

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

UNIT																				VILLAS																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	21	697	683	684	685	686	687	688	690	691	692	693	694	695	696	698								
AIR CONDITIONERS																																									
■ Window air conditioners are prohibited and only central air conditioners are permissible.																																									
	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																			■		
Fines	1st viol.	2nd viol.	per day for con't viol.*																																						
	\$25.00	\$50.00	\$25.00																																						
* viol = violation																																									
EXTERNAL NOISE																																									
■ Radios, record players, television, voices and other sounds if external to the home are to be kept on a moderate level from 10:00 p.m. to one (1) hour before daylight.																																									
	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Fines	1st viol.	2nd viol.	per day for con't viol.																																						
	\$25.00	\$50.00	\$25.00																																						
GARBAGE/TRASH																																									
■ All garbage will be contained in appropriate plastic bags and placed curbside no earlier than the day before scheduled pickup.																																									
	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
■ All garbage will be contained in appropriate fully closed and sealed plastic bags and placed curbside no earlier than the day before scheduled pickup. No rubbish, trash, garbage, or other waste material shall be kept or permitted on any lot or on the common area except in sanitary containers located in appropriate areas concealed from public view.																																									
																					■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Fines	1st viol.	2nd viol.	3rd viol.	per day for con't viol.																																					
	Free	Free	\$50.00	\$25.00																																					

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LAWN ORNAMENTS																																					
■ No prohibition on lawn ornaments.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■			
■ No yard ornaments of any kind shall be permitted.																								■													
Fines 1st viol. 2nd viol. 3rd viol. per day for con't viol.																																					
Free Free \$50.00 \$25.00																																					
LIGHTING																																					
■ Each lot is designed to have a front yard pole light which is activated by a light sensing meter. Lot owners shall maintain electric power to such light at all times so that the system can operate during all times of low-level light.																								■													
■ Exterior lighting must be attached to the home and shaded so as not to create a nuisance to others. No security poles may be erected.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																	
Fines 1st viol. 2nd viol. per day for con't viol.																																					
\$25.00 \$50.00 \$10.00																																					
MAINTENANCE & MODIFICATION																																					
■ It shall be the responsibility of the owner to keep their lot neat and clean and the grass cut and edged at all times. The lot owner shall have the obligation to mow and maintain all areas up to the street pavement. Persons owning lots adjacent to a lake shall have the obligation to mow and maintain all areas between their lot line and the water even though they may not own that portion of the land. If an owner does not adhere to this regulation then the work may be performed on behalf of the owner and the cost shall be charged to the owner.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																	

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MAINTENANCE & MODIFICATION (con't)																																					
<p>■ It shall be the responsibility of the owner to keep their lot neat and clean and the grass cut and edged at all times. The lot owner shall have the obligation to mow and maintain all areas up to the street pavement, including any portion of Tract B lying between the owner's lot line and the adjacent paved road area. The owners of Lots 27 and 28 shall maintain the landscaping upon their lots along the golf cart path between Lot 27 and 28. The owners of Lots 2 and 3 shall maintain all landscaped areas upon their lots up to the concrete architectural feature known as "Electric Creek". The owners of lots 1 through 8 shall irrigate and maintain their lots and the landscaped area lying between their dwelling and the area described in Attachment 1 whether or not such area is part of the owner's lot. The owners shall hook up to the utility providing water service to the subdivision and shall maintain the irrigation system serving their lot and such additional areas.</p> <p>The owners of lots 1 through 8 shall perpetually provide and maintain the furniture, safety equipment, appliances, fans, light bulbs, telephone and telephone service, cable television and similar nonessential equipment or furnishings, and janitorial services inside and outside of the pool house, the pool deck, screen cage and pool (pool checks), including pressure washing for the recreation area located within the center of the subdivision. If an owner does not adhere to this regulation, the work may be performed on behalf of the owner and the cost shall be charged to the owner.</p>																																					
<p>■ No owner of a lot within the subdivision which is subject to a Special Easement for Landscaping, as shown on the plant, shall take any action to prevent the Landscaped Buffer from complying with those provisions of the Sumter County Subdivision regulations governing Landscaped Buffer areas, however the owner of a lot subject to a Special Easement shall be responsible for the maintenance of the landscaping located thereon.</p>																																					
<p>■ No owner of a lot subject to a Special Easement for landscaping, shall take any action to prevent the landscaped buffer from complying with those provisions governing landscaped buffer areas.</p>																																					

