

EXTERNAL DEED RESTRICTION STANDARDS VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT FOR THE LADY LAKE / LAKE COUNTY PORTION OF THE VILLAGES

Purpose: The purpose of these External Deed Restriction Standards is to supplement and further clarify those items identified and/or defined in the Declaration of Restrictions for those properties located within the boundaries of the Lady Lake / Lake County portion of The Villages and to identify, clarify and interpret the adopted Rule to Bring About Deed Compliance ("Rule") relating to the exterior appearance or use of real property within its the boundaries. The following are general interpretations of the Rule for the District:

Air Conditioners

Window air conditioners are prohibited, and only central air conditioners are permitted.

Alterations, Modifications, and Changes

The District is responsible for approving alterations, changes, or modifications to Homesites and the exterior appearance and structure of the home. No after-market change should be made to any Homesite or Home without first obtaining District approval. This includes but is not limited to: arbors, trellises, pergolas, pools, patios, screen cages, decks, awnings, fences, walls, enclosures, landscaping, driveway additions, re-paintings and room additions to the home. District approval may be via an Architectural Review Committee (ARC) created by District resolution or inter-local agreement in furtherance of the architectural review process.

Community Standards Department

The department responsible for carrying out deed compliance for certain exterior deed restrictions as described in the Rule.

Complainant

An individual who makes a complaint and starts the deed compliance process.

Deed Compliance Staff

Members of the District Community Standards Department who are charged with making calls, inspecting properties, and carrying out departmental duties.

Deed Restrictions

Are those deed restrictions adopted by the Rule.

Fence

A fence may include but is not limited to a vertical structure or a dividing instrument.

Garbage/Trash

All household waste should be placed in a sealed tall kitchen bag or a 20-30 gallon trash bag (any color). All materials can be placed in the same bag. The trash bags should be placed together at the end of the driveway. Each bag should weigh no more than forty (40) pounds. Bags must be placed for collection before 6 AM on your collection day or the night before (no sooner than 5 PM). Collection times may vary. This criterion can change, please check with your trash service provider.

Hedges

Hedges are defined as a contiguous grouping of shrubs.

Homesite and/or Lot

Shall mean and refer to any plot of land shown upon a plat which bears a numerical designation, but shall not include tracts or other areas not intended for a residence within the District's boundaries. The terms Homesite and Lot are used interchangeably.

Inoperable Vehicles

This term is defined as vehicles incapable of operation, junk vehicles, vehicles that are not licensed and/or registered, or a vehicle with missing or flat tires.

Lawn Ornaments

There is no prohibition on lawn ornaments in Home Units and Villa Units, except in Villa Unit 103. Villa Unit 103 only permits seasonal displays not to exceed 30 days in duration.

Lighting

Exterior lighting must be attached to the home or screen cage and shaded so as not to create a nuisance to others. No security light poles may be erected. This criterion may differ per the applicable Deed Restrictions.

Maintenance

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. The Rule's requirement to mow includes the requirement to weed. Grass is overgrown when it exceeds 8" 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 and shall be void of any bare or dead spots exceeding approximately 1½ feet in diameter. Although Florida-Friendly ground cover is permitted as a substitute for sod, rock or 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, construction material, and other debris.

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.

Painting

Home re-painting is not considered an alteration, modification, or change requiring ARC approval IF the chosen color is the original color at the time of construction, a color included on the current District approved color palettes or is a color within the hue range of the palettes. Therefore, if the chosen color is the original color at the time of construction, on the current District approved color palettes or within the approved hue range of the palettes, ARC approval is not required. If the chosen color is not the original color at the time of construction, is not on the current District approved color palettes, or is within the approved hue range, the homeowner must seek and receive ARC approval to utilize chosen color. The approved color palettes are subject to change. The District's current approved color palettes can be viewed at the Community Standards Department. The color palettes may not be commingled. For example, if a homeowner utilizes a base color from palette 1, the homeowner must choose a trim color from palette 1.

Signs

The placement of not more than one (1) professionally prepared sign not exceeding twenty-four (24) inches wide and twenty-four (24) inches high affixed to an exterior window of a home unit, any content is permitted. There is no enforcement of For Rent / For Sale signs in villa units; however, no other signs are allowed 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 sign to be placed on the newly-treated lawn until dry.
- **Medical:** Small decal placed on the front entry glass or door to inform First Responders of important medical information in the event of an emergency.

Trucks, Boats, and RV Parking

No trucks in excess of 3/4 ton size*, boats, or recreation vehicles shall be parked, stored, or otherwise remain on any Lot except for (a) service vehicles located thereon on a temporary basis while performing a service for a resident or (b) vehicles fully enclosed in garages located on the 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 permitted to remain on the Homesite.

- For conservation and recycling of wastewater, vehicles in the process of being washed may be parked on the grass or lawn for a temporary period but must be removed immediately when completed.
- Conversion vans with hook-ups for electric and water on rear or side are considered recreation vehicles (RV).

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 inhabited. This allowance is made in an effort to accommodate the packing and unpacking of the RV.
- **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.

ADOPTED EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR

Town of Lady Lake and Lake County

NOTE: Any Repeat Violations may be fined up to \$500 per day.	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 . per day for con't viol.																													
\$50.00 \$25.00																													
* viol = violation																													
BUSINESSES FROM A HOMESITE / LOT																													
2.0 All land in the Subdivision shall be used for residential purposes only and shall be subject to the following specific restrictions in addition to the general restrictions contained in the Declaration of Restrictions	■	■	■	■	■	■	■	■	■	■	■	■																	
2.1 All Lots included in the subdivision shall be used for residential purposes only and shall be subject to the following specific residential in addition to the general restrictions contained in the Declaration of Restrictions													■	■	■	■	■	■	■	■	■	■	■						
2.5 Commercial and/or professional activities may not be conducted in a Perma-Mobile Home or on or from a Lot.	■	■	■																										
2.5 Commercial and/or professional activities may not be conducted in a Home or on a Lot.				■	■	■	■	■	■	■	■	■																	
2.8 Commercial and/or professional activities may not be conducted in a Home or on a Lot.																	■	■	■	■	■								
2.9 Commercial and/or professional activities may not be conducted in a Home or on a Lot.													■	■	■														
2.9 Properties within the subdivision are intended for residential use and no commercial, professional or similar activity requiring either maintaining an inventory, or customer/client visits may be conducted in a Home or on a Lot.																						■	■	■					
Article V. Section 2. No business of any kind shall be conducted on any residence with the exception of the business of Declarant and the transferees of Declarant in developing and selling all of the Homesites as provided herein.																													■
Article VI. Section 2. No business of any kind shall be conducted on any residence with the exception of the business of Declarant and the transferees of Declarant in developing and selling all of the lots as provided herein.																										■	■	■	
Fines Per day of cont'd viol																													
\$500.00 \$50.00																													

