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August 21, 2013

Kevin. R. Bruning, Esq.
Bentley & Bruning, P. A.
783 S. Orange Ave. Suite 220
Sarasota, Florida 34237

Re: Myakka Valley Ranches Improvement Association, Inc./ Blanton

Dear Kevin:

The purpose of this letter is to confirm our telephone conversation of August 21. I represent Myakka Valley Ranches Improvement Association, Inc. (Association) and have been requested to respond to your letter of July 31, 2013.

The Association understands the concerns of your client and is certainly hopeful the matter will be amicably resolved, but it has no duty or basis to become involved. The properties in question are not subject to the Amended and Restated Declaration of Restrictions for Myakka Valley Ranches and the owners of the two properties are not members of the Association. Further, the access in question is apparently located between the properties and is not an easement used by the Association or its members. As noted on the plat labeled Enclosure A with your letter, the only easement that is depicted and used for ingress and egress to Myakka Valley Ranches is the primary 100 foot right-of-way known as Myakka Valley Trail. The spur road subject to your dispute is not depicted on the recorded plat and is not an easement that is maintained by the Association.

Please contact me if you would like to discuss these matters.

Very truly yours,

DRAFT

Chad M. McClenathen

cc: Myakka Valley Ranches Improvement Association, Inc.