

## **EXHIBIT "A"**

### **A. LANDSCAPING WITHIN RIGHT-OF-WAYS, MEDIANS, AND TRAFFIC CIRCLES, AND ASSOCIATED WALLS AND FENCING, LOCATED WITHIN OR ADJACENT TO THE FOLLOWING ROADWAYS, LESS AND EXCEPT: (I) ANY PORTIONS ADJACENT TO COMMERCIAL PROPERTY, THE VILLAGES CHARTER SCHOOLS, AND PROPERTY NOT IN MIDDLETON; (II) STREET LIGHTING ASSUMED BY THE CITY OF WILDWOOD OR SUMTER COUNTY; AND (III) VILLAGE/NEIGHBORHOOD ENTRY FEATURES NOT LISTED IN SECTION B. BELOW**

1. Central Parkway from CR 470 to Marsh Bend Trail, less the traffic circle and medians lying within Central Parkway between Landstone Boulevard and Marsh Bend Trail.
2. Landstone Boulevard from Central Parkway to Bexley Trail, less any traffic circles and medians lying therein.
3. Stampeder Trail
4. Leanne Lane

### **B. ENTRY FEATURES**

1. Central Parkway at (a) Stampeder Trail including traffic circle and (b) Landstone Boulevard

### **C. LAKES, SHORELINES, CONSERVATION, STORMWATER MANAGEMENT SYSTEM, BUFFER AREAS, AND GREEN SPACES**

1. Maintenance obligation for the Stormwater Management System (SWMS). The SWMS includes the Stormwater Retention Basins (SRB), other Water Retention Areas (WRA), underground stormwater conveyance systems and similar areas conveyed to those Community Development Districts (CDD's) or over which CDD's have assumed maintenance but excluding such bleed down underground conveyance systems operated pursuant to the Middleton Water Conservation Authority irrigation systems and not part of the SWMS.
2. All Conservation Areas, Reserves, Preserves, Mitigation Areas and other similar areas required by the Villages of Southern Oaks Development Agreement with the City of Wildwood or required by government regulation of general application, located within the Middleton Community.
3. Green spaces associated with transportation, multi-modal, and golf cart paths and trails listed in Section D below.
4. Dry Creek where adjacent to the boundary of Middleton A CDD
5. Perimeter buffers and security improvements.

### **D. TRANSPORTATION TRAILS**

1. Transportation, multi-modal, and golf cart paths and trails within the Project, together with associated landscaping, but excluding (a) those trails/paths lying within the paved surface of a road right-of-way, and (b) golf cart paths and trails which are part of and necessary to play any particular golf course.

**E. TUNNELS**

1. Tunnels, tunnel headwalls and ramps that lie within or adjacent to the roadways listed in Section A above.

**F. OTHER**

1. Kayak Launch
2. Dry Creek Pedestrian Path – path along the north side of Dry Creek including seating, shade structures, and enjoyment improvements, less any portions lying within Dry Creek Park