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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 per day for con't viol.																														
\$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.																														
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\$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 per day for con't viol.																													
\$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.					■																								
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Fines per day for con't viol.																													
\$50.00 \$25.00																													
■ 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																													
<p>■ The owners of lots 6148, 6149, and 6154 thru 6160 shall have the obligation to mow and maintain all areas between their lot line and the entrance wall on the adjoining tract 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. The security wall constructed along the rear of lots 6121 thru 6124, 6130 thru 6132, and 6140 thru 6148 may not be constructed exactly on the lot line, and a portion of owners lot may lie on the opposite side of said security wall.</p>																													
<p>■ The owners of lots 6246, 6245, 6228, 6227 shall maintain the landscaping upon their lots and the adjacent cart path easement up to the actual cart path 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 their behalf and the cost shall be charged to the owner.</p>																													
<p>■ Owners of Lots 5853, 5854, 5855, 5875, 5876, 5892, 5893, 5894, 5909 shall be responsible for maintaining the fence located on their lot, the same color, materials and structure as original.</p>																													
<p>■ It shall be the responsibility of the owners of lakefront lots to keep the land from their lot line to the waters edge neat and clean and all grass cut 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.</p>																													
<p>■ No owner of Lots 6228 through 6239 and 6254 through 6264 shall remove any tree from the vegetated buffer running 15 feet along the rear lines of such lots.</p>																													

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MAINTENANCE & MODIFICATION (con't)																														
■ The exterior of 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 and adjacent roadway and the owners front and side lot lines. The gate on the gate fence wall side yard patio area. If the 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.																											■	■	■	
■ 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.																														■
■ 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.																										■	■	■		

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MAINTENANCE & MODIFICATION (con't)																													
<p>■ 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 owners 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.</p>																													
<p>■ 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.</p>	■	■	■	■	■	■	■	■																					
<p>■ 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 sodded and a lamp post light erected in the front yard.</p>									■	■	■	■		■	■														

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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 inclusive.						■																							
■ 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 other 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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MAINTENANCE & MODIFICATION (con't)																													
<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 1,200 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>																			■										
<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>																													

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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 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>																							■		■							
<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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MAINTENANCE & MODIFICATION (con't)																														
■ Individual mailboxes may not be located on a home site and the owner of a home which includes a common wall shall not cut windows or other openings in the common wall, nor make any alterations, additions, or structural changes to the common wall, other than as required by maintenance.																													■	
■ No fence of any kind or nature shall be placed on the property without prior written approval and no hedges shall be allowed to grow in excess of 4 feet in height. Permission must be secured prior to the planting of any trees or other shrubs which may affect the rights of adjacent property owners.	■	■	■	■	■	■																								
■ No fence of any kind or nature shall be placed on the property without prior written approval and no hedges shall be allowed to grow in excess of 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.							■	■	■	■	■	■																		
■ No 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 excess of 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.													■	■	■	■	■	■	■	■	■	■	■	■						
■ No fence, hedge, wall or other dividing instrumentality shall be constructed or maintained on any lot.																											■	■	■	
■ Easements and rights-of-way are reserved for the construction, installation and maintenance of utilities such as electric light lines, drains, water supply lines, telephone and telegraph lines or the like necessary or desirable for public health and welfare. Such easements and rights-of-way shall be confined to a 5 foot width along the rear and dividing lines of every building plot and along ever street, road or highway fronting on said Lot.	■	■	■	■		■	■																							

ADOPTED EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR

Town of Lady Lake and Lake County

NOTE: Any Repeat Violations may be fined up to \$500 per day.	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	
MAINTENANCE & MODIFICATION (can't)																													
<p>■ Easements and rights-of-way are reserved for the construction, installation and maintenance of utilities such as electric light lines, sewer drainage, water lines, cablevision, telephone, recreation facilities and telegraph lines or the like, necessary or desirable for public health and welfare. Such easements and rights-of-way shall be confined to a seven and one-half (7 1/2) foot width along the rear lines (except that Lot 6142 shall be subject to an easement running seven and one-half (7 1/2) feet along the security wall as originally constructed, a five (5) foot width along the dividing lines of every building Lot (except that Lot 6209 shall be subject to a ten (10) foot width along the dividing line with Lot 6208), and ten (10) feet and along every street, road and highway fronting on each Lot.</p>																													
<p>■ Easements and rights-of-way are reserved for the construction, installation and maintenance of utilities such as electric light lines, sewer drainage, water lines, cablevision, telephone, recreation facilities and telegraph lines or the like, and for security fences and security walls. Such easements and rights-of-way shall be confined to a seven and one-half (7 1/2) foot width along the rear lines (except for Lots 6254 through 6264 which shall be subject to a fifteen (15) foot width along the rear lines and except for Lots 6210 through 6238 and a portion of Lot 6239 which are subject to a ten (10) foot width along the rear lines), a five (5) foot width along the dividing lines of every building Lot, and ten (10) feet and along every street, road and highway fronting on each Lot.</p>																													

