

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS																
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698	844		
AIR CONDITIONERS																																		
■ Window air conditioners are prohibited and only central air conditioners are permissible.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■												■					
■ 5.10 Window Air-Conditioners are not permitted within the subdivision, except as specifically allowed by law																																■		
Fines per day for cont'd viol.																																		
\$50.00 \$25.00																																		
BUSINESS FROM A HOMESITE/LOT																																		
■ 2.1 All lots included in the Subdivision should be used for residential purposes only and shall be subject to the following specific residential use restrictions in addition to the general restrictions contained in the Declaration of Restrictions.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																	
■ 2.8 Commercial and/or professional activities may not be conducted in a Home or on a Lot.	■	■	■			■	■	■	■		■	■	■		■																			
■ 2.8 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.														■		■																		
■ 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.																■																		
■ 5.2 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.																				■									■	■	■			
■ 5.2 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 Homesite.																					■								■	■		■		

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■ 6.2 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.																				■												
■ 7.2 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																																
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 one (1) hour before daylight.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Fines per day for cont'd viol.																																
\$50.00 \$25.00																																
GARBAGE/TRASH																																
■ All garbage will be contained in appropriate plastic bags and placed curbside no earlier than the day before scheduled pickup.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■															
■ All garbage will be contained in appropriate fully closed and sealed plastic bags and placed curbside no earlier than the day before scheduled pickup. No rubbish, trash, garbage, or other waste material shall be kept or permitted on any lot or on the common area except in sanitary containers located in appropriate areas concealed from public view.																		■	■	■	■	■	■	■	■	■	■	■	■	■		
Fines per day for cont'd viol.																																
\$50.00 \$25.00																																
LAWN ORNAMENTS																																
■ No prohibition on lawn ornaments.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■		
■ No yard ornaments of any kind shall be permitted.																				■												

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■ 5.24 Lawn ornaments are prohibited, except for seasonal displays not exceeding a thirty (30) day duration.																																■
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LIGHTING																																		
■ Each lot is designed to have a front yard pole light which is activated by a light sensing meter. Lot owners shall maintain electric power to such light at all times so that the system can operate during all times of low-level light.																					■													
■ Exterior lighting must be attached to the home and shaded so as not to create a nuisance to others. No security poles may be erected.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																	
Fines per day for cont'd viol.																																		
\$50.00 \$25.00																																		
MAINTENANCE & MODIFICATION																																		
■ It shall be the responsibility of the owner to keep their lot neat and clean and the grass cut and edged at all times. The lot owner shall have the obligation to mow and maintain all areas up to the street pavement. Persons owning lots adjacent to a lake shall have the obligation to mow and maintain all areas between their lot line and the water even though they may not own that portion of the land. If an owner does not adhere to this regulation then the work may be performed on behalf of the owner and the cost shall be charged to the owner.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																	
■ 7.3 Each Owner shall keep his Homesite neat and clean and the grass cut and edged at all times and shall also maintain the unpaved area between an adjacent roadway or walkway located in the road right of way and the Owner's Homesite. The Owners of Homesites 7 and 8 which adjoin Cadiz Terrance shall mow and maintain in a neat and clean manner the unpaved area located between such Owners Homesites to the centerline of the unpaved right of way adjoining such Homesites. 7.4 If an Owner does not adhere to the above regulation, then the work may be performed on behalf of the Owner by the Developer, or its designee, but the Developer, or its designee, shall not be obligated to perform such work, and the cost shall be charged to the Owner																																	■	

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■ No owner of a lot within the subdivision which is subject to a Special Easement for Landscaping, as shown on the plant, shall take any action to prevent the Landscaped Buffer from complying with those provisions of the Sumter County Subdivision regulations governing Landscaped Buffer areas, however the owner of a lot subject to a Special Easement shall be responsible for the maintenance of the landscaping located thereon.																																			
■ No owner of a lot subject to a Special Easement for landscaping, shall take any action to prevent the landscaped buffer from complying with those provisions governing landscaped buffer areas.																									■										
No building or other improvements shall be made within easements reserved by the Developer without permission.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																		
No Lot may be used as ingress and egress to any other property or turned into a road by anyone other than the Developer.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																		

