

External Deed Restrictions and Fine Schedule for District 3

	UNIT														VILLAS								
	33	34	35	36	37	38	39	40	41	42	43	67	68	69	608	609	610	611	612	632	633	634	640
AIR CONDITIONERS																							
■ Window air-conditioners are prohibited and only central air-conditioners are permitted.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
■ No window air-conditioners or irrigation wells are permitted																				■	■	■	■
Fines 1st viol.* 2nd viol. per day for con't viol.																							
25.00 50.00 \$25.00																							
* viol = violation																							
EXTERNAL NOISE																							
■ Radios, record players, televisions, voices and other sounds if external to the home are to be kept on a moderate level from 10:00 pm 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.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
■ No rubbish, trash, garbage, or other waste material shall be kept or permitted on any home site or on the common areas 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																							
LAWN ORNAMENTS																							
■ Lawn ornaments are prohibited except for seasons displays not exceeding thirty (30) day duration.						■	■	■	■			■	■	■				■	■	■	■	■	
Fines 1st viol. 2nd viol. 3rd viol. per day for con't viol.																							
Free Free \$50.00 \$25.00																							

External Deed Restrictions for District 3

	UNIT														VILLAS									
	33	34	35	36	37	38	39	40	41	42	43	67	68	69	608	609	610	611	612	632	633	634	640	
LIGHTING																								
■ Exterior lighting must be attached to the home and shaded so as not to create a nuisance to others. No other light poles may be erected.	■	■	■	■	■	■	■	■	■	■	■	■	■	■										
Fines 1st viol. 2nd viol. per day for con't viol.																								
\$25.00 \$50.00 \$10.00																								
MAINTENANCE & MODIFICATION																								
■ There shall be only one home on each lot. All homes must have garages and be of at least 1240 square feet exclusive of any garage, store room, screen room or other non-heated and non-air-conditioned space. All homes must be constructed with at least a 6" in 12" rise and run roof pitch. The home shall be a conventionally built home of a design approved as being harmonious as to the color, construction materials, design, size and other qualities. Each home must have eave overhangs and gable overhangs, and all roofing materials shall be shingle or tile materials including the roof over garages, screen porches, utility rooms, etc. and all areas must be have ceilings. Screen cages over patios and pools are allowed.	■	■		■	■	■	■	■		■			■											
■ There shall be only one home on each lot. All homes must have garages and be of at least 1100 square feet exclusive of any garage, store room, screen room or other non-heated and non-air-conditioned space. All homes must be constructed with at least a 4" in 12" rise and run roof pitch. The home shall be a conventionally built home of a design approved as being harmonious as to the color, construction materials, design, size and other qualities. Each home must have eave overhangs and gable overhangs, and all roofing materials shall be shingle or tile materials including the roof over garages, screen porches, utility rooms, etc. and all areas must be have ceilings. Screen cages over patios and pools are allowed.			■						■	■														
■ There shall be only one home on each lot. All homes must have garages and be of at least 1050 square feet exclusive of any garage, store room, screen room or other non-heated and non-air-conditioned space. All homes must be constructed with at least a 4" in 12" rise and run roof pitch. The home shall be a conventionally built home of a design approved as being harmonious as to the color, construction materials, design, size and other qualities. Each home must have eave overhangs and gable overhangs, and all roofing materials shall be shingle or tile materials including the roof over garages, screen porches, utility rooms, etc. and all areas must be have ceilings. Screen cages over patios and pools are allowed.												■	■											