ADOPTED EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR

Town of Lady Lake and Lake County

NOTE: Any Repeat Violations may be fined up to \$500 per day.	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	
MAINTENANCE & MODIFICATION (can't)																													
<p>■ Easements for the installation and maintenance of wall fencing are hereby reserved over a strip of land three feet (3') wide running along the back lot line of each lot, together with that portion of each lot actually occupied by side fence walls and gate fence walls, and granted to the lot owners over the northerly one foot (1') of Tract 3 as shown on the plat. No dwelling unit or other structure of any kind other than the aforementioned wall fence shall be built, erected, or maintained on any such easement, reservation, or right of way, and such easements, reservations, and rights of way shall at all times be open and accessible to public and quasi-public utility corporations, their employees and contractors, and shall also be open and accessible to Declarant, its successors and assigns, all of whom shall have the right and privilege of doing whatever may be necessary in, on, under, and above such locations to carry out any of the purposes for which such easements, reservations, and rights of way are reserved.</p>																													
<p>Easements for the installation and maintenance of wall fencing and easements for the installation and maintenance of a storm water runoff drainage system are hereby reserved over a strip of land seven feet (7') wide running along the back lot line of each lot in the subdivision, together with that portion of each lot actually occupied by side fence walls and gate fence walls and the storm water runoff drainage system. No dwelling unit or other structure of any kind other than the aforementioned wall fence shall be built, erected, or maintained on any such easement, reservation, or right of way, except that patios and walks may be constructed over the easement reserved over the strip of land running along the back lot line of each lot. Such easements, reservations, and rights of way shall at all times be open and accessible to public and quasi-public utility corporations, their employees and contractors, and shall also be open and accessible to Declarant, its successors and assigns, all of whom shall have the right and privilege of doing whatever may be necessary in, on, under, and above such locations to carry out any of the purposes for which such easements, reservations, and rights of way are reserved.</p>																										■			
																											■		■

ADOPTED EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR

Town of Lady Lake and Lake County

NOTE: Any Repeat Violations may be fined up to \$500 per day.	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	
■ 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.				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■				
Fines	per day for con't viol.																												
\$50.00	\$25.00																												

ADOPTED EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR

Town of Lady Lake and Lake County

NOTE: Any Repeat Violations may be fined up to \$500 per day.	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
TREES AND SHRUBS																												
■ Permission must be secured prior to the planting of any trees or other shrubs which may affect the rights of adjacent property owners	■	■	■	■	■	■																						
■ Permission must be secured prior to the planting or removal of other shrubs which may affect the rights of adjacent property owners.																												
							■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■			
Fines																												
Fine \$500.00 per tree																												
TRUCKS/RVS/PARKING																												
■ No boats, recreational vehicles, or trucks of 3/4 ton size and up 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 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 thereof to a proper repair facility.																												

ADOPTED EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR

Town of Lady Lake and Lake County

NOTE: Any Repeat Violations may be fined up to \$500 per day.	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	
Fines																													
Inoperable vehicle or equipment per day of con't viol.																													
\$150.00 \$50.00																													
All other infractions of Trucks/RV/Parking restrictions: per day of con't viol.																													
\$150.00 \$50.00																													
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 per day of con't viol.																													
\$50.00 \$25.00																													
Villa Number/Name Key																													
80 = Courtyards																													
81 = Chula Vista Villas																													
82 = Hacienda Villas																													
103 = Vista Sonoma Villas																													

**RULES OF THE
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**

CHAPTER IX

THE RULE TO BRING ABOUT DEED COMPLIANCE

Section 1. AUTHORITY: The Board of Supervisors is responsible for the adoption of rules, pursuant to Chapters 120 and 190, Florida Statutes, for the conduct of the business of Village Center Community Development District (“District”) and in conjunction with the requirements of the law. Pursuant to §190.012(4), Florida Statutes, (“Statute”), the District is authorized to enforce certain deed restrictions within its boundaries in accordance with the Statute and upon adoption of this rule, The Rule to Bring About Deed Compliance, which includes Appendix A and B (“Rule”). The District may by resolution adopt standards by which this Rule may be interpreted.

Section 2. PURPOSE: The purpose of this Rule is to establish certain guidelines, operating policies and procedures relating to the enforcement of certain deed restrictions within the boundaries of the District. The District’s Board of Supervisors (“Board”) has determined that it is in the best interests of the District and the landowners residing therein, that this formal Rule establishing the operating policies, procedures and guidelines relating to the enforcement of those certain deed restrictions, as described herein, be adopted by the Board.

Section 3. CONDITIONS PRECEDENT: The District meets all the conditions precedent required by the Statute necessary to adopt this Rule:

- A) The District was in existence on the effective date of the Statute.
- B) The majority of the Board has been elected by qualified electors pursuant to the provision of section 190.006, Florida Statutes.
- C) Less than 25 percent of residential units are in a homeowners’ association.
- D) The declarant in all applicable declarations of covenants and restrictions has provided the Board with a written agreement that this Rule may be adopted and a memorandum of the agreement has been recorded in the public records and is attached hereto as **Appendix “A,”** and incorporated hereby.
- E) There are no existing homeowners’ associations within the District boundaries having respective enforcement powers.

Section 4. PROCEDURES FOR COMPLIANCE, DEED RESTRICTIONS, COMPLIANCE MECHANISMS & ENFORCEMENT REMEDIES:

A. Definitions. For purposes of this Rule the following terms shall have the following meanings:

- (i) Compliance Mechanisms - the method(s) of bringing about compliance with the Deed Restrictions.
- (ii) Deed Restrictions - means those covenants, conditions, restrictions, compliance mechanisms and enforcement remedies contained in

any applicable declarations of covenants and restrictions, including any amendments thereto, as recorded in the Public Records of Lake County, Florida, that govern the use and operation of real property within the District and are subject to consideration per the Statute for adoption by this Rule that may be enforced by the District.

- (iii) Homesite and/or Lot - shall mean and refer to any plot of land shown upon a plat which bears a numerical designation, but shall not include tracts or other areas not intended for a residence within the District's boundaries. The terms "Homesite" and "Lot" are used interchangeably.
- (iv) Order of Enforcement – the final document issued by the Deed Compliance Hearing Officer at the conclusion of the deed compliance Public Hearing consisting of findings of fact, conclusions of law, the required corrective actions and fine imposition, if any.
- (v) Owner - shall mean the record owner, whether one or more persons or entities, of fee simple title to any Homesite which is subject to the Deed Restrictions.

B) Procedures for Compliance of External Deed Restriction Limitations.

The Board hereby adopts by this Rule, detailed Procedures for Compliance of External Deed Restrictions for the District ("Procedures") which are attached hereto as **Appendix "B"** and incorporated herein by this reference. In sum, the Procedures provide, among other things, a process for initiating and receiving complaints regarding Deed Restriction violations, time frames for coming into compliance, fine schedules, and for the recording of the Order of Enforcement in the Public Records of Lake County, Florida.