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MAINTENANCE & MODIFICATION (cont'd)																																
■ 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 has been approved, as to the quality of workmanship and materials, harmony of external design with existing structures and location with respect to topography and finished grade elevation.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■															
■ It shall be the responsibility of each property owner within the subdivision at the time of construction of a building, residence, or structure, to comply with the construction plans for the Surface Water Management System pursuant to Chapter 40D-4, F.A.C., approved and on file with the Southwest Florida Water Management District.				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
■ 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 except with written consent. All outside structures for storage or utility purpose must be attached to the home.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■															
■ No driveways, walkways, or access shall be located on or permitted on Rio Grande Avenue or Morse Boulevard. No building or other improvements shall be made within the easements without permission.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■															
■ There shall be only one home on each lot. Each home must have a garage. No carports are permitted in the subdivision. Only homes of at least 900 square feet exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space, and homes with 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 1,000 square feet of air-conditioned and heated space. The home shall be a conventionally built home, either site built or prefabricated which must be of a design approved as to color, construction material, design, size and other qualities. Each home must have eave overhangs and gable overhangs and all roofing materials shall be shingle over all areas including garages, screen room, utility rooms, etc. and all areas must have ceilings.	■																															

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MAINTENANCE & MODIFICATION (cont'd)																																	
■ There shall be only one home on each lot. Each home must have a garage. Only homes of at least 1,144 square feet exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space, and homes with 1/4 roof pitch (6" in 12" rise and run), shall be placed on any of the following lots 1 through 40, 167 through 186, 223 through 224, 255 through 258, 271 through 280, and 293 through 295, and all other homes must contain at least 900 square feet of air-conditioned and heated space. The home shall be a conventionally built home either site built or prefabricated, which must be of a design approved as to the color, construction material, design, size and other qualities. Each home must have eave overhangs and gable overhangs and no roofing materials shall be aluminum materials and all areas must have ceilings.		■																															
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MAINTENANCE & MODIFICATION (cont'd)																																
■ There shall be only one home on each lot. Each home must have a garage. No carports are permitted in the subdivision. Only homes of at least 1,200 square feet exclusive of any garage, storage room, screen room or other on-heated and non-air-conditioned space, and homes with 4" in 12" rise and run roof pitch shall be placed on any lot. The home shall be a conventionally built home either site built or prefabricated which must be an approved design, color, construction materials, size and other qualities. Each home must have eave overhangs and gable overhangs, and all roofing materials shall be shingle materials over all areas including garages, utility rooms, etc., and all areas must have ceilings. Screen room may have aluminum pan roofs, except that screen rooms constructed or reconstructed upon lots 1-58 and 94-145 must have shingle roofing material or be of a mansard style roof.				■																												
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MAINTENANCE & MODIFICATION (cont'd)																																
■ There shall be only one home on each lot. Only homes with garages and of at least 1240 square feet, exclusive of any alterations to the original plan offered by the developer, exclusive of heated and air-conditioned Florida Rooms and exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space, and homes with at least a 5" in 12" rise and run roof pitch, shall be placed on any lot. The home shall be a conventionally built home with approved design, 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 porches, utility rooms, etc., and all areas must have ceiling. Screen cages are allowed.							■																									
■ There shall be only one home on each lot. All homes must have garages and be of at least 1240 square feet, exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space. All homes must be constructed with at least a 6" in 12" rise and run roof pitch. The home shall be a conventionally built home and of a design approved as to color, construction materials, design, size and other qualities. Each home must have eave overhangs and gable overhangs, and all roofing materials shall be shingle or tile materials, including the roof over garages, screen porches, utility rooms, etc., and all areas must have ceilings. Screen cages over pools are allowed.									■				■		■		■															
■ There shall be only one home on each lot. All homes must have garages and be of at least 1600 square feet, exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space. All homes must be concrete block with stucco over the block with at least a 6" in 12" rise and run roof pitch. The home shall be a conventionally built home and of a design approved as to color, construction materials, design, size and other qualities. Each home must have eave overhangs and gable overhangs, and all roofing materials shall be shingle or tile materials, including the roof over garages, screen porches, utility rooms, etc., and all areas must have ceilings. Screen cages over pools are allowed.														■																		

