

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #11

NOTE: Any Repeat Violation may be fined up to \$500 per day.																			UNIT										VILLAS								
																			25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	104	105	106	
AIR CONDITIONERS																																					
■ 2.26 Window air-conditioners are prohibited and only central air-conditioners are permitted.																																					
■ 5.10 No window air-conditioners or irrigation wells are permitted within the Subdivision, except as specifically allowed by law.																																					
Fines																																					
Per day of con't viol.																																					
\$50.00 \$25.00																																					
BUSINESS FROM HOMESITE / LOT																																					
■ 2.1 All Homesites included in the Subdivision shall 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.																																					
■ 2.10 Properties within the Subdivision are intended for residential use and no commercial, professional or similar activity requiring either maintaining an inventory, equipment or customer/client visits may be conducted in a Home or on a Homesite.																																					
■ 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 Homesites as provided herein.																																					
Fines Per day of cont'd viol																																					
\$500.00 \$50.00																																					
EXTERNAL NOISES																																					
■ 2.21 Each Owner shall use his property in such a manner as to allow his neighbors to enjoy the use of their property. Radios, record players, television, voices and other sounds are to be kept on a moderate level from 10:00 pm to one (1) hour before daylight.																																					
■ 5.13 Owner(s) shall use his property in such a manner as to allow his neighbors to enjoy the use of their property. Radios, record players, television, voices and other sounds are to be kept on a moderate level from 10:00 pm to one (1) hour before daylight. These restrictions shall not apply to construction noises being made by the Declarant.																																					
Fines																																					
Per day of con't viol.																																					
\$50.00 \$25.00																																					
GARBAGE/TRASH																																					
■ 4.3b Prior to being placed curbside for collection, no rubbish, trash, garbage, or other waste material shall be kept or permitted on any Homesite or on dedicated or reserved areas except in sanitary containers located in appropriate areas concealed from public view. 4.3c Once placed curbside for collection, all garbage will be contained in plastic bags prescribed by the Developer and placed curbside no earlier than the day before scheduled pickup.																																					
■ 5.11 Prior to being placed curbside for collection, no rubbish, trash, garbage, or other waste material shall be kept or permitted on any Homesite or on dedicated or reserved areas except in sanitary containers located in appropriate areas concealed from public view. 5.12 Once placed curbside for collection, all garbage will be contained in plastic bags prescribed by Declarant and placed curbside no earlier than the day before scheduled pickup. In the alternative, the Declarant shall have the right to require that garbage be placed in a dumpster and not placed curbside.																																					
Fines																																					
Per day of con't viol.																																					
\$50.00 \$25.00																																					
LAWN ORNAMENTS																																					
■ 2.16b Lawn ornaments are prohibited, except for seasonal displays not exceeding a thirty (30) day duration.																																					
■ 5.4 Lawn ornaments are prohibited, except for seasonal displays not exceeding a thirty (30) day duration.																																					
Fines																																					

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #11

[illegible]

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #11

[illegible]

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #11

[illegible]

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #11

NOTE: Any Repeat Violation may be fined up to \$500 per day.	UNIT																VILLAS		
	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	104	105	106	
MAINTENANCE & MODIFICATIONS (cont'd)																			
■ 4.1b(3) Driveway Easement Homesites burdened but not benefitted by driveway easements shall be Homesites 1, 14, 29, 35, 36, and 54																			
■ 4.1b(3) Driveway Easement Homesites benefitted but not burdened by driveway easements shall be Homesites 13, 19, 20, 30, 44, and 45																		■	
■ 4.4a Easements for installation and maintenance of underground utilities, cable television, sanitary and storm drainage facilities, landscaping and wall fencing, are hereby reserved over reserved or 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 faculties in the easements. The easement area of each Homesite and all improvements therein shall be continuously maintained by the Owner of such Homesite, except for improvements for maintenance of which a public authority or utility company is responsible.																■	■	■	
■ 4.4b Easements for the installation and maintenance of wall and fencing and easements for the installation and maintenance of a storm water runoff drainage system are hereby reserved over a strip of land five feet (5) wide running along the rear Homesite lot line of each Homes tie in the Subdivision, together with that portion of each Homesite actually occupied by side fence walls, gate fence walls, security walls, and the storm water runoff drainage system. Such easements shall permit a community development district to enter upon such easement area to maintain the security wall and drainage on the Homesite or the adjoining property. Easements for the installation and maintenance of utilities is hereby granted to the providers of those utilities over and upon a five (5) foot strip of land within each Homesite, running along the front Homesite lot line.																■	■	■	
■ 4.4c No dwelling unit or other structure of any kind other than the aforementioned walls and fences 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 Homesite lot line of each Homesite. Equipment for pool or spa operation may be placed within the easement however.																■	■	■	
■ 5.7 No fence, hedge, wall or other dividing instrumentality shall be constructed or maintained on any Homesite, except that Declarant and the transferees of Declarant may construct fences in accordance with existing architectural plans. In order to maintain a visible roadway, no bush, shrub, tree or other similar plant may be place within the road right-of-way. No ingress to or any Homesite is permitted except pursuant to such driveways and sidewalks as originally constructed by Declarant.																■	■	■	
■ 5.8 No outbuilding, tent, shack, garage, trailer, shed, utility building or temporary building of any kind shall be erected, except temporarily only for construction purposes. Clear (non-colored) concrete and driveway coatings are permitted. No colored coating is permitted without consent of Declarant, its designee, or an architectural review committee appointed by Declarant or Declarant's designee																■	■	■	
■ 5.16 Individual mailboxes may not be located upon a Homesite.																■	■	■	
■ 5.19 Each Owner shall ensure that any construction on the Homesite complies with the construction plans for the surface water management system pursuant to Chapter 40D-4, FAC, approved and on file with the Southwest Florida Water Management District (SWFWMD). 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 SWFWMD pursuant to Chapter 40D-4, F.A.C.																■	■	■	
■ 5.20 Except as originally constructed by the Developer, no driveways, walkways, cart paths or access shall be located on or permitted to any road right-of-way, walkways or cart path.																■	■	■	
■ 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. (b) Notwithstanding, Owners are encouraged to and may add landscape that is more water-conservative and drought tolerant than originally provided, however, any such alterations to areas visible from roadways or golf courses must receive prior written approval from the Declarant.																■	■	■	
■ 6.2 Owners are prohibited from utilizing or constructing private wells or other sources of irrigation water within the Subdivision.																■	■	■	

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #11

[illegible]

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #11

[illegible]

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #11

[illegible]