C) Deed Restrictions. The Board hereby adopts by this Rule portions of the applicable Deed Restrictions that relate to limitations or prohibitions that apply to the external appearances or uses of Homesites or that are consistent with the requirements of a development order or regulatory agency permit. A detailed list of the exact Deed Restrictions being adopted by this Rule for possible enforcement by the District is included in the Procedures for Compliance of External Deed Restrictions and Schedule for Fines, attached as Appendix "B".

D) Fines/Attorneys' Fees/Costs. Fines may be imposed for violations of this Rule. In addition, the Board shall require that each Owner reimburse the District for attorneys' fees and costs incurred by the Board in enforcing the Deed Restrictions against the Owner. The Board hereby adopts the Procedures for Compliance of External Deed Restrictions and Schedule for Fines, included within attached Appendix "B", to be followed when imposing fines for violations of the Deed Restrictions adopted by this Rule. The Deed Compliance Hearing Officer shall make all final decisions regarding the imposition of fines, if any, at a Public Hearing. The Deed Compliance Hearing Officer finds that the fines are reasonable and are correlated to the costs associated with deed compliance such as but not

limited to the costs of inspections, site visits, notice costs and costs of related meetings and hearings.

E) Compliance Mechanisms. The Board hereby adopts by this Rule, which includes Appendix “B,” all the Compliance Mechanisms contained in the Deed Restrictions that apply to the external appearances or uses of Homesites, including the requirement for Owner’s to reimburse the District for attorneys’ fees and costs expended by the District in enforcement of such Compliance Mechanisms. Such Compliance Mechanisms include but are not limited to:

- (i) if the Owner does not adhere to the Deed Restrictions regarding keeping the Homesite neat and clean and the grass cut and edged then the work may be performed on behalf of the Owner by the District, but the District shall not be obligated to perform such work, and the cost shall be charged to the Owner as a fine as indicated on the schedule of fines. Said fines shall not be imposed until a Public Hearing is held.
- (ii) the District’s approval over external structural alterations (including but not limited to fencing, sheds, arbors or similar items), repainting, additions, repairs or improvement of residences/Homesites. Said approval may be granted via an architectural review committee created by the District by resolution or interlocal agreement.

F) Enforcement Remedies. The District shall have the right but not the duty to enforce the Deed Restrictions adopted by this Rule. In accordance with the Statute, the District has the right to enforce this Rule and the fines imposed thereby in circuit court through injunctive relief. The Statute also provides that the District can adopt by rule all or certain portions of deed restrictions that relate to enforcement remedies that apply to the external appearances or uses of Homesites. The Board hereby adopts by this Rule all the enforcement remedies that apply to the external appearances or uses of Homesites found within the Deed Restrictions adopted herein. Such enforcement remedies include but are not limited to the District’s right to seek injunctive relief, to collect any imposed fines, attorneys’ fees and costs, and to recover damages or any property charges for such violations. The Board also hereby adopts those portions of the Deed Restrictions requiring that the prevailing party in any legal proceeding or action be entitled to reimbursement of its reasonable attorneys’ fees and costs.

G) Final Enforcement Decision. The Deed Compliance Hearing Officer shall make all final decisions regarding which enforcement remedy to seek, if any, at a public hearing. The affected Owner shall be noticed of the date, time and location of the public hearing via certified mail sent to the address on record at the property appraiser’s office and any other known addresses of the Owner. If the mail is returned non-deliverable, then notice of the hearing shall be posted on the property. At the public hearing:

- (i) the Owner shall be allowed to present testimony, evidence and witnesses on their behalf, and cross examine witnesses in regard to the allegations, fines and charges against the Owner.
- (ii) parties that will be substantially and directly affected by the outcome of the Board's decision shall be heard.
- (iii) upon conclusion of all testimony and submitted evidence, the Deed Compliance Hearing Officer, taking into consideration staff's recommendation, shall determine whether the Owner is in violation of the Rule. If the Deed Compliance Hearing Officer finds that the Owner is in violation of the Rule, the Deed Compliance Hearing Officer shall issue an Order of Enforcement. The Order of Enforcement shall include a finding regarding non-compliance, provide a reasonable time for the Owner to come into compliance with the Rule, impose fines, if any, and require reimbursement of the District's attorneys' fees and costs, in accordance with the adopted fine schedule. The Order of Enforcement shall also direct district staff to record the Order of Enforcement in the Public Records of Lake County, Florida, whereby the Order of Enforcement shall then become a lien against the property. The Deed Compliance Hearing Officer may also order continued maintenance of the property. The Order of Enforcement may include direction to District Counsel to seek all available legal remedies including injunctive relief against the Owner and any other directive deemed necessary by the District's Deed Compliance Hearing Officer allowed by Statute.

Section 5. BEST INTERESTS OF THE DISTRICT. The Board finds that the adoption of this Rule is beneficial to the Owners and that enforcement by the District is appropriate.

Section 6. NOTICE. Within sixty (60) days after this Rule takes effect, the District shall record a notice of rule adoption stating generally what rules were adopted and where a copy of the rule may be obtained.

Section 7. AMENDMENTS. This Rule may be amended from time to time by rule of the Board upon public notice and at least one (1) public hearing.

Section 8. EFFECTIVE DATE. This Rule shall become effective upon its approval by the Board of Supervisors of the Village Center Community Development District.

SPECIFIC AUTHORITY: Chapters 120 and 190, Florida Statutes, as amended.

HISTORY:

New

Amended and Restated March 17, 2011
Amended and Restated August 16, 2012
Amended and Restated January 17, 2013
Amended and Restated March 12, 2014
Amended and Restated April 6, 2022

Amended and Restated August 10, 2022
Amended and Restated April 12, 2023
Amended and Restated October 11, 2023
Amended and Restated August 7, 2024

**RULES OF THE
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**

CHAPTER X

THE RULE TO BRING ABOUT DEED COMPLIANCE

Section 1. AUTHORITY: The Board of Supervisors is responsible for the adoption of rules, pursuant to Chapters 120 and 190, Florida Statutes, for the conduct of the business of Village Center Community Development District (“District”) and in conjunction with the requirements of the law. Pursuant to §190.012(4), Florida Statutes, (“Statute”), the District is authorized to enforce certain deed restrictions within its boundaries in accordance with the Statute and upon adoption of this rule, The Rule to Bring About Deed Compliance, which includes Appendix A and B (“Rule”). The District may by resolution adopt standards by which this Rule may be interpreted.