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MAINTENANCE & MODIFICATION (cont'd)																																
■ There shall be only one home on each lot. Each home must have a garage. No carports are permitted in the subdivision. Only homes of at least 900 square feet, exclusive of any garage, storage room, screen room or their non-heated and non-air-conditioned space, homes with at least a 4" in 12" rise and run roof pitch, shall be placed on any lot. The home shall be a conventionally built home, either site built or prefabricated, which must be of a design approved as to color, construction materials, design, size and other qualities. Each home must have eave overhangs and gable overhangs. All roofing materials shall be shingle materials over all areas including garages, utility rooms, etc., and all areas must have ceilings, except that screen cage enclosures shall also be permitted.										■		■																				
■ There shall be only one home on each lot. Only homes with garages and of at least 1240 square feet, exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space. All homes must be constructed with at least a 5" in 12" rise and run roof pitch, shall be placed on any lot. The home shall be a conventionally built home either site built or prefabricated with an approved design, 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 porches, utility rooms, etc., and all areas must have ceiling. Screen cages over pools are allowed.																																
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MAINTENANCE & MODIFICATION (cont'd)																																	
■ After the home has been constructed, no reconstruction, additions, alterations, or modifications to the home, or in the locations and utility connections of the home will be permitted except with written consent. All outside structures for storage or utility purposes must be attached to the home.																																	
■ Each home and lot must contain a concrete driveway, the lawn must be sodded and a lamp post erected in the front yard of each lot.																																	
■ No out building, tent, shack, garage, trailer, shed, utility building or temporary building of any kind shall be erected, except temporarily for construction purposes only.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																
■ No out building, tent, shack, garage, trailer, shed, utility building or temporary building of any kind shall be erected, except temporarily for construction purposes only. No awnings on windows or doors facing the roadways. No other yard ornaments of any kind shall be permitted. The painting of sidewalks or driveways is prohibited except for clear sealants.																			■	■	■	■	■	■	■	■	■	■	■	■	■		
■ 5.8 No outbuilding, tent, shack, detached garage, trailer, shed, utility building or temporary building of any kind shall be erected, except temporarily only for construction purposes. 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 of the Developer or the Developer's designee, nor shall any Owner paint or attach any object to any wall and/or fence without prior approval of the Developer or the Developer's designee																																	■
■ Rebuild: If all or any portion of a residence is damaged or destroyed by fire or other casualty, it shall be the duty of the owner, with all due diligence, to rebuild, repair or reconstruct such residence in a manner which will substantially restore it to his appearance and condition immediately prior to the casualty. Reconstruction shall be undertaken within two (2) months after the damage occurs, and shall be completed within six (6) months after the damage occurs unless prevented by a governmental authority. Such reconstruction is subject to the approval of the District.																			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

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■ No owner shall make any structural alteration, or shall undertake any exterior repainting or repair of or addition to his residence which would substantially alter the exterior appearance thereof, without the prior written approval of the plan and specifications thereof by the District.																					■					■		■				
■ 10.1 No Owner, other than Developer or its transferees, shall make any structural alteration, or shall undertake any exterior repainting or repair of, or addition to his residence or Homesite, which would substantially alter the exterior appearance thereof, without the prior written approval of the plans and specifications therefor by the Developer or the Developer's designee.																																■
■ Clear (non-colored) concrete and driveway coatings are permitted. No colored coatings are permitted without the prior written consent of the Declarant, its designee, or an architectural review committee appointed by Declarant or Declarant's designee.																		■	■	■	■		■	■	■	■		■		■	■	
■ 5.7 Concrete and driveway coatings are permitted providing that the design is harmonious with the Subdivision and that such coating is the same color as the Home. No ingress or egress to or from any Homesite is permitted except pursuant to such driveways and sidewalks as originally constructed by the Developer.																																■

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MAINTENANCE & MODIFICATION (cont'd)																																
■ No owner shall make any structural alteration, or shall undertake any exterior repainting or repair of or addition to his residence which would substantially alter the exterior appearance thereof, without the prior written approval of the plan and specifications thereof by the District. All fence walls must be of a uniform color and type of paint. Owners intending to paint their fence walls must contact the District for paint specifications.																		■	■	■	■		■	■	■	■		■		■	■	
■ Each owner shall, at his sole cost and expense, repair his residence, keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. The exterior of the 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 an adjacent roadway and the owner's front and side lot lines. The gate on the gate fence wall shall be maintained by the owner enjoying the use of the adjacent side yard area. If an 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.																		■	■	■			■	■	■							
■ Each owner shall, at his sole cost and expense, maintain and repair his property including his residence, patio, sidewalks and driveway, keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. Each lot owner shall be responsible for maintaining his driveway whether on his lot or on an adjacent lot, common or dedicated area. If an 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.																					■											

