

External Deed Restrictions and Fine Schedule
Town of Lady Lake and Lake County

	UNIT																								VILLAS					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	80	81	82	103		
AIR CONDITIONERS																														
■ Window air conditioners are strictly prohibited and only central air conditioners are permissible	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■					
■ 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, television, voices and other sounds if external to the home are to be kept on a moderate level from 10:00 p.m. to 8:00 a.m.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■											■	
■ 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 an appropriate plastic bag.	■	■	■	■	■																									
■ All garbage will be contained in plastic bags as appropriate and placed curbside no earlier than the day before scheduled pickup.						■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■				
■ All garbage will be contained in plastic bags as appropriate 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.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
■ Lawn ornaments are prohibited except for seasons displays not exceeding a thirty (30) day duration.																													■
Fines 1st viol. 2nd viol. 3rd viol. per day for con't viol.																													
Free Free \$50.00 \$25.00																													
LIGHTING																													
■ Exterior lighting must be shaded so as not to create a nuisance to others.	■	■	■																										
■ Exterior lighting other than the lamp post light must be attached to the home and shaded so as not to create a nuisance to others. No security light poles may be erected.					■																								
■ Exterior lighting must be attached to the home and shaded so as not to create a nuisance to others. No security light 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 owners to keep their lots neat and clean and the grass cut and edged at all times. 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.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
■ 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 land. If an owner does not adhere to this regulation, then the work may be performed on their behalf and the cost shall be charged to the owner.																													

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MAINTENANCE & MODIFICATION (con't)																														
<ul style="list-style-type: none"> ■ Owner will not remove or alter any landscaping or vegetation situated within the subdivision. Owner further covenants that should they remove or alter any landscaping or vegetation situated within the subdivision then owner will promptly replace said landscaping or vegetation at owner's expense. All plants owned by owners must be located wholly within their home or within post located wholly upon the owner's patio. 																														
<ul style="list-style-type: none"> ■ The gate on the gate fence wall shall be maintained by the owner enjoying the use of the adjacent side yard patio area. If an owner does not adhere to this, then the work will be performed on behalf of the owner and the cost shall be charged to the owner. 																											■	■	■	
<ul style="list-style-type: none"> ■ In the event it shall become necessary and desirable to perform maintenance or to repair or rebuild the whole or any part of the common wall, such expense shall be shared equally by the wwners of the home sites upon which the homes sharing the common wall are located. Whenever any such wall or any part thereof shall be rebuilt, it shall be erected in the same manner, at the same location, as initially constructed, and shall be of the same size and of the same or similar materials, and of the like quality, as permitted by the then applicable ordinances and statues pertaining to such construction. Provided, however, that if such maintenance, repair or construction is required as a result of the sole neglect or willful misconduct of one of the owners of a home site, including owner's tenant, sharing the said common wall any expense incident to such maintenance, repair or construction shall be borne solely by the owner causing the damage. 																														
<ul style="list-style-type: none"> ■ 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 without written consent. All outside structures for storage or utility purposes must be attached to the home. Each mobile home shall be skirted in a uniform manner so as to make all of the skirting in the subdivision uniform and aesthetically compatible and thereto each lot must contain a paved driveway, the lawn must be seeded or sodded and a lamp post light erected in the front yard. 	■	■	■	■	■	■	■	■																						

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MAINTENANCE & MODIFICATION (con't)																														
■ 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.																														
■ 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, as to quality of workmanship and materials, harmony of external design with existing structures and location with respect to topography and finished grade elevation.														■	■	■	■	■	■	■										
■ 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 at the time of construction of a building, residence, or structure, to comply with the construction plans for the Surface Water or Storm Water Management System pursuant to Chapter 40C-4, F.A.C., approved and on file with the St. John's River Management District.																						■	■	■					■	
■ Residences - 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 prior written approval.																											■	■	■	■
■ The exterior of all homes must be maintained in accordance with a uniform color scheme with prior approval.																													■	
■ There shall be only one home on each lot. The minimum size home allowable is 12 X 56 feet.	■	■	■																											
■ There shall be only one home on each lot. The minimum size home allowable is 672 square feet.				■	■	■																								
■ There shall be only one home on each lot. Only double-wide homes, at least 24 feet wide, exclusive of any carport, storage room, screen room or other appurtenances, shall be placed on lots numbered 613 through 721 inclusive.					■																									

