

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 III," on the following described real property, hereinafter referred to as the "Property":

LEGAL DESCRIPTION, ARIA, PHASE III:

BEGIN AT THE SOUTHWEST CORNER OF LOT 10, ARIA, PHASE II, AS RECORDED IN PLAT BOOK 54, PAGES 132 – 135 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.89°51'51"W., ALONG THE SOUTH LINE OF TRACT 801, ARIA, AS RECORDED IN PLAT BOOK 52, PAGES 428 – 438 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 288.80 FEET; THENCE ALONG THE WESTERLY LINE OF SAID TRACT 801 FOR THE FOLLOWING FIVE (5) COURSES: (1) THENCE N.00°08'09"W., A DISTANCE OF 157.84 FEET; (2) THENCE N.50°34'10"E., A DISTANCE OF 57.37 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.50°34'10"E., A RADIAL DISTANCE OF 175.00 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°27'50", A DISTANCE OF 120.54 FEET; (4) THENCE N.00°01'59"E., A DISTANCE OF 1,930.09 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 38°39'19"; (5) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 118.07 FEET; THENCE N.50°07'17"W., A DISTANCE OF 38.10 FEET; THENCE N.00°19'37"E., A DISTANCE OF 182.13 FEET TO A POINT ON THE WEST LINE OF TRACT 502 OF SAID ARIA; THENCE S.89°40'23"E., A DISTANCE OF 885.80 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 67.00 FEET AND A CENTRAL ANGLE OF 86°33'27"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 101.22 FEET; THENCE N.03°46'09"E., A DISTANCE OF 69.88 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 342.00 FEET AND A CENTRAL ANGLE OF 03°20'59"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 19.99 FEET; THENCE N.00°25'10"E., A DISTANCE OF 371.40 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 658.00 FEET AND A CENTRAL ANGLE OF 11°38'49"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 133.76 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 11°44'23"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 9.22 FEET; THENCE N.00°19'36"E., A DISTANCE OF 120.08 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 29°16'03"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 45.97 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 718.62 FEET AND A CENTRAL ANGLE OF 09°22'51"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 117.66 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 19°53'24"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 38.19 FEET; THENCE N.00°19'48"E., A DISTANCE OF 70.35 FEET; THENCE S.89°40'12"E., A DISTANCE OF 147.22 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 801, ARIA, ALSO BEING THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.62°24'38"E., A RADIAL DISTANCE OF 65.00 FEET; THENCE ALONG THE EASTERLY LINE OF SAID TRACT 801 FOR THE FOLLOWING THIRTY-ONE (31) COURSES: (1) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 191°45'12", A DISTANCE OF 217.54 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 39°00'58"; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.02 FEET; (3) THENCE S.00°19'36"W., A DISTANCE OF 55.24 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°59'47"; (4) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; (5) THENCE S.89°40'12"E., A DISTANCE OF 13.61 FEET; (6) THENCE N.00°47'01"E., A DISTANCE OF 140.26 FEET; (7) THENCE S.89°12'59"E., A DISTANCE OF 33.60 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.00°46'59"W., A RADIAL DISTANCE OF 320.00 FEET; (8) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°03'27", A DISTANCE OF 396.86 FEET; (9) THENCE S.18°08'48"E., A DISTANCE OF 244.82 FEET; (10) THENCE S.71°51'12"W., A DISTANCE OF 140.00 FEET; (11) THENCE N.18°08'48"W., A DISTANCE OF 57.20 FEET; (12) THENCE S.71°51'12"W., A DISTANCE OF 43.00 FEET; (13) THENCE N.18°08'48"W., A DISTANCE OF 34.13 FEET; (14) THENCE S.71°51'12"W., A DISTANCE OF 140.00 FEET; (15) THENCE N.18°08'48"W., A DISTANCE OF 114.40 FEET; (16) THENCE S.71°51'12"W., A DISTANCE OF 0.54 FEET; (17) THENCE N.18°08'48"W., A DISTANCE OF 57.20 FEET; (18) THENCE N.71°51'12"E., A DISTANCE OF 139.33 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.64°13'28"W., A RADIAL DISTANCE OF 137.00 FEET; (19) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°53'40", A DISTANCE OF 152.78 FEET; (20) THENCE N.89°40'12"W., A DISTANCE OF 45.78 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'13"; (21) THENCE SOUTHWESTERLY ALONG THE

ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; (22) THENCE S.00°19'36"W., A DISTANCE OF 144.06 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 228.00 FEET AND A CENTRAL ANGLE OF 11°44'23"; (23) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 46.72 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 11°38'49"; (24) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.56 FEET; (25) THENCE S.00°25'10"W., A DISTANCE OF 371.40 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 03°20'59"; (26) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.69 FEET; (27) THENCE S.03°46'09"W., A DISTANCE OF 69.88 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 05°55'22"; (28) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.84 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 75°33'20"; (29) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.97 FEET; (30) THENCE S.65°51'49"E., A DISTANCE OF 96.79 FEET; (31) THENCE S.25°47'49"W., A DISTANCE OF 100.04 FEET TO A POINT ON THE EASTERLY LINE OF TRACT 200, OF SAID ARIA, ALSO BEING THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.24°08'11"W., A RADIAL DISTANCE OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°58'19", A DISTANCE OF 31.84 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 216.00 FEET AND A CENTRAL ANGLE OF 06°46'42"; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 25.55 FEET; THENCE S.00°19'48"W., A DISTANCE OF 281.47 FEET TO A POINT ON SAID EASTERLY LINE OF TRACT 801, ARIA, ALSO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 21°44'54"; THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY LINE OF SAID TRACT 801 FOR THE FOLLOWING ELEVEN (11) COURSES: (1) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 104.38 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 80°24'21"; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.08 FEET; (3) THENCE S.58°59'15"W., A DISTANCE OF 34.83 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 193.00 FEET AND A CENTRAL ANGLE OF 30°07'15"; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 101.46 FEET; (5) THENCE N.61°08'00"W., A DISTANCE OF 159.88 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.78°06'51"W., A RADIAL DISTANCE OF 50.17 FEET; (6) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°50'16", A DISTANCE OF 28.76 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.69°01'10"W., A RADIAL DISTANCE OF 50.00 FEET; (7) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°56'55", A DISTANCE OF 63.66 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 60.87 FEET AND A CENTRAL ANGLE OF 156°56'59"; (8) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 166.75 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 145°58'41"; (9) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 127.39 FEET; (10) THENCE N.82°57'27"W., A DISTANCE OF 11.06 FEET; (11) THENCE N.22°36'27"E., A DISTANCE OF 17.88 FEET; THENCE N.89°40'23"W., A DISTANCE OF 667.50 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 37.00 FEET AND A CENTRAL ANGLE OF 90°17'37"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.31 FEET TO A POINT ON SAID EASTERLY LINE OF TRACT 801; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING SIX (6) COURSES: (1) THENCE S.00°01'59"W., A DISTANCE OF 1,839.78 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 47.00 FEET AND A CENTRAL ANGLE OF 90°10'09"; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.97 FEET; (3) THENCE N.89°51'51"E., A DISTANCE OF 52.22 FEET; (4) THENCE S.00°08'09"E., A DISTANCE OF 130.00 FEET; (5) THENCE S.15°14'59"E., A DISTANCE OF 44.54 FEET; (6) THENCE S.00°08'09"E., A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,235,604.50 SQUARE FEET OR 28.3656 ACRES, MORE OR LESS.

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 III.

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 4 day of August, 2021.

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.

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

[Signature]
Witness

SEAN M. FINETTI
Print Name of Witness

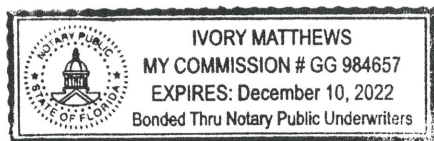
[Signature]
Witness

Cindy Zagorski
Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 4 day of August, 2021, by James R. Schier, as Manager of NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Signature Homes, LLC, a Florida limited liability company, on behalf of the Company, (☒) who is personally known to me, or (☐) who has produced _____ as identification.

(Affix Seal)



[Signature]
Signature of Notary Public
Print Notary Name: Ivory Matthews
NOTARY PUBLIC STATE OF FLORIDA
Commission No. GG 984657
Expiration Date: 12/10/22

ASSOCIATION:

[Signature]
Signature
SEAN M. FINOTT
Printed Name
[Signature]
Signature
Cindy Zagorski
Printed Name

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

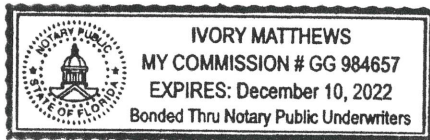
By:

[Signature]
James R. Schier, its President
Tracy Hecht, vice president

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this
4 day of August, 2021, by James R. Schier, as President of Aria Neighborhood Association, Inc., a Florida not
for profit corporation, on behalf of the Corporation, (☒) who is personally known to me, or (☐) who has produced
_____ as identification.

(Affix Seal)



[Signature]
Signature of Notary Public
Print Notary Name: Ivory Matthews
NOTARY PUBLIC STATE OF FLORIDA
Commission No. GG 984657
Expiration Date: 12/10/22

Exhibit "A"

