

**EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #4**

	UNIT																							VILLAS																				
	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231		
<b>AIR CONDITIONERS</b>																																												
■ Window air-conditioners are prohibited and only central air-conditioners are permitted.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																					
■ Window air-conditioners and irrigation wells are prohibited.																								■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
<b>Fines</b>																																												
<b>1st viol.*      2nd viol.</b>																																												
25.00      50.00																																												
Per day of con't viol. = \$25.00																																												
* = Violation																																												
<b>EXTERNAL NOISES</b>																																												
■ 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.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
<b>Fines</b>																																												
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per day for con't viol. = \$25.00																																												
<b>GARBAGE/TRASH</b>																																												
■ 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.																								■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
<b>Fines</b>																																												
<b>1st viol.      2nd viol.      3rd viol.</b>																																												
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<b>MAINTENANCE &amp; MODIFICATION (con't)</b>																																															
<p>■ 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, storage 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 and of an approved design, color, construction materials, 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 have ceilings. Screen cages over patios and pools are allowed.</p>		■							■																																						
<p>■ 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, storage room, screen room or other non-heated and non-air-conditioned space. All homes must be constructed with at least a 5" in 12" rise and run roof pitch. The home shall be a conventionally built home and of an approved design, color, construction materials, 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 have ceilings. Screen cages over patios and pools are allowed.</p>																																															





















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<b>OUTSIDE ANIMALS</b>																																											
■ No livestock, or poultry of any kind shall be raised, bred or kept on any lot or on the common area.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
<b>Fines</b>																																											
<b>1st</b> <b>2nd</b> <b>per day of con't</b>																																											
Free      \$25.00      \$50.00																																											
<b>SIGNS</b>																																											
■ A sign showing the owners 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.																								■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
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<b>USES OF PROPERTY</b>																																										
■ Each owner shall use his property in such a manner as to allow his neighbors to enjoy the use of their property.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
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<b>Villa Number/Name Key</b>																																										
213 = Pine Crest Villas																																										
214 = Fairlawn Villas																																										
215 = Ivystone Villas																																										
216 = Chadwick Villas																																										
217 = Waverly Villas																																										
218 = Greenbriar Villas																																										
219 = Quail Ridge Villas																																										
220 = Sunnyside Villas																																										
221 = Bromley Villas																																										
222 = Sherwood Villas																																										
223 = Cameron Villas																																										
224 = Morningview Villas																																										
225 = Greenwood Villas																																										
226 = Merryoak Villas																																										
227 = Ashleigh Villas																																										
228 = Forsyth Villas																																										
229 = Birchbrook Villas																																										
230 = Legacy Villas																																										
231 = Mayfield Villas																																										