External Deed Restrictions and Fine Schedule for District 3

	UNIT													VILLAS									
	33	34	35	36	37	38	39	40	41	42	43	67	68	69	608	609	610	611	612	632	633	634	640
MAINTENANCE & MODIFICATION (con't)																							
<p>■ 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 thereof with all diligence to rebuild, repair or reconstruct such residence and walls in a manner which will substantially restore it to its 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 governmental authority.</p>															■	■	■	■	■	■	■	■	■
<p>■ It shall be the responsibility of the owners to keep their lots neat and clean and the grass cut, irrigated 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 actual 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.</p>		■		■																			
<p>■ Owners shall keep their homesites neat and clean and the grass cut, irrigated and edged at all times. The homesite owner shall have the obligation to mow and maintain all areas up to the street pavement. Persons owning homesites adjacent to a water feature, a land use or landscape buffer, or a wildlife preserve, shall have the obligation to mow and maintain all areas between their homesite lot line and the actual water line, between their homesite lot line and the land use or the landscape buffer, and between their homesite lot line and the board fence on the adjoining wildlife preserve, even though they may not own that portions of the land. The owners of homesites subject to a water feature landscaping easement and owners of homesites subject to a special easement for landscaping shall perpetually maintain the easement area and will not remove or destroy any landscape or fencing thereon originally installed by the Developer without the District's advance written approval, and will promptly replace all dead foliage located therein.</p> <p>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.</p>																							
<p>■ It shall be the responsibility of the owners to keep their lots neat and clean and the grass cut, irrigated 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 actual 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. Owners of lots 63 and 64 shall maintain up to the paving of the golf cart path adjoining their lot even though they may not own that portion of land.</p>	■											■	■	■									

External Deed Restrictions for District 3

	UNIT													VILLAS									
	33	34	35	36	37	38	39	40	41	42	43	67	68	69	608	609	610	611	612	632	633	634	640
MAINTENANCE & MODIFICATION (con't)																							
<ul style="list-style-type: none"> ■ Each home and home site must contain a concrete driveway, the lawn must be sodded, and a lamp post erected in the front yard of each home site. 	■	■	■	■	■	■	■	■	■	■	■												
<ul style="list-style-type: none"> ■ Each home and home site must contain a concrete driveway, the lawn must be sodded, and a lamppost erected in the front yard of each home site. To qualify as sodded, at least 51% of the yard area visible from all adjacent roadways and golf courses must be sodded. 												■	■	■									
<ul style="list-style-type: none"> ■ It shall be the responsibility of the owners to keep their lots neat and clean and the grass cut, irrigated 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 actual 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. Owners of lots 11 through 48 shall perpetually maintain the board fence upon their lots as originally constructed and in a cooperative and uniform manner with other adjacent lot owners so as to present to the public a uniform well maintained appearance of the subdivision as a whole. All fences must be of a uniform color and type of paint. <p style="margin-left: 20px;">Owners intending to paint must contact the District for paint specifications. 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.</p>			■																				
<ul style="list-style-type: none"> ■ It shall be the responsibility of the owners to keep their lots neat and clean and the grass cut, irrigated 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, or adjacent to a wildlife preserve, shall have the obligation to mow and maintain all areas between their lot line and the actual water line, and between their lot line and the board fence on the adjoining wildlife preserve, even though they may not own that portion of the land. The owners of lots adjacent to a lake shall perpetually maintain the Lakeside Landscaping Easement and will not remove or destroy any landscape thereon originally installed without advanced written approval and will promptly replace all dead foliage located therein. 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. 					■		■	■	■	■	■												

External Deed Restrictions for District 3

	UNIT														VILLAS									
	33	34	35	36	37	38	39	40	41	42	43	67	68	69	608	609	610	611	612	632	633	634	640	
MAINTENANCE & MODIFICATION (con't)																								
<p>■ It shall be the responsibility of the owners to keep their lots neat and clean and the grass cut, irrigated 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, or adjacent to a wildlife preserve, shall have the obligation to mow and maintain all areas between their lot line and the actual water line, and between their lot line and the board fence on the adjoining wildlife preserve, even though they may not own that portion of the land. The owners of lots adjacent to a lake shall perpetually maintain the Lakeside Landscaping Easement and will not remove or destroy any landscape thereon originally installed without advanced written approval and will promptly replace all dead foliage located therein. The owners of lots 59 and 60 shall mow and maintain all areas up to the paved golf cart path between such lots even though they may not own that portion of the land.</p> <p>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.</p>						■																		