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MAINTENANCE & MODIFICATION (con't)																													
■ There shall be only one home on each lot. Only double-wide homes, at least 24 feet wide, exclusive of any carport, storage room, screen room or other appurtenances, shall be placed on lots numbered 738 through 801, 877 through 890, 944 through 957, and 1009 through 1072						■																							
■ There shall be only one home on each lot. Minimum size home allowable is 768 square feet. Only double-wide homes, at least 24 feet wide, exclusive of any carport, storage room, screen room or other appurtenances, shall be placed on lot.							■	■																					
■ There shall be only one home on each lot. Only double-wide homes, at least 24 feet wide, exclusive of any carport, storage room, screen room or other appurtenances, shall be placed on lot.									■	■	■	■																	
■ There shall be only one home on each lot. Only double-wide homes, at least 24 feet wide and 40 feet long, exclusive of any carport, storage room, screen room or other appurtenances, shall be placed on lot.													■																
■ Only one home on a lot. Only homes at least 800 square feet, exclusive of any carport, storage room, screen room or other appurtenances, shall be placed on any lot. The home may be either a mobile home or a conventionally built home, either of which must be constructed of a design approved and being harmonious with the development as to color, construction materials, design, size and other qualities.														■	■														
■ There shall be only one home on each lot. Only homes at least 1,144 square feet, exclusive of any carport, storage room, screen room or others non-heated and non-air-conditioned space, shall be placed on any lot, except for homes located on lots 5139,5140,and 5238, which shall have at least 800 square feet. The home shall be a conventionally built home either site built or prefabricated which must be of approved design and approved color, construction material, size and other qualities. Each home, except homes located on lots 5139,5140,5141,5147,5148 and 5149 must have a minimum twelve (12) inch eave overhang and eight (8) inch gable overhand and all roofing materials shall be shingle materials over all areas including carports, garages, screen rooms, utility rooms, etc.																■													

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<p>MAINTENANCE & MODIFICATION (con't)</p> <p>■ There shall be only one home on each lot. Only homes at least 900 square feet, exclusive of any carport, storage room, screen room or others non-heated and non-air-conditioned space, shall be placed on any lot. The home shall be a conventionally built home and of an approved design and approved color, construction material, size and other qualities. Each home must have eave overhangs and gable overhangs and all roofing materials shall be shingle materials over all areas including carports, garages, screen rooms, utility rooms, etc.</p>																	■												
<p>■ There shall be only one home on each lot. Only homes at least 900 square feet, exclusive of any carport, storage room, screen room or others non-heated and non-air-conditioned space, and homes with a 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 1,144 square feet of air-conditioned and heated space. The home shall be a conventionally built home either site built or prefabricated and of an approved design and approved color, construction material, size and other qualities. Each home must have eave overhangs and gable overhangs and all roofing materials shall be shingle materials over all areas including carports, garages, screen rooms, utility rooms, etc., and all area must have ceilings</p>																		■											
<p>■ There shall be only one home on each lot. Only homes at least 900 square feet, exclusive of any carport, storage room, screen room or others non-heated and non-air-conditioned space, and homes with a 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 1,200 square feet of air-conditioned and heated space. The home shall be a conventionally built home either site built or prefabricated and of an approved design and approved color, construction material, size and other qualities. Each home must have eave overhangs and gable overhangs and all roofing materials shall be shingle materials over all areas including carports, garages, screen rooms, utility rooms, etc., and all area must have ceilings</p>																													

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MAINTENANCE & MODIFICATION (con't)																													
<p>■ There shall be only one home on each lot. Each home must have a garage. No carports are permitted in the subdivision. Only homes at least 900 square feet, exclusive of any garage, storage room, screen room or others non-heated and non-air-conditioned space, and homes with a 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 and of an approved design and approved color, construction material, size and other qualities. Each home must have eave overhangs and gable overhangs and all roofing materials shall be shingle materials over all areas including garages, screen rooms, utility rooms, etc., and all area must have ceilings</p>																													
<p>■ There shall be only one home on each lot. Each home must have a garage. No carports are permitted in the subdivision. Only homes at least 1200 square feet, exclusive of any garage, storage room, screen room or others non-heated and non-air-conditioned space, and homes with a 1/4 roof pitch (6" in 12" rise and run or 5" in 12" rise and run) shall be placed on any lot. The home shall be a conventionally built home either site built or prefabricated and of an approved design and approved color, construction material, size and other qualities. Each home must have eave overhangs and gable overhangs and all roofing materials shall be shingle materials over all areas including garages, screen rooms, utility rooms, etc., and all area must have ceilings</p>																													
<p>■ There shall be only one home on each lot. Each home must have garages and be of at least 1,240 square feet, exclusive of any garage, storage room, screen room or others non-heated and non-air-conditioned space, and homes with a 6" in 12" rise and run roof pitch. The home shall be a conventionally built home and of an approved design and approved 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 rooms, utility rooms, etc., and all area must have ceilings . Screen cages over pools and patios are allowed.</p>																													

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<p>■ Rebuild: If all or any portion of a residence is damaged or destroyed by fire or other casualty, it shall be up to the homeowner, with all due diligence, to rebuild, repair, or reconstruct such residence 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.</p>																												

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OUTSIDE ANIMALS																													
■ 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																										
SIGNS																													
■ A name sign will be permitted in common specifications. No other signs or advertisements will be permitted without written consent.	■	■	■																										
■ No For Sale signs of any type will be permitted to be displayed on anyone's individual lot or Mobile home.	■	■	■																										
■ 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 prior written consent of the association except customary name and address signs. Professional signs advertising a property for sale or rent shall be permitted.																											■	■	■
■ No sign of any kind shall be displayed to public view on a home site or any dedicated or reserved area without the prior written consent, except customary name and address signs and one (1) sign advertising a property for sale or rent which shall be no larger than twelve (12) inches wide and twelve (12) inches high which shall be located wholly within the residence and only visible through a window of the residence.																													■
Fines	1st viol.	2nd viol.	3rd viol.	per day for con't viol.																									
	Free	Free	\$50.00	\$25.00																									