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MAINTENANCE & MODIFICATION (con't)																																			
■ No building or structure shall be constructed, erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the building or structure has been approved, as to the quality of workmanship and materials, harmony of external design with existing structures and location with respect to topography and finished grade elevation.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■															
■ It shall be the responsibility of each property owner within the subdivision at the time of construction of a building, residence, or structure, to comply with the construction plans for the Surface Water Management System pursuant to Chapter 40D-4, F.A.C., approved and on file with the Southwest Florida Water Management District.				■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
■ After the home has been placed, positioned and hooked up, no replacements, reconnections, disconnections, additions, alterations, or modifications in the location and utility connections of the home will be permitted except with written consent. All outside structures for storage or utility purpose must be attached to the home.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■															
■ No driveways, walkways, or access shall be located on or permitted on Rio Grande Avenue or Morse Boulevard. No building or other improvements shall be made within the easements without permission.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■															
■ There shall be only one home on each lot. Each home must have a garage. No carports are permitted in the subdivision. Only homes of at least 900 square feet exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space, and homes with 1/4 roof pitch (6" in 12" rise and run), shall be placed on any lot, except homes with a (5" in 12" rise and run) must be at least 1,000 square feet of air-conditioned and heated space. The home shall be a conventionally built home, either site built or prefabricated which must be of a design approved as to color, construction material, design, size and other qualities. Each home must have eave overhangs and gable overhangs and all roofing materials shall be shingle over all areas including garages, screen room, utility rooms, etc. and all areas must have ceilings.	■																																		

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MAINTENANCE & MODIFICATION (con't)																																			
<p>■ There shall be only one home on each lot. Each home must have a garage. Only homes of at least 1,144 square feet exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space, and homes with 1/4 roof pitch (6" in 12" rise and run), shall be placed on any lot. The home shall be a conventionally built home either site built or prefabricated, which must be design approved as to color, construction material, design, size and other qualities. Each home must have eave overhangs and gable overhangs and no roofing materials shall be aluminum materials and all areas must have ceilings.</p>						■		■																											
<p>■ There shall be only one home on each lot. Only homes with garages and of at least 1240 square feet, exclusive of any alterations to the original plan offered by the developer, exclusive of heated and air-conditioned Florida Rooms and exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space, and homes with at least a 5" in 12" rise and run roof pitch, shall be placed on any lot. The home shall be a conventionally built home with approved design, color, construction material, size and other qualities. Each home must have eave overhangs and gable overhangs, and all roofing materials shall be shingle or tile materials over all areas including garages, screen porches, utility rooms, etc., and all areas must have ceiling. Screen cages are allowed.</p>																																			

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MAINTENANCE & MODIFICATION (con't)																																					
<p>■ A. As to lots 9,10, and 11 there shall be no more than 5 homes collectively on the three lots. Only homes of at least 1200 square feet, exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space, and homes with at least 4" in 12" rise and run roof pitch, shall be placed on any lot. The home shall be a conventionally built home, which must be approved as to the design, color, construction materials, size and other qualities. Each home must have eave overhangs and gable overhangs, and all roofing materials shall be either tile or shingle materials and cover over all areas including garages, utility rooms, etc., and all areas must have finished ceilings. Screen cages are permitted over lanais, pools and screen-in walkways.</p> <p>B. As to all other lots, there shall be only one home on each lot. Each home must have a garage. Only homes of at least 2000 square feet, exclusive of any garage, storage room, screen room or there non-heated and non-air-conditioned space, and homes with at least 6" in 12" rise and run roof pitch, shall be placed on any lot. The home shall be a conventionally built home, which must be approved as to the design, color, construction materials, size and other qualities. Each home must have eave overhangs and gable overhangs, and all roofing materials shall be either tile or shingle materials and cover over all areas including garages, utility rooms, etc., and all areas must have finished ceilings. Screen cages are permitted over lanais.</p>																																					
<p>■ After the home has been constructed, no reconstruction, additions, alterations, or modifications to the home, or in the locations and utility connections of the home will be permitted except with written consent. All outside structures for storage or utility purposes must be attached to the home.</p>																																					
<p>■ Each home and lot must contain a concrete driveway, the lawn must be sodded and a lamp post erected in the front yard of each lot.</p>	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																		
<p>■ No out building, tent, shack, garage, trailer, shed, utility building or temporary building of any kind shall be erected, except temporarily for construction purposes only.</p>																					■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