Section 2. PURPOSE: The purpose of this Rule is to establish certain guidelines, operating policies and procedures relating to the enforcement of certain deed restrictions within the boundaries of the District. The District’s Board of Supervisors (“Board”) has determined that it is in the best interests of the District and the landowners residing therein, that this formal Rule establishing the operating policies, procedures and guidelines relating to the enforcement of those certain deed restrictions, as described herein, be adopted by the Board.

Section 3. CONDITIONS PRECEDENT: The District meets all the conditions precedent required by the Statute necessary to adopt this Rule:

- A) The District was in existence on the effective date of the Statute.
- B) The majority of the Board has been elected by qualified electors pursuant to the provision of section 190.006, Florida Statutes.
- C) Less than 25 percent of residential units are in a homeowners’ association.
- D) The declarant in all applicable declarations of covenants and restrictions has provided the Board with a written agreement that this Rule may be adopted and a memorandum of the agreement has been recorded in the public records and is attached hereto as **Appendix “A,”** and incorporated hereby.
- E) There are no existing homeowners’ associations within the District boundaries having respective enforcement powers.

Section 4. PROCEDURES FOR COMPLIANCE, DEED RESTRICTIONS, COMPLIANCE MECHANISMS & ENFORCEMENT REMEDIES:

A. Definitions. For purposes of this Rule the following terms shall have the following meanings:

- (i) Compliance Mechanisms - the method(s) of bringing about compliance with the Deed Restrictions.

- (ii) Deed Restrictions - means those covenants, conditions, restrictions, compliance mechanisms and enforcement remedies contained in any applicable declarations of covenants and restrictions, including any amendments thereto, as recorded in the Public Records of Lake County, Florida, that govern the use and operation of real property within the District and are subject to consideration per the Statute for adoption by this Rule that may be enforced by the District.
- (iii) Homesite and/or Lot - shall mean and refer to any plot of land shown upon a plat which bears a numerical designation, but shall not include tracts or other areas not intended for a residence within the District's boundaries. The terms "Homesite" and "Lot" are used interchangeably.
- (iv) Order of Enforcement – the final document issued by the Deed Compliance Hearing Officer at the conclusion of the deed compliance Public Hearing consisting of findings of fact, conclusions of law, the required corrective actions and fine imposition, if any.
- (v) Owner - shall mean the record owner, whether one or more persons or entities, of fee simple title to any Homesite which is subject to the Deed Restrictions.

B) Procedures for Compliance of External Deed Restriction Limitations. The Board hereby adopts by this Rule, detailed Procedures for Compliance of External Deed Restrictions for the District ("Procedures") which are attached hereto as **Appendix "B"** and incorporated herein by this reference. In sum, the Procedures provide, among other things, a process for initiating and receiving complaints regarding Deed Restriction violations, time frames for coming into compliance, fine schedules, and for the recording of the Order of Enforcement in the Public Records of Lake County, Florida.

C) Deed Restrictions. The Board hereby adopts by this Rule portions of the applicable Deed Restrictions that relate to limitations or prohibitions that apply to the external appearances or uses of Homesites or that are consistent with the requirements of a development order or regulatory agency permit. A detailed list of the exact Deed Restrictions being adopted by this Rule for possible enforcement by the District is included in the Procedures for Compliance of External Deed Restrictions and Schedule for Fines, attached as Appendix "B".

D) Fines/Attorneys' Fees/Costs. Fines may be imposed for violations of this Rule. In addition, the Board shall require that each Owner reimburse the District for attorneys' fees and costs incurred by the Board in enforcing the Deed Restrictions against the Owner. The Board hereby adopts the Procedures for Compliance of External Deed Restrictions and Schedule for Fines, included within attached Appendix "B", to be followed when imposing fines for violations of the Deed Restrictions adopted by this Rule. The Deed Compliance Hearing Officer

shall make all final decisions regarding the imposition of fines, if any, at a Public Hearing. The Deed Compliance Hearing Officer finds that the fines are reasonable and are correlated to the costs associated with deed compliance such as but not limited to the costs of inspections, site visits, notice costs and costs of related meetings and hearings.

E) Compliance Mechanisms. The Board hereby adopts by this Rule, which includes Appendix “B,” all the Compliance Mechanisms contained in the Deed Restrictions that apply to the external appearances or uses of Homesites, including the requirement for Owner’s to reimburse the District for attorneys’ fees and costs expended by the District in enforcement of such Compliance Mechanisms. Such Compliance Mechanisms include but are not limited to:

- (i) if the Owner does not adhere to the Deed Restrictions regarding keeping the Homesite neat and clean and the grass cut and edged then the work may be performed on behalf of the Owner by the District, but the District shall not be obligated to perform such work, and the cost shall be charged to the Owner as a fine as indicated on the schedule of fines. Said fines shall not be imposed until a Public Hearing is held.
- (ii) the District’s approval over external structural alterations (including but not limited to fencing, sheds, arbors or similar items), repainting, additions, repairs or improvement of residences/Homesites. Said approval may be granted via an architectural review committee created by the District by resolution or interlocal agreement.

F) Enforcement Remedies. The District shall have the right but not the duty to enforce the Deed Restrictions adopted by this Rule. In accordance with the Statute, the District has the right to enforce this Rule and the fines imposed thereby in circuit court through injunctive relief. The Statute also provides that the District can adopt by rule all or certain portions of deed restrictions that relate to enforcement remedies that apply to the external appearances or uses of Homesites. The Board hereby adopts by this Rule all the enforcement remedies that apply to the external appearances or uses of Homesites found within the Deed Restrictions adopted herein. Such enforcement remedies include but are not limited to the District’s right to seek injunctive relief, to collect any imposed fines, attorneys’ fees and costs, and to recover damages or any property charges for such violations. The Board also hereby adopts those portions of the Deed Restrictions requiring that the prevailing party in any legal proceeding or action be entitled to reimbursement of its reasonable attorneys’ fees and costs.