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■ Each owner shall, at his sole cost and expense, repair his residence keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. The exterior of the gate fence wall will be painted and kept clean by the party having the responsibility for maintaining the adjacent landscaped yard area. In addition the owner of lots 21, 33, 37, 47, 62, 63 and 80 shall maintain the exterior portion of the wall fence upon their lot facing the adjoining road right of way or parking area. Owners intending to paint must contact the District for paint specifications. Each lot owner shall be responsible for maintaining his driveway whether on his lot or 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 an adjacent roadway and the owners front and side lot lines. The gate on the gate fence wall shall be maintained by the owner enjoying the use of the adjacent side yard area. If an owner does not adhere to the above regulations then the work may be performed on behalf of the owner and the cost shall be charged to the owner.																					■											
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NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698	844
MAINTENANCE & MODIFICATION (cont'd)																																
■ Each owner shall, at his sole cost and expense, repair his residence keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. Each lot owner shall be responsible for maintaining his driveway. All wall fencing must be maintained uniformly, the party responsible must contact the District for paint specification. 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 the adjacent roadway and the owners front and side lot lines. If an owner does not adhere to the above regulations then the work may be preformed on behalf of the owner and the cost shall be charged to the owner.																																
■ Each owner shall, at his sole cost and expense, repair his residence keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. The exterior of the gate fence wall will be painted and kept clean by the party having the responsibility for maintaining the adjacent landscaped yard area. In addition the owner of lots 11, 35, 37, 38, 40, 45, and 55 shall maintain the exterior portion of the wall fence upon their lot facing the adjoining road right of way or parking area. All fence walls must be of uniform color and type of paint. Owners intending to paint must contact the District for paint specifications. 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 an adjacent roadway and the owners front and side lot lines. The gate on the gates fence wall shall be maintained by the owner enjoying the use of the adjacent side yard area. If an 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.																																

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	UNIT																	VILLAS																
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MAINTENANCE & MODIFICATION (cont'd)																																		
■ Each owner shall, at his sole cost and expense, repair his residence, keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. The exterior of the 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. Before painting, staining, or sealing any driveway or sidewalk, owner must receive the prior written approval of the District as to paint specifications and design. 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 an adjacent roadway and the owners front and side lot lines. The owners of lots 64,120,121,151, and 141 shall also maintain the landscaped area lying between the owners lot line and the adjacent temporary parking area. If an 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.																																		

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS														
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698	844
MAINTENANCE & MODIFICATION (cont'd)																																
■ Each owner shall, at his sole cost and expense, repair his residence, keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. Each lot owner shall be responsible for maintaining in a mowed, edged, neat and clean manner: that portion of his lot not subject to side yard or driveway easements; his side yard easement area, driveway easement area and driveway, whether on his lot or on an adjacent lot, common or dedicated area and; the unpaved area between an adjacent roadway and the owners front and side lot lines. Owners shall be responsible for all wall and fence maintenance not assumed by the District. Each owner shall paint and keep clean all fence walls. The gate on the gate fence wall shall be maintained by the owner enjoying the use of the adjacent side yard area. The exterior of the gate fence wall, and the exterior of the non gate front wall on lot 1, will be painted and kept clean by the party having the responsibility for maintaining the adjacent landscaped yard area. Owners shall be responsible for maintenance and repair of the structural integrity of all walls and fences serving the owners lot whether on the owners lot or on an adjacent lot, common or dedicated area. Where a wall serves more than one lot the cost of maintaining and repairing the structural integrity of the wall shall be shared among the respective owners served by such wall. In addition the owners of lots 18,32,33,47, 48, 61,66, and 81 shall clean and paint the exterior portion of the wall upon their lot facing the adjoining road right of way or parking area. In addition owners of lots 19, 40, 41, 43, 44, 46, 47, 51, 54, and 58 shall clean and paint the exterior portion of the wall upon their lot																																
facing the adjoining road right of way or parking area. The gate on the gate fence wall shall be maintained by the owner enjoying the use of the adjacent side yard area. All gates, walls, and fences must be of a uniform color and type of paint. Owners intending to paint must contact the District for paint specifications. If an 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.																																

