

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 OR AMENITY PROPERTY, AND PROPERTY NOT IN THE VILLAGES; (II) STREET LIGHTING ASSUMED BY THE CITY OF WILDWOOD, THE CITY OF LEESBURG, SUMTER COUNTY, OR LAKE COUNTY; AND (III) VILLAGE/NEIGHBORHOOD ENTRY FEATURES NOT LISTED IN SECTION B. BELOW

1. Chandler Drive south of the unmanned gate
2. Central Parkway from Landstone Boulevard to McNeill Drive, and for clarity, including all traffic circles and medians therein
3. Landstone Boulevard from Central Parkway to Bexley Trail, and for clarity, including all traffic circles and medians therein
4. Marsh Bend Trail from the northwest boundary of District 15, south to Central Parkway
5. Bexley Trail from the north right of way of Florida's Turnpike, south to Landstone Boulevard
6. Gartner Drive
7. McNeill Drive portions north and south of Central Parkway

B. ENTRY FEATURES

1. Central Parkway at (a) Marsh Bend Trail and (b) Barr Boulevard
2. Landstone Boulevard at Barr Boulevard
3. Bexley Trail at (a) Marsh Bend Trail and (b) McNeill Drive
4. Marsh Bend Trail at (a) McNeill Drive and (b) Neil Way
5. CR 470 at (a) Chandler Drive and (b) Meggison Road

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

1. Maintenance obligation for the Stormwater Management System (SWMS). The SWMS includes Central Lake, 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 GPWCA and WUDD 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 and Villages of West Lake Development Agreements with City of Wildwood and City of Leesburg, respectively, or required by government regulation of general application, located within and adjacent to the boundaries of the parties within this agreement.
3. Green spaces associated with transportation, multi-modal and golf cart paths and trails listed in Section D below.
4. 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. "The Villages" Welcome signs along roadways outlined in Section A above
2. Sunset Island and the Bridge to Sunset Island
3. Nadine Trail – path around Central Lake, together with associated seating areas, shade structures, and green space.
4. Boathouse, Boathouse Dock with associated wharf area and parking off of Central Lake
5. The still-to-be-named square in Eastport
6. "The Villages" sign on CR 470 at the northbound Turnpike interchange exit