External Deed Restrictions for District 3

	UNIT													VILLAS										
	33	34	35	36	37	38	39	40	41	42	43	67	68	69	608	609	610	611	612	632	633	634	640	
MAINTENANCE & MODIFICATION (con't)																								
<ul style="list-style-type: none"> ■ Owner shall be responsible for maintaining designated flow paths for side and rear home site drainage as shown on the construction plans for the surface water management system approved and on file with the Southwest Florida Water Management District and if such maintenance of designated flow paths is not properly undertaken by owner, then the District may enter onto the home site and reconstruct the intended flow pattern and assess the owner for such expense. Owners of home sites subject to a special easement for landscaping as shown on the plat shall perpetually maintain the vegetation located thereon, consistent with good horticultural practice. No owner of a home site which is subject to a special easement for landscaping shall take any action to prevent the landscaped buffer from complying with the provision of the Development Order and those provisions of the Sumter County Subdivision regulations requiring Landscaped Buffer areas. 												■	■	■										
<ul style="list-style-type: none"> ■ Owners of lots subject to a special easement for landscaping as shown on the plat shall perpetually maintain the vegetation located thereon, consistent with good horticultural practice. No owner of a lot which is subject to a special easement for landscaping shall take any action to prevent the Landscaped Buffer from complying with those of the Sumter County Subdivision regulations requiring Landscaped Buffer areas. 	■	■	■	■	■	■	■	■	■	■	■			■	■	■	■	■	■	■	■			
<ul style="list-style-type: none"> ■ 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 have been approved. 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 with Southwest Florida Water Management 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 Architectural Review Committee. 															■	■	■	■	■	■	■	■	■	
<ul style="list-style-type: none"> ■ No outbuilding, tent, shack, garage, trailer, shed, utility building or temporary building of any kind shall be erected, except temporarily only for construction purposes. 															■	■	■	■	■	■	■	■	■	
<ul style="list-style-type: none"> ■ Clear (non-colored) concrete and driveway coatings are permitted. No colored sidewalk or driveway coating is permitted. 																							■	■

External Deed Restrictions for District 3

	UNIT														VILLAS									
	33	34	35	36	37	38	39	40	41	42	43	67	68	69	608	609	610	611	612	632	633	634	640	
MAINTENANCE & MODIFICATION (con't)																								
■ Concrete and driveway coatings are permitted providing that the design is harmonious with the subdivision and that such coating is the same color as the home.																						■		
■ No reconstruction, additions, alteration, 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.	■	■	■	■	■	■	■	■	■	■														
■ All outside structures for storage or utility purposes must be a permanently constructed addition and of like construction and permanently attached to the home.												■	■	■										
■ Except as originally constructed, no driveways, walkways, or access shall be located on or permitted on Rio Grande Ave., Buena Vista Blvd., Talley Ridge Dr., El Camino Real, Archer Ave., or Morse Blvd.	■																							
■ Except as originally constructed no driveways, walkways, or access shall be located on or permitted on Rio Grande Ave., Buena Vista Blvd., Talley Ridge Dr., El Camino Real, Archer Ave., Morse Blvd, or Southern Trace.		■																						
■ Except as originally constructed no driveways, walkways, or access shall be located on or permitted on Rio Grande Ave., Buena Vista Blvd., Talley Ridge Dr., El Camino Real, Archer Ave., Morse Blvd, Southern Trace or County Road 101.			■	■	■	■	■	■	■	■														
■ Except at originally constructed no driveway, walkways, cart paths or access shall be located on or permitted to any road right of way, walkway or cart path.												■		■										
■ Except as originally constructed no driveways, walkways or access shall be located on or permitted on Buena Vista Blvd or County Road 101.													■											
■ No building or other improvement shall be made within the easements without prior written approval.	■	■	■	■	■	■	■	■	■	■	■	■	■	■										
■ No fence, hedge, wall, or other dividing instrumentality shall be constructed or maintained on any home site. No bush, shrub, tree, or other similar plant may be placed within the road right of way.															■	■	■	■	■	■	■	■	■	
■ No arbor, trellis, gazebo, pergola (or similar item), awning, fence, barrier, wall or structure of any kind or nature shall be placed on the property without prior written approval. Permission must be secured prior to the planting or removal of any trees or other shrubs planting or removal of any trees that may affect the rights of adjacent property owners. No tree with a trunk four (4) inches or more in diameter shall be removed or effectively removed through excessive injury without first obtaining permission.												■		■										