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MAINTENANCE & MODIFICATION (cont'd)																																
■ Each owner shall, at his sole cost and expense, repair his residence, keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. Each lot owner shall be responsible for maintaining in a mowed, edged, neat and clean manner: that portion of his lot not subject to side yard or driveway easements; his side yard easement area, driveway easement area and driveway, whether on his lot or on an adjacent lot, common or dedicated area and; the unpaved area between an adjacent roadway and the owners front and side lot lines. Owners shall be responsible for all wall and fence maintenance not assumed by the District. Each owner shall paint and keep clean all fence walls. The gate on the gate fence wall shall be maintained by the owner enjoying the use of the adjacent side yard area. The exterior of the gate fence wall, and the exterior of the non gate front wall on lot 1, will be painted and kept clean by the party having the responsibility for maintaining the adjacent landscaped yard area. Owners shall be responsible for maintenance and repair of the structural integrity of all walls and fences serving the owners lots whether on the owners lot or on an adjacent lot, common or dedicated area. Where a wall serves more than one lot the cost of maintaining and repairing the structural integrity of the wall shall be shared among the respective owners served by such wall. In addition the owners of lots 18, 32, 33, 47, 48, 61, 66, and 81 shall clean and paint the exterior portion of the wall upon their lot facing the adjoining road right of way or parking area. All gates, walls, and fences must be of a uniform color and type of paint. Owners intending to paint must contact the District for																																
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EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS															
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■ 7.1 Subject to the requirements set forth herein, each Owner shall, at his sole cost and expense, repair his residence, other than as otherwise provided for herein, keeping the same in condition comparable to the condition of such residence at the time of its initial construction, excepting only normal wear and tear. Each Homesite Owner shall be responsible for maintaining his driveway. Owners of Homesites subject to a Special Easement for Landscaping, as shown on the Plat or described in Article IV above, shall perpetually maintain the vegetation located thereon, consistent with good horticultural practice.																																	■
■ 7.1 Owners of Homesites adjoining walls and/or fences originally constructed by the Developer, Owners shall be responsible for maintenance and repairs of the surface and structural integrity of the walls and/or fences adjoining the Owners Homesite whether on the Owners Homesite or on an adjacent Homesite, reserved area or dedicated area. Where a wall and/or fence adjoins more than one Homesite, the cost of maintaining and repairing the surface and the structural integrity of the wall and/or fence shall be shared among the respective Owners served by such wall and/or fence. Such Owners are encouraged to maintain the walls and fences in a cooperative and uniform manner with the adjacent Homesite Owners so as to present to the public a uniform and well-maintained appearance of the Subdivision as a whole. The Homesite Owner must contact the Developer or the Developer's designee for paint specifications. Owners of Homesites adjoining stack block wall, walls and/or fences or landscaped buffers shall maintain up to such wall, fence or landscaped buffer whether or not such area is within or outside of the Homesite. If an Owner's Homesite has a wall and/or fence between the Homesite and an adjoining roadway, the Owner will maintain the interior, exterior and structural integrity of the wall and/or fence and the landscaping lying between the wall and/or fence and adjoining roadway, unless the maintenance is performed by the District pursuant to Article II.																																	■

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS														
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698	844
MAINTENANCE & MODIFICATION (cont'd)																																
■ No owner may construct or maintain any building, residence, or structure or undertake or perform any activity in the wetlands, buffer areas, and upland conservation areas. An owner of a lot subject to a special easement shall be responsible for the maintenance of the landscaping located thereon.																																
■ No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, buffer areas, and conservation areas without prior approval.																																
■ No owner which is subject to a special easement for landscaping, shall take any action to prevent the landscaped buffer from complying with Sumter County regulations.																																
■ Easements and rights-of-way in favor of the Developer are hereby reserved for the construction, installation and maintenance of utilities such as electric light lines, sewer drainage, water lines, cablevision, telephone, recreation facilities, wall fencing on adjoining property, 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 and a five (5) foot width along the dividing lines of every building Lot and along every street, road, and highway fronting on said Lot.																																
■ Easements and rights-of-way in favor of the Developer are hereby reserved for the construction, installation and maintenance of utilities such as electric light lines, sewer drainage, water lines, cablevision, telephone, recreation facilities, wall fencing on adjoining property, 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, a five (5) foot width along the dividing lines of every building Lot and ten (10) feet along every street, road and highway fronting on each Lot.																																