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MAINTENANCE & MODIFICATION (con't)																																					
<ul style="list-style-type: none"> No out building, tent, shack, garage, trailer, shed, utility building or temporary building of any kind shall be erected, except temporarily for construction purposes only. No awnings on windows or doors facing the roadways. No other yard ornaments of any kind shall be permitted. The painting of sidewalks or driveways is prohibited except for clear sealants. 																																					
<ul style="list-style-type: none"> Rebuild: If all or any portion of a residence is damaged or destroyed by fire or other casualty, it shall be the duty of the owner, with all due diligence, to rebuild, repair or reconstruct such residence in a manner which will substantially restore it to his appearance and condition immediately prior to the casualty. Reconstruction shall be undertaken within two (2) months after the damage occurs, and shall be completed within six (6) months after the damage occurs unless prevented by a governmental authority. Such reconstruction is subject to the approval of the District. 																																					
<ul style="list-style-type: none"> No owner shall make any structural alteration, or shall undertake any exterior repainting or repair of or addition to his residence which would substantially alter the exterior appearance thereof, without the prior written approval of the plan and specifications thereof by the District. 																																					
<ul style="list-style-type: none"> No owner shall make any structural alteration, or shall undertake any exterior repainting or repair of or addition to his residence which would substantially alter the exterior appearance thereof, without the prior written approval of the plan and specifications thereof by the District. All fence walls must be of a uniform color and type of paint. Owners intending to paint their fence walls must contact the District for paint specifications. 																																					

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<p>■ Each owner shall, at his sole cost and expense, repair his residence, keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. The exterior of the gate fence wall will be painted and kept clean by the party having the responsibility for maintaining the adjacent landscaped yard area. Each lot owner shall be responsible for maintaining his driveway whether on his lot or on an adjacent lot, common or dedicated area. Each owner shall keep his lot neat and clean and the grass cut and edged at all times and shall also maintain the unpaved area between an adjacent roadway and the owner's front and side lot lines. The gate on the gate fence wall shall be maintained by the owner enjoying the use of the adjacent side yard area. If an owner does not adhere to the above regulation then the work may be performed on behalf of the owner and the cost shall be charged to the owner.</p>																																			
<p>■ Each owner shall, at his sole cost and expense, maintain and repair his property including his residence, patio, sidewalks and driveway, keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. Each lot owner shall be responsible for maintaining his driveway whether on his lot or on an adjacent lot, common or dedicated area. If an owner does not adhere to the above regulation then the work may be performed on behalf of the owner and the cost shall be charged to the owner.</p>																																			

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<p>■ Each owner shall, at his sole cost and expense, maintain and repair his property including his residence, patio, sidewalks and driveway, keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. Each lot owner shall be responsible for maintaining his driveway. All residences must be painted in accordance with a uniform color scheme. Owners intending to repaint their residences must contact the District for paint specifications. Each owner shall keep his lot neat and clean and the grass cut and edged at all times and shall also maintain the unpaved area between and adjacent roadway and the owners front and side lot lines. If an owner does not adhere to the above regulation then the work may be performed on behalf of the owner and the cost shall be charged to the owner.</p>																																			

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<p>■ Each owner shall, at his sole cost and expense, repair his residence keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. The exterior of the gate fence wall will be painted and kept clean by the party having the responsibility for maintaining the adjacent landscaped yard area. In addition the owner of lots 21, 33, 37, 47, 62, 63 and 80 shall maintain the exterior portion of the wall fence upon their lot facing the adjoining road right of way or parking area. Owners intending to paint must contact the District for paint specifications. Each lot owner shall be responsible for maintaining his driveway whether on his lot or an adjacent lot, common or dedicated area.</p> <p>Each owner shall keep his lot neat and clean and the grass cut and edged at all times and shall also maintain the unpaved area between an adjacent roadway and the owners front and side lot lines. The gate on the gate fence wall shall be maintained by the owner enjoying the use of the adjacent side yard area. If an owner does not adhere to the above regulations then the work may be performed on behalf of the owner and the cost shall be charged to the owner.</p>																																			
<p>■ Each owner shall, at his sole cost and expense, repair his residence keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. Each lot owner shall be responsible for maintaining his driveway. All wall fencing must be maintained uniformly, the party responsible must contact the District for paint specification. Each owner shall keep his lot neat and clean and the grass cut and edged at all times and shall also maintain the unpaved area between the adjacent roadway and the owners front and side lot lines. If an owner does not adhere to the above regulations then the work may be preformed on behalf of the owner and the cost shall be charged to the owner.</p>																																			

