

3/3/2025 1:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3304975

Prepared by and return to:

Jim Schier

Neal Communities of Southwest Florida, Inc.

5800 Lakewood Ranch Boulevard

Sarasota, Florida 34240

W130-659-660

RES-NEW-25-000139

NOTICE OF COMMENCEMENT

STATE OF FLORIDA
COUNTY OF SARASOTA

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Description of property: Lot 659 and 660 Windward, Phase 2, a subdivision as recorded in Plat Book 57 pages 174 in the Public Records of Sarasota County, Florida.
Street Address 2349 Blue Mahoe Lane, Sarasota, Florida, 34240
2353 Blue Mahoe Lane, Sarasota, Florida, 34240
2. General description of improvement: Single family residence, which may include a detached garage, pool and pool eage, lanai extension, security system, entry/courtyard wall and fences.
3. Owner information
Name and address: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, a Florida limited liability company, 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240
 1. Interest in property: Fee simple
 2. Name and address of fee simple titleholder (if other than Owner): SAME
4. Contractor (name and address): NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, a Florida limited liability company, 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240
5. Surety
 1. Name and address:
 2. Amount of bond:
6. Lender (name and address): Truist Bank, Attn: Angela Pinto; 333 S. Garland Avenue, MC FL-ORL-1504, Orlando, Florida 3280
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by 713.13(1)(a)7, Florida Statutes (name and address):
8. In addition to himself, Owner designates _____ N/A of _____ N/A to receive a copy of the Lienor's Notice as provided in 713.13(1)(b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified):

Warning to owner: Any payments made by the owner after the expiration of the notice of commencement are considered improper payments under Chapter 713, Part 1, Section 713.13, Florida Statutes, and can result in your paying twice for improvements to your property. A notice of commencement must be recorded and posted on the job site before the first inspection. If you intend to obtain financing, consult with your lender or an attorney before commencing work or recording your notice of commencement.

NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

By: _____

Jason Frost

As Vice President

SWORN TO AND SUBSCRIBED before me this 28th day of February, 2025 by Jason Frost, as Vice President of Neal Communities of Southwest Florida, LLC, a Florida limited liability corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above named person is personally known to me.



Signature of Notary Public

Print Name of Notary Public