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS														
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698	844
■ 4.4a Easements for installation and maintenance of underground utilities, cable television, and sanitary sewer and storm drainage facilities, are hereby reserved over reserved or dedicated areas, and over the rear 7½ feet, the front 7½ feet, and 5 feet along the side lot lines of each Homesite. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may damage, interfere with, or change the direction of flow of drainage facilities in the easements.																																■

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS														
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698	844
MAINTENANCE & MODIFICATION (cont'd)																																
■ An easement in favor of the Developer and its designees, shall exist for the purpose of maintaining the wall fence on the adjoining property over the rear 5 feet of Lots 20 through 26, Lots 56 through 58, Lots 63 through 66, and Lots 140 through 167, and over a 5 foot strip of land in Tract "B" contiguous to Lots 22 through 32.										■																						
■ No owner of the property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, buffer areas, and upland conservation areas described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District (SWUM) pursuant to Chapter 40D-4, F.A.C. No owner of a Lot within the subdivision which is subject to a Special Easement for Landscaping, shall take any action to prevent the Landscaped Buffer from complying with those provisions of the Sumter County Subdivision regulations requiring Landscaped Buffer areas.																																
■ No owner of the property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, buffer areas, and upland conservation areas described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the District pursuant to Chapter 40D-4, F.A.C. No owner of a Lot within the subdivision which is subject to a Special Easement for Landscaping, shall take any action to prevent the Landscaped Buffer from complying with those provisions of the Sumter County Subdivision regulations requiring Landscaped Buffer areas.																																
■ 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 (7) feet 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.														■		■	■		■	■	■						■					

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS																
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698	844		
MAINTENANCE & MODIFICATION (cont'd)																																		
■ No dwelling unit or other structure of any kind including wall fence shall be built, erected, or maintained on any easement or reservation or right of way, except that patios and walks may be constructed by the dominant tenement over the easement running along the side lot line of each lot.																					■					■		■						
■ No dwelling unit or other structure of any kind including wall fence shall be built, erected, or maintained on any easement or reservation or right of way, except that patios and walks may be constructed over the easement running along the back lot line of each lot. Equipment for pool or spa operation may be placed within the easement.																		■	■	■			■	■	■		■		■	■				
No dwelling unit or structure other than 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 other the strip of land running along the back lot line of each lot. Equipment or pool or spa operation may be placed within the side and rear easement.																																		
No dwelling unit or structure other than 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 other 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 Association, District, and the 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.																									■									

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS														
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698	844
■ 4.4b No dwelling unit or other structure of any kind including fencing shall be built, erected, or maintained on any such easement either created in this Declaration or as shown on the Plat, or by reservation or right of way, except that patios and walks may be constructed by the dominant tenement over the easements reserved over the strip of land running along the side Homesite lot line of each Homesite, and also except for the walls, fences and other improvements originally constructed by the Developer																																■
Easements for the installation and maintenance of security wall fencing are hereby reserved over the rear five (5) feet of Lots 1 through 8, 58 - 78 and five (5) feet over the southehrn side Lots 24 and 58 and five (5) feet over the northern side of Lot 1.																										■						

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

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MAINTENANCE & MODIFICATION (cont'd)																																		
■ 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 five (5) feet 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.																						■		■	■		■		■	■				
■ Easements for installation and maintenance of underground utilities, cable television, drainage facilities, and landscaping are hereby reserved over the common, reserved and dedicated areas. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may damage, interfere with, or change the direction of flow of drainage facilities in the easements.																					■	■				■								
■ Easements for installation and maintenance of underground utilities, cable television, drainage and drainage facilities, are hereby reserved over the common, reserved and dedicated areas, and over the rear 7 1/2 feet, front 5 feet, and 5 feet along both sides of each Lot. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may damage, interfere with, or change the direction of flow of drainage facilities in the easements.																													■					
■ 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 four (4) feet in height.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																	
■ No fence, hedge, wall, or other dividing instrumentality shall be constructed or maintained on any lot. No bush, shrub, tree or other similar plant may be placed within the road right-of-way.																		■	■	■	■	■	■	■	■	■	■	■	■	■	■			