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<p>■ Each owner shall, at his sole cost and expense, repair his residence, keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. Each lot owner shall be responsible for maintaining in a mowed, edged, neat and clean manner: that portion of his lot not subject to side yard or driveway easements; his side yard easement area, driveway easement area and driveway, whether on his lot or on an adjacent lot, common or dedicated area and; the unpaved area between an adjacent roadway and the owners front and side lot lines. Owners shall be responsible for all wall and fence maintenance not assumed by the District. Each owner shall paint and keep clean all fence walls. The gate on the gate fence wall shall be maintained by the owner enjoying the use of the adjacent side yard area.</p> <p>The exterior of the gate fence wall, and the exterior of the non gate front wall on lot 1, will be painted and kept clean by the party having the responsibility for maintaining the adjacent landscaped yard area. Owners shall be responsible for maintenance and repair of the structural integrity of all walls and fences serving the owners lot whether on the owners lot or on an adjacent lot, common or dedicated area. Where a wall serves more than one lot the cost of maintaining and repairing the structural integrity of the wall shall be shared among the respective owners served by such wall. In addition the owners of lots 18,32,33,47, 48, 61,66, and 81 shall clean and paint the exterior portion of the wall upon their lot facing the adjoining road right of way or parking area.</p> <p>In addition owners of lots 19, 40, 41, 43, 44, 46, 47, 51, 54, and 58 shall clean and paint the exterior portion of the wall upon their lot facing the adjoining road right of way or parking area. The gate on the gate fence wall shall be maintained by the owner enjoying the use of the adjacent side yard area. All gates, walls, and fences must be of a uniform color and type of paint. Owners intending to paint must contact the District for paint specifications. If an owner does not adhere to the above regulation then the work may be performed on behalf of the owner and the cost shall be charged to the owner.</p>																																			

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SIGNS																																																																																																																	
<ul style="list-style-type: none"> ■ A sign showing the owner's name will be permitted in common specifications. No other signs or advertisements will be permitted without written consent. 																																																																																																																	
<ul style="list-style-type: none"> ■ No sign of any kind shall be displayed to public view on a lot or the common area without prior written consent, except customary name and address signs. Professional signs advertising a property for sale or rent shall be permitted. 																																																																																																																	
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TRUCKS/RVS/PARKING																																																																																																																	
<ul style="list-style-type: none"> ■ No trucks over 3/4 ton size, boats, or recreational vehicles shall be parked, stored or otherwise remain on any lot or street except for service vehicles located thereon on a temporary basis while performing a service for a resident. No vehicles incapable of operation shall be stored on any lot nor shall any junk vehicles or equipment be kept on any lot. 																																																																																																																	
<ul style="list-style-type: none"> ■ No owner of a lot shall park, store, or keep any vehicle except wholly within his driveway, garage or other non-visitor parking spaces. No truck in excess of 3/4 ton, camper, boat, trailer, or aircraft, or any vehicle other than a private non-commercial vehicle may be parked in a parking space except a boat may be kept in the garage with the garage door closed. No owner of a lot shall repair or restore any motor vehicle, boat, trailer, aircraft or other vehicle on any portion of any lot, or on the common area, except for emergency repairs, and then only to the extent necessary to enable movement thereat to a proper repair facility. 																																																																																																																	
Fines																																																																																																																	
Inoperable vehicle or equipment																																																																																																																	
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">1st</td> <td style="width: 10%;">2nd</td> <td style="width: 10%;">per day of con't viol.</td> <td colspan="35"></td> </tr> <tr> <td>\$150.00</td> <td>\$150.00</td> <td>\$75.00</td> <td colspan="35"></td> </tr> </table>																																						1st	2nd	per day of con't viol.																																				\$150.00	\$150.00	\$75.00																																			
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\$150.00	\$150.00	\$75.00																																																																																																															
All other infractions of Trucks/RV/Parking restrictions:																																																																																																																	
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\$150.00	\$150.00	\$75.00																																																																																																															

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

UNIT																				VILLAS														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	21	697	683	684	685	686	687	688	690	691	692	693	694	695	696	698	
USE OF PROPERTY																																		
■ Each owner shall use his property in such a manner as to allow his neighbors to enjoy the use of their property.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Fines 1st viol. 2nd viol. 3rd viol. per day of con't viol.																																		
Free Free \$50.00 \$25.00																																		
Villa Number/Name Key																																		
683 = Rio Grande Courtyards																																		
684 = San Pedro Courtyards																																		
685 = De Laguna Villas																																		
686 = De La Mesa Villas																																		
687 = Patio Villas																																		
688 = De La Vista (North) Villas																																		
690 = De La Vista (South) Villas																																		
691 = De Laguna (West) Villas																																		
692 = San Antonio Villas																																		
693 = Valdez Villas																																		
694 = San Miguel Villas																																		
695 = De La Vista (West) Villas																																		
696 = Tierra Grande Villas																																		
698 = La Paloma Villas																																		