G) Final Enforcement Decision. The Deed Compliance Hearing Officer shall make all final decisions regarding which enforcement remedy to seek, if any, at a public hearing. The affected Owner shall be noticed of the date, time and location of the public hearing via certified mail sent to the address on record at the property appraiser’s office and any other known addresses of the Owner. If the mail is

returned non-deliverable, then notice of the hearing shall be posted on the property.
At the public hearing:

- (i) the Owner shall be allowed to present testimony, evidence and witnesses on their behalf, and cross examine witnesses in regard to the allegations, fines and charges against the Owner.
- (ii) parties that will be substantially and directly affected by the outcome of the Board's decision shall be heard.
- (iii) upon conclusion of all testimony and submitted evidence, the Deed Compliance Hearing Officer, taking into consideration staff's recommendation, shall determine whether the Owner is in violation of the Rule. If the Deed Compliance Hearing Officer finds that the Owner is in violation of the Rule, the Deed Compliance Hearing Officer shall issue an Order of Enforcement. The Order of Enforcement shall include a finding regarding non-compliance, provide a reasonable time for the Owner to come into compliance with the Rule, impose fines, if any, and require reimbursement of the District's attorneys' fees and costs, in accordance with the adopted fine schedule. The Order of Enforcement shall also direct district staff to record the Order of Enforcement in the Public Records of Lake County, Florida, whereby the Order of Enforcement shall then become a lien against the property. The Deed Compliance Hearing Officer may also order continued maintenance of the property. The Order of Enforcement may include direction to District Counsel to seek all available legal remedies including injunctive relief against the Owner and any other directive deemed necessary by the District's Deed Compliance Hearing Officer allowed by Statute.

Section 5. BEST INTERESTS OF THE DISTRICT. The Board finds that the adoption of this Rule is beneficial to the Owners and that enforcement by the District is appropriate.

Section 6. NOTICE. Within sixty (60) days after this Rule takes effect, the District shall record a notice of rule adoption stating generally what rules were adopted and where a copy of the rule may be obtained.

Section 7. AMENDMENTS. This Rule may be amended from time to time by rule of the Board upon public notice and at least one (1) public hearing.

Section 8. EFFECTIVE DATE. This Rule shall become effective upon its approval by the Board of Supervisors of the Village Center Community Development District.

SPECIFIC AUTHORITY: Chapters 120 and 190, Florida Statutes, as amended.

HISTORY:
New

Amended and Restated March 17, 2011
Amended and Restated August 16, 2012
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Amended and Restated April 6, 2022
Amended and Restated August 10, 2022
Amended and Restated April 12, 2023
Amended and Restated October 11, 2023
Amended and Restated August 7, 2024

Appendix B

Procedures for Compliance Of External Deed Restrictions and Schedule for Fines for The Lady Lake / Lake County portion of The Villages

I. PURPOSE AND INTENT:

The purpose and intent of the deed compliance enforcement process is to provide and promote the health, safety, welfare, and property value of this community. The purpose of this procedure is to provide a clear, systematic, and consistent process for the investigation, notification, and conformance with the Rule. The intent is to seek voluntary compliance with the provisions of the Rule, which provides for the maintenance of a high quality of life in the community. Please note the deed compliance process outlined herein does not address complaints for property or situations that occur within the confines of the home.

II. PROCEDURE FOR COMPLIANCE:

Step 1. Complaints

Complaints of possible Rule violations may be made by residents or any other person. Complaints may be received by phone, fax, mail, electronic mail, or in person.

If the contact information of the complainant is known, it is logged and retained for future follow-up and becomes part of the case record, which is a public record. However, complaints may be accepted anonymously.

Complaints of possible Rule violations pertaining to businesses operating from homesites/lots, must be submitted with supporting evidence to substantiate that the operation of the business from the homesite/lot has a negative impact on the external appearance or use of the homesite/lot. Substantiating Evidence includes, but is not limited to, pictures of vehicular traffic or parking on the homesite/lot along with pictures of the business in operation and/or advertisements from the business that contains the address or contact information for the business, or any other substantiating evidence that demonstrates the negative impact on the external appearance or use of the homesite/lot. Complainants are also encouraged to contact their local County or City Code Enforcement to lodge a complaint with the applicable municipality for further review and enforcement. Anonymous complaints will not be accepted.

Step 2. Inspection

Within three (3) business days of receiving the complaint, deed compliance staff is sent to the address identified in the complaint to check and verify the alleged violation. If the alleged violation is not substantiated, the complainant, if known, is notified and the process ends.

Step 3. Notification

Once a violation is confirmed with the exception of violations that unreasonably endanger the health, safety, or welfare of District residents or Re-Occurring and Repeat Violations, which are addressed separately below, all three of the following activities, if necessary, occur within three (3) business days or as soon as possible:

- A. A **Deed Restriction Reminder Notice** is issued to the Owner. This is the first written notice that is either hand delivered to the Owner, occupant or left at the door if no one is home.
- B. A **telephone call** is made by deed compliance staff to the owner of record according to the County Property Appraiser's records at their local phone and any other known phone number.
- C. An **initial letter** is sent to the Owner of record of the property according to the County Property Appraiser's records in which the violation exists and any other known address. The letter shall identify the Rule violation and at a minimum shall also include the following:
 - i. The required action to remedy the violation.
 - ii. A prescribed time allotment to remedy the violation which shall be between 3 and 15 business days depending on the type of violation.
 - iii. Photographs of the violation.
 - iv. A request to call the Community Standards Department office when the violation has been remedied.

If additional time is necessary to bring the violation into compliance, the Owner or the Owner's representative shall request additional time. All requests shall be in writing or documented by deed compliance staff. Any request shall include the amount of additional time needed and the reason for said request. The request may be granted by the deed compliance staff, depending on the type of violation and extenuating circumstances such as illness, death, or the like. A telephone call is made to the complainant to advise them of the compliance process if contact information is known.

Step 4. Second Notification

After the allotted time, deed compliance staff revisits the property to verify if the violation has been remedied. If the violation has NOT been remedied, staff shall send a **2nd letter** to the Owner of record of the property according to the County Property Appraiser's records in which the violation exists and any other known address which shall include, at a minimum:

- i. The date of the last letter.
- ii. The violation to be corrected.

