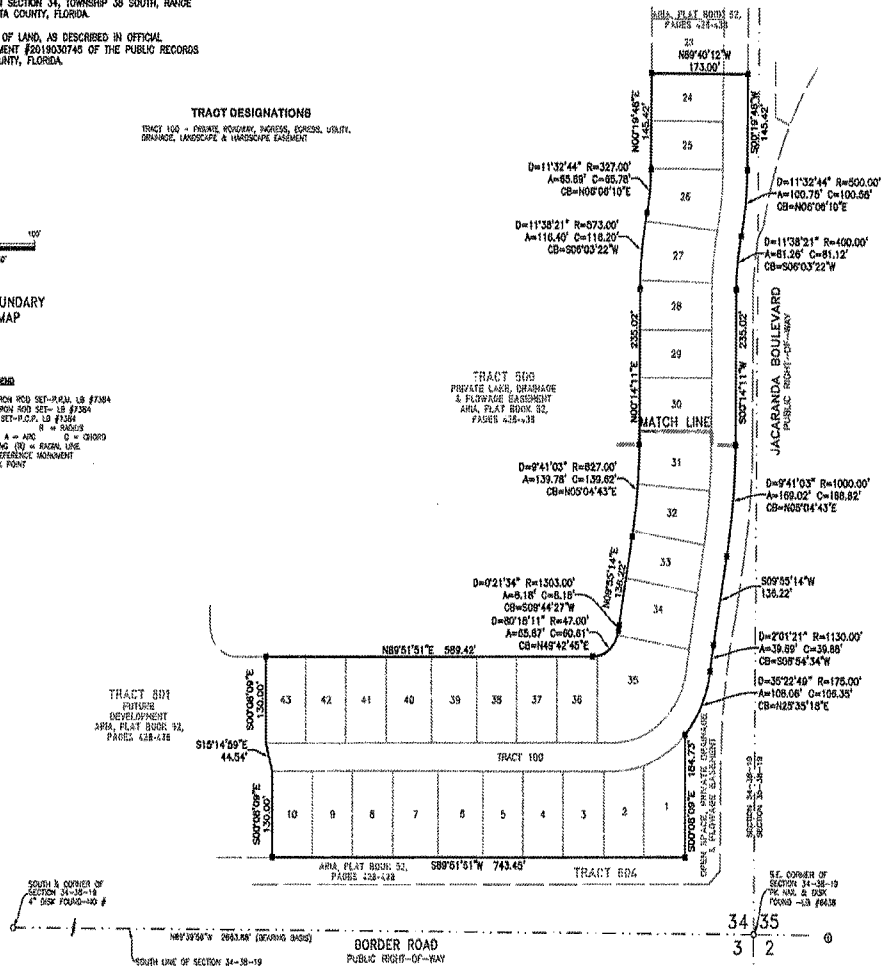


OVERALL BOUNDARY
& KEY MAP

LEGEND

W = 3/4" CAPPED ROW ROD SET- P.R.H. LB #7384
 O = 3/4" CAPPED ROW ROD SET- LB #7384
 Δ = 1/2" & DISK SET- P.C.P. LB #7384
 SF = SQUARE FEET R = RADIUS
 D = DELTA A = ABC C = CHORD
 CH = CHORD BEARING (R) = RADIAL USE
 P.R.H. = PERMANENT REFERENCE MEASUREMENT
 * = BREAK POINT

TRACT 510
PRIVATE LAKE, DRAINAGE
& FLOWAGE EASEMENT
AND, PLAT BOOK 32,
PAGE 425-438



TRACT 8091
FUTURE
DEVELOPMENT
AREA, FLAT BOOK 42,
PAGES 42A-43B

BORDER ROAD
PUBLIC RIGHT-OF-WAY