External Deed Restrictions for District 3

	UNIT														VILLAS									
	33	34	35	36	37	38	39	40	41	42	43	67	68	69	608	609	610	611	612	632	633	634	640	
MAINTENANCE & MODIFICATION (con't)																								
<ul style="list-style-type: none"> ■ No fence, barrier, wall or structure of any kind or nature shall be placed on the property without prior written approval. No hedges shall be allowed to grow in excess of four (4) feet in height. Permission must be secured prior to the planting or removal of any trees or other shrubs which may affect the rights of adjacent property owners. No tree with a trunk four (4) inches or more in diameter shall be removed or effectively removed through excessive injury without first obtaining permission. 	■	■	■	■	■	■	■	■	■	■	■													
<ul style="list-style-type: none"> ■ No arbor, trellis, gazebo, pergola (or similar item), awning, fence, barrier, wall or structure of any kind or nature shall be placed on the property without prior written approval, and no hedges shall be allowed to grow in such a manner as to violate Sumter County, Florida requirements or regulations.. Permission must be secured prior to the planting or removal of any trees or other shrubs planting or removal of any trees that may affect the rights of adjacent property owners. No tree with a trunk four (4) inches or more in diameter shall be removed or effectively removed through excessive injury without first obtaining permission. 													■											
<ul style="list-style-type: none"> ■ No arbor, trellis, gazebo, pergola (or similar item), awning, fence, barrier, wall or structure of any kind or nature shall be placed on the property without prior written approval. 																				■				
<ul style="list-style-type: none"> ● No owner will attach, hang, drape, construct or place anything on or near the perimeter security wall within the subdivision. 																					■			
Fines																								
Mowing, edging, weeding																								
1st all future remediation actions																								
\$250.00																								
All other infractions of Maintenance and Modification restrictions:																								
1st viol. 2nd viol. per day of con't viol.																								
\$150.00 \$200.00 \$50.00																								
OUTSIDE ANIMALS																								
<ul style="list-style-type: none"> ■ No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot or on the common areas. 	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Fines																								
1st 2nd per day of con't viol.																								
Free \$25.00 \$50.00																								

External Deed Restrictions for District 3

	UNIT														VILLAS								
	33	34	35	36	37	38	39	40	41	42	43	67	68	69	608	609	610	611	612	632	633	634	640
SIGNS																							
■ A sign showing the owner's name will be permitted in common specifications. No other signs or advertisements will be permitted without written consent.	■	■	■	■	■	■	■	■	■	■	■	■	■	■									
■ No sign of any kind shall be displayed to public view on a lot or the common area without written consent, except customary name and address signs. Professional signs advertising a property for sale or rent shall be permitted.															■	■	■	■	■	■	■	■	■
Fines 1st viol. 2nd viol. 3rd viol. per day for con't viol.																							
Free Free \$50.00 \$25.00																							
TRUCKS/RV'S/PARKING																							
■ 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.	■	■	■	■	■	■	■	■	■	■	■	■	■	■									
■ No trucks over 3/4 ton size, boats, or recreational vehicles shall be parked, stored or otherwise remain on any lot or tree, (a) except for service vehicles located thereon on a temporary basis while performing a service for a resident (b) vehicles fully enclosed in garages located on the home site. No vehicles incapable of operation shall be stored on any lot nor shall any junk vehicles or equipment be kept on any lot.												■	■										
■ No owner of a home site 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 home site shall repair or restore any motor vehicle, boat, trailer, aircraft, or other vehicle on any portion of any home site, or on the common area, except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility.															■	■	■	■	■	■	■	■	■
Fines																							
Inoperable vehicle or equipment																							
1st viol. 2nd viol. per day of con't viol.																							
\$150.00 \$150.00 \$75.00																							
All other infractions of Trucks/RV/Parking restrictions:																							
1st viol. 2nd viol. per day of con't viol.																							
\$150.00 \$150.00 \$75.00																							

External Deed Restrictions for District 3

	UNIT														VILLAS								
	33	34	35	36	37	38	39	40	41	42	43	67	68	69	608	609	610	611	612	632	633	634	640
USES 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																							
608 = Berea Villas																							
609 = Valdosta Villas																							
610 = Natchez Villas																							
611 = St. Simons Villas																							
612 = Alexandria Villas																							
632 = Fernadina Villas																							
633 = Amelia Villas																							
634 = Cottages at Summerchase																							
640 = Carriage Houses of Glenview																							