- iii. Required action to remedy the violation in order to avoid a possible fine.
- iv. Time allotment of 15 days in which to comply for all violations except for violations pertaining to parking or lawn ornaments. The compliance time allotment for parking or lawn ornament related violations shall be 3 business days.
- v. Possible fine amount.
- vi. Requirement to call the office once complete for verification of compliance.

If the violation has been remedied, the complainant is called if contact information is known and the case is closed.

Step 5. Third Notification / Notice of Public Hearing

On the 16th day, as identified in the second notification, a site visit is made, photographic evidence taken, and if the violation still exists, a **3rd letter** is sent to the Owner of record of the property according to the County Property Appraiser's records in which the violation exists and any other known address by regular and certified mail return receipt requested, which shall include at a minimum:

- A. The date, time and location for the public hearing, to be held before the Deed Compliance Hearing Officer, to hear the facts of the case.
- B. A statement advising that the Owner has the right to attend, present testimony, evidence and witnesses, cross examine witnesses on their behalf in regards to the allegations, fines and charges against the Owner.
- C. A statement advising that staff may recommend, and the Deed Compliance Hearing Officer may find the Owner in violation of the Rule, impose fines, or continued maintenance of the property with additional fines imposed and/or seek other legal remedies including injunctive relief against the Owner.
- D. For Re-Occurring and Repeat Violations this notice shall include supporting documentation thereof.

Step 6. Notification for Re-Occurring Violations

The term "Re-Occurring Violation" means a violation of a provision of the Rule by an owner who has been previously notified to have violated the same provision of the Rule within twelve (12) months prior to the current violation, notwithstanding the violation occurred at different locations. If the Community Standards Department staff receives a complaint regarding a Re-Occurring Violation, staff is not required to give the owner a reasonable time to correct the violation. Instead, staff shall follow the procedure of compliance as outlined above with the exception of Steps 3 and 4. With regards to Step 5, the case may be presented to the Deed Compliance Hearing Officer even if the Re-

Occurring Violation has been corrected prior to the Public Hearing and the notice shall so state. If the Re-Occurring Violation is brought into compliance prior to the Public Hearing, the Deed Compliance Hearing Officer may make a finding of guilt but shall not impose a fine.

Step 7. Notification for Repeat Violations

Repeat Violations - The term "Repeat Violation" means a violation of a provision of the Rule by an Owner who has been previously found by the Deed Compliance Hearing Officer, to have violated the same provision of the Rule within twelve (12) months prior to the current violation, notwithstanding the violations occurred at different locations. If the Community Standards Department staff receives a complaint regarding a Repeat Violation, staff is not required to give the Owner a reasonable time to correct the violation. Instead, staff may follow the Procedure of Compliance as outlined above, with the exception of steps 3 and 4. The case may be presented to the Deed Compliance Hearing Officer even if the Repeat Violation has been corrected prior to the Public Hearing, and the notice shall so state. Repeat Violations may be fined up to \$500 and the Deed Compliance Hearing Officer may impose a \$500 daily fine until the property is brought into compliance.

Step 8. Notification for Violations that Unreasonably Endanger the Health, Safety, or Welfare of District Residents; Emergency Procedure; Summary Enforcement.

In cases of emergency, where delay in abatement of the violation required to complete the procedure and notice requirements as set forth in Steps 3 through 5 above will permit a continuing violation that unreasonably endangers public health, safety, or welfare, the District Board may order summary enforcement and abatement of the violation. To proceed with summary enforcement, a deed compliance officer or other designated official shall determine that a violation exists or is being maintained on property in the District and that delay in abatement of the violation will unreasonably endanger the public health, safety, or welfare of District residents. The officer or designated official shall notify the Owner of the property in writing of the nature of the violation, whether the public health, safety, or welfare will be unreasonably endangered by delay in abatement of the violation required to complete the procedure set forth in Steps 3 through 5 above and may order that the violation be immediately terminated or abated by the Owner. If the violation is not immediately terminated or abated by the Owner, the District Board may order summary enforcement and abate the violation by entering an Emergency Order of Enforcement/Claim of Lien against the Owner at its next Board meeting.

Step 9. Businesses Operating from Residential Properties (Homesite/Lots) that Affect the External Appearances or Uses.

In cases where businesses operating from residential properties (homesites/lots) have a negative impact on the external appearance or uses of the homesite/lot, the following procedure shall be implemented.

If the Community Standards Department staff receives a complaint regarding this matter as established in Step 1, Staff will proceed with the Step-by-Step procedure and notice requirements as set forth in Steps 2 through 7 above. Additionally, Community Standards Department Staff will submit any verified complaints to the County or City in which the homesite/lot is located for further review and inspection by the County or City authorities.

Community Standards Staff's investigation will only pertain to the external portion of the homesite/lot. Any matters pertaining to internal deed restriction violations will be turned over to the Declarant and/or the County or City in which the homesite/lot is located for further review and inspection.

If the violation is not terminated or abated by the Owner, Community Standards Staff will proceed with Steps 10 and 11 as established below.

Step 10. Enforcement

If the property is still in violation two (2) days prior to the noticed Public Hearing, as indicated in the third notification or if it is a repeat violation, the Public Hearing will take place as noticed. At the Public Hearing the Deed Compliance Hearing Officer considers evidence and testimony related to the violation from the Owner, District staff and parties that will be substantially and directly affected by the outcome of the Deed Compliance Hearing Officer's decision. The Deed Compliance Hearing Officer may render a decision to dismiss the case, grant a continuance, find the Owner in violation of the Rule, provide a reasonable time to come into compliance, impose fines, order continued maintenance of the property, any other remedial action deemed necessary to bring the property into compliance and/or direct District Counsel to seek injunctive relief or other legal remedies as appropriate against the Owner. Any Order of Enforcement/Claim of Lien entered by the Deed Compliance Hearing Officer shall require that the Owner reimburse Village Center Community Development District for its reasonable attorneys' fees and costs incurred in prosecuting the matter against the Owner and shall also require that the Order of Enforcement/Claim of Lien be recorded in the Public Records of Lake County, Florida.