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS														
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698	844
■ 5.7 No fence, hedge, wall, or other dividing instrumentality shall be constructed or maintained on any Homesite, except for any walls and fencing originally constructed by the Developer. In order to maintain a visible roadway, no bush, shrub, tree, or other similar plant may be placed within the road right of way without Developer's prior written consent.																																■
■ Plantings and other changes to any portion of the original landscape plan must have prior written approval.																				■												
■ No additions, changes or alterations to security wall fencing and front yard picket fencing as originally installed.																					■						■		■			
■ 5.22 In an effort to protect limited natural resources, all Homesites shall remain finished with the same quantity and style of water-conservative, drought-tolerant sod and landscape as originally provided by the Developer.																																■

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

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NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698	844		
Fines																																		
Mowing, edging, weeding																																		
1st and subsequent remediation actions per Order of Enforcement																																		
\$250.00																																		
Pressure washing / trimming of hedges/shrubbery																																		
\$150 per hour																																		
Actual cost of maintenance plus \$100 administrative fee																																		
If unable to maintain due to hinderance - mowing, edging, weeding, pressure washing, triming of hedges/shrubbery - \$150 initial fine, \$50 per day of continued violation																																		
All other infractions of Maintenance and Modification restrictions:																																		
per day of cont'd viol.																																		
\$150.00																																		
OUTSIDE ANIMALS																																		
■ No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot or on the common areas.																		■	■	■	■	■	■	■	■	■	■	■	■	■				
■ 5.6 Domestic pets shall be permitted, provided they do not create a nuisance to others. Notwithstanding the foregoing, no other animals, livestock, poultry, or swine of any kind shall be raised, bred, or kept on any Homesite or on dedicated or reserved areas																																■		
per day of cont'd viol.																																		
\$50.00																																		
TRUCKS/RVS/PARKING																																		
■ No trucks over 3/4 ton size, boats, or recreational vehicles shall be parked, stored or otherwise remain on any lot or street except for service vehicles located thereon on a temporary basis while performing a service for a resident. No vehicles incapable of operation shall be stored on any lot nor shall any junk vehicles or equipment be kept on any lot.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																	

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS																
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TRUCKS/RVS/PARKING, cont.																																		
■ 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 thereat to a proper repair facility.																		■	■	■	■	■	■	■	■	■	■	■	■	■	■			
■ 9 No trucks in excess of 3/4 ton size, boats, trailers, aircraft, recreational vehicles, or any vehicle other than a private non-commercial vehicle shall be parked, stored or otherwise remain on any Homesite or street, except for (a) service vehicles located thereon on a temporary basis while performing a service for a resident, or (b) vehicles or boats fully enclosed in garages located on the Homesite. No vehicles incapable of operation shall be stored on any Homesite nor shall any junk vehicles or equipment be kept on any Homesite. No Owner of a Homesite shall repair or restore any motor vehicles, boats, trailers, aircraft, recreational vehicles or other vehicles on any portion of any Homesite, or on dedicated or reserved areas, except for emergency repairs, and then only to the extent necessary to enable movement to a proper repair facility.																															■			
Fines																																		
Inoperable vehicle or equipment																																		
per day of cont'd viol.																																		
\$150.00																																		
All other infractions of Trucks/RV/Parking restrictions:																																		
per day of cont'd viol.																																		
\$150.00																																		
\$50.00																																		
USE OF PROPERTY																																		
■ Each owner shall use his property in such a manner as to allow his neighbors to enjoy the use of their property.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
per day of cont'd viol.																																		
\$50.00																																		
\$25.00																																		

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

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Villa Number/Name Key																																
683 = Rio Grande Villas																																
684 = San Pedro Courtyards																																
685 = De Laguna Villas																																
686 = De La Mesa Villas																																
687 = Patio Villas																																
688 = De La Vista (North) Villas																																
690 = De La Vista (South) Villas																																
691 = De Laguna (West) Villas																																
692 = San Antonio Villas																																
693 = Valdez Villas																																
694 = San Miguel Villas																																
695 = De La Vista (West) Villas																																
696 = Tierra Grande Villas																																
698 = La Paloma Villas																																
844 = Villa Marbella																																