

## EXTERNAL DEED RESTRICTION STANDARDS

**Purpose:** The purpose of the External Deed Restriction Standards is to identify, clarify and interpret certain deed restrictions relating to the exterior appearance or use of real property within the boundaries of Village Community Development Districts 1 through 4 and the Town of Lady Lake and Lake County sections of The Villages. These deed restrictions are listed in the Rule To Bring About Deed Compliance ("Rule") that has been adopted. The following are general interpretations of these deed restrictions.

**Air Conditioners** – Window air conditioners are prohibited and only central air conditioners are permitted.

**Community Standards Department** – That department responsible to carry out deed compliance for certain exterior deed restrictions as described in the Rule.

**Complainant** - An individual who makes a complaint and puts the deed compliance procedure into motion.

**Deed Compliance Staff** – Members of the District Community Standards Department who are charged with making calls, inspecting property and carrying out departmental duties.

**Deed Restrictions** – Shall be those deed restrictions adopted by rule.

**External Noise** - External noise refers to sounds being made outside of the home, for example, lawn mowers or lawn equipment, radios, amplified music, etc., and should be kept to a moderate level.

**Fence** – A fence may include but is not limited to a vertical structure or a dividing instrumentality.

**Garbage/Trash** – Restrictions that state all garbage shall be contained in plastic bags and placed curbside no earlier than the day before scheduled pick up as determined by the individual solid waste hauler. This criterion can change, please check with your trash service provider.

**Hedges** – Hedges are defined as a contiguous grouping of shrubs.

**Lawn Ornaments** – Lawn ornaments, or yard art, generally refers to manmade items located anywhere outside the structure or footprint of the home. The word 'lawn' includes areas that are mulched, concreted, sodded, rocked, landscaped, bare earth or any other material outside the structure (footprint) of the home. The following is intended as a partial reference list of lawn ornaments: any man made concrete or ceramic statue or figure (including religious symbols), birdbath, windmill, pinwheels, train sets, deer, geese, flamingos or any other animal or human figures. The inclusion or attachment of flowers or plants in a man made ornament does not change the item from a lawn ornament to landscaping. Residents may check with the Community Standards Department prior to purchase of lawn ornamentation/ landscape objects.

**Lighting** – Exterior lighting must be shaded so as not to create a nuisance to others. Other than the lamp post, exterior lighting must be attached to the home. No security light poles may be erected. These criterion can change, please check with your deed restrictions.

**Lot** - Lot shall mean any unit of land designated as a lot on the recorded subdivision plat and is used interchangeably with the word homesite.

**Maintenance & Modification** - The District is responsible for approving alterations, changes or modifications to the property and exterior appearance and structure of the home. No after-market change should be made to the homesite or home without first gaining approval. This includes but is not limited to: arbors, trellises, pergolas, pools, patios, screen cages, decks, awnings, fireplaces, fences, walls, enclosures, landscaping, driveway additions or coating/pavers and room additions to the home. The District approval may be via an Architectural Review Committee created by District resolution or inter-local agreement. It is anticipated that home owners will keep their homesites neat and clean and the grass cut, irrigated (if appropriate) and edged at all times.

Maintenance shall mean the exercise of reasonable care to keep buildings, landscaping, lighting, lawns and other related improvements and fixtures in good condition. Maintenance of landscaping is defined as the exercise of generally accepted garden-management practices necessary to promote a healthy, weed-free environment for optimum plant growth. Grass is overgrown when it is allowed to grow to between 8"-10", weeds are allowed to grow 1'-3' in height, or when shrubbery is up to soffit and/or rain gutters or if shrubbery is obstructing entry to the front door. If the lawn is required to be sodded, any turf grass such as St. Augustine, Bahia, Empire Zoysia, Bermuda or other may be used. Artificial turf (whether silk, plastic or other material) is not an approved substitute for sod. Homes and lots are expected to be kept free of external unused items, junk construction material and other debris. External garage/yard sales would violate this section. Each home is to have either a paved or concrete driveway. Where appropriate, if concrete and driveway coatings are permitted, that design should be harmonious with the subdivision and the coating match the exterior of the home.

**Outside Animals** – No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot or on the common areas.

**Owner** – Owner shall mean the owner(s) of record according to the Property Appraiser's records in the county in which the violation exists. The owner(s) may or may not be the person living in the home.

**Signs** – Although the deed restriction phraseology varies from unit to unit, in most cases all signs other than owner name and house number are restricted with the following exceptions:

**Security:** Small decals or small signs may be placed on doors, windows and planting beds next to the house.

**Lawn Care:** State law allows for a small 4" x 5" sign to be placed on the newly-treated lawn for a maximum of forty-eight (48) hours, or until dry.

**For Sale / Rent:** Where such signs are permitted, one (1) professional sign or, if on golf course, an owner may have 2 maximum.

**Campaign:** No external campaign signs are to be displayed.

**Open House:** One (1) Open House sign is allowed on the property the day of the Open House.

**Trucks/ RV/ Parking** – No trucks in excess of 3/4 ton size shall be parked, stored or otherwise remain on any lot. The tonnage of a vehicle describes the hauling capacity and not the weight of

the vehicle. Example: A Ford F150 is classified as a 1/2 ton vehicle, Ford F250 is a 3/4 ton size vehicle, and a Ford F350 is a 1 ton vehicle. Anything larger than the F250, for example, Dooley or a Fifth-wheel, is considered in excess of 3/4 ton and would not be allowed to remain on the homesite.

- Due to conservation and recycling of waste, vehicles in the process of being washed may be parked on the grass or lawn for a temporary period while being washed but must be removed immediately following the washing.
- Conversion vans with hook-ups for electric and water on rear or side are considered recreation vehicles.
- RVs, boats, utility trailers and trucks over ¾ ton are prohibited on the homesite.
- Inoperable Vehicles – This term is defined as vehicles incapable of operation, junk vehicles or vehicles that are not licensed and/or registered or a vehicle with no tires.

The following exceptions apply:

- **Campers, Winnebago's, and other RVs** are allowed on the driveway not to exceed 72 hours (3 days) provided they are not plugged in or inhabited. This allowance is made in an effort to accommodate the packing and unpacking of the RV.
- **Service vehicles**, for example, Joe's TV Service, Embarq, Bob's Plumbing & A/C Service, etc. are prohibited except for the period of time they are servicing the home or lot.
- **Vehicle Repair**, under no conditions should vehicles be repaired in the driveway except for minor repairs such as flat tire repair, tire inflation or detailing.