Step 11. Notification of Entry of Order of Enforcement/Claim of Lien and Opportunity to Appeal

When an Order of Enforcement/Claim of Lien is entered against real property under Step 10 above, and after the time period to correct the violation has expired, District staff shall notify the Owner, in writing, that the Order of Enforcement/Claim of Lien will be recorded in the Public Records of Lake County, Florida, and become a lien against the Owner's property, ten (10) days from the date of the notification. District staff shall also advise the Owner that should the Owner choose to appeal the recording of the Order of Enforcement/Claim of Lien because the property was brought into compliance as required by the Order of Enforcement/Claim of Lien, the Owner must do so within the ten (10) day time period provided in the written notification to the Owner, by mailing a request for a hearing to appeal the Order of Enforcement/Claim of Lien. The request for a hearing must

be made in writing and delivered to VCCDD – Community Standards, 984 Old Mill Run, The Villages, FL 32162. If the Owner properly requests a hearing to appeal the Order of Enforcement/Claim of Lien, the appeal will be brought before the Board of Supervisors or Deed Compliance Hearing Officer for the District at the next available meeting. The hearing on the appeal shall only be held to determine whether the Owner brought the property into compliance, as required by the Order of Enforcement/Claim of Lien. If the Board of Supervisors finds that the property was not brought into compliance as required by the Order of Enforcement/Claim of Lien then the Order of Enforcement/Claim of Lien shall immediately be recorded in the Public Records of Lake County, Florida. If the Board of Supervisors finds that the property was brought into compliance as required by the Order of Enforcement/Claim of Lien then the Order of Enforcement/Claim of Lien shall not be recorded in the Public Records of Lake County, Florida. If the Owner fails to request a hearing as provided herein then the Owner's right to a hearing shall be deemed as being waived and the Order of Enforcement/Claim of Lien shall be recorded in the Public Records of Lake County, Florida, and it shall act as a lien against the Owner's real property until the real property is brought into compliance with the District's Rule to Bring about Deed Compliance and all fines, fees, and costs are paid in full.

III. GENERAL PROVISIONS:

1. Mowing / Edging – If a property is found in non-compliance of the Rule's mowing and edging requirements, the Deed Compliance Hearing Officer may at the respective public hearing order continued maintenance of the property by the District at a re-occurring cost to the Owner in accordance with the Fine Schedule.

2. Pressure Washing / Hedging – If a property is found in non-compliance of the Rule's pressure washing and/or hedge/shrubbery trimming requirement, the Deed Compliance Hearing Officer may at the respective public hearing order maintenance of the property to include: (a) pressure washing a home, driveway, walkway, fences, or walls; and/or (b) trimming hedges and shrubbery to 4 feet in height. The cost of any such maintenance shall be borne by and charged to the property owner and shall include the actual cost of maintenance plus an administrative fee in accordance with the Fine Schedule.

3. The District is responsible for approving alterations, changes, or modifications to the Homesite and exterior appearance and structure of the Homesite. No after-market change should be made to the Homesite without first gaining written approval. This includes but is not limited to: arbors, trellises, pergolas, pools, patios, screen cages, decks, awnings, fences, walls, enclosures, landscaping, driveway additions or coating/pavers, exterior re-painting and room additions to the home.

The District approval may be via an Architectural Review Committee created by district resolution or interlocal agreement.

4. Compliance Public Hearings will be held on a monthly basis.

5. The information collected during the enforcement process is public information. If a resident wishes to find out who made a complaint against their property and that information is available, then it will be provided in accordance with Section 119.07 of Florida Statutes.

PRESOLUTION 2024-23

A RESOLUTION OF VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT FOR THE LAKE COUNTY PORTION OF THE VILLAGES, AMENDING AND RESTATING CHAPTER IX OF VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT'S RULE ENTITLED "THE RULE TO BRING ABOUT DEED COMPLIANCE", WHICH INCLUDES AMONG OTHER THINGS, A MATRIX OF THE ADOPTED EXTERNAL DEED RESTRICTIONS THAT MAY BE ENFORCED AND A DETAILED PROCEDURE FOR COMPLIANCE OF THOSE EXTERNAL DEED RESTRICTIONS AND FINES FOR VIOLATIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Village Center Community Development District ("District") has advertised its intent to amend and restate its Rule to Bring About Deed Compliance ("Rule") for the District in accordance with §190.012(4), Florida Statutes, and has held a public hearing for such adoption in compliance with all applicable statutes and rules; and

WHEREAS, the District Board of Supervisors in a public hearing on August 7, 2024, considered public input and all input of staff and has determined it is in the best interests of all persons and entities to be served by the District to amend and restate the Rule.

NOW, THEREFORE, BE IT RESOLVED by the Village Center Community Development District, as follows:

1. The Rule to Bring About Deed Compliance within Village Community Development District is hereby amended and restated as provided in the document attached hereto as Exhibit "A".
2. The Rule shall become effective September 1, 2024.

APPROVED AND ADOPTED THIS 7th DAY OF AUGUST, 2024.

BOARD OF SUPERVISORS
VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT

By: 
Kelly Flores, Chairman

ATTEST:


Secretary

RESOLUTION 2024-24

A RESOLUTION OF VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT FOR THE LADY LAKE PORTION OF THE VILLAGES, AMENDING AND RESTATING CHAPTER X OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT'S RULE ENTITLED "THE RULE TO BRING ABOUT DEED COMPLIANCE", WHICH INCLUDES AMONG OTHER THINGS, A MATRIX OF THE ADOPTED EXTERNAL DEED RESTRICTIONS THAT MAY BE ENFORCED AND A DETAILED PROCEDURE FOR COMPLIANCE OF THOSE EXTERNAL DEED RESTRICTIONS AND FINES FOR VIOLATIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Village Center Community Development District ("District") has advertised its intent to amend and restate its Rule to Bring About Deed Compliance ("Rule") for the District in accordance with §190.012(4), Florida Statutes, and has held a public hearing for such adoption in compliance with all applicable statutes and rules; and

WHEREAS, the District Board of Supervisors in a public hearing on August 7, 2024 considered public input and all input of staff and has determined it is in the best interests of all persons and entities to be served by the District to amend and restate the Rule.

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APPROVED AND ADOPTED THIS 7th DAY OF AUGUST, 2024.

BOARD OF SUPERVISORS
VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT

ATTEST:

Secretary

By:


Kelly Flores, Chairman