

External Deed Restrictions and Fine Schedule for District 3

NOTE: Any Repeat Violations may be fined up to \$500 per day.		UNIT															VILLAS									
		33	34	35	36	37	38	39	40	41	42	43	67	68	69	608	609	610	611	612	632	633	634	640		
AIR CONDITIONERS																										
■ Window air-conditioners are prohibited and only central air-conditioners are permitted.		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■						
■ No window air-conditioners or irrigation wells permitted.																				■	■	■	■			
Fines per day for cont'd viol.																										
\$50.00	\$25.00																									
BUSINESS FROM THE 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.		■	■	■	■	■	■	■	■	■	■	■														
■ 2.1 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													■	■	■											
■ 2.9 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 Lot		■	■	■	■	■	■	■	■	■	■	■														
■ 2.9 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 Lots as provided herein.																■	■	■	■	■						
■ 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.																					■	■	■			

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■ **6.2** No business of any kind shall be conducted on within any Homesite or Home 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
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\$500.00	\$50.00
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EXTERNAL NOISE

■ Radios, record players, televisions, voices and other sounds if external to the home are to be kept on a moderate level from 10:00 pm to one (1) hour before daylight.

Fines **per day for cont'd viol.**

\$50.00	\$25.00
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GARBAGE/TRASH

■ All garbage will be contained in appropriate 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 homesite or on the common areas except in sanitary containers located in appropriate areas concealed from public view.

Fines per day for cont'd viol.

\$50.00	\$25.00
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LAWN ORNAMENTS

■ Lawn ornaments are prohibited except for seasons displays not exceeding thirty (30) day duration.

Fines	per day for cont'd viol.
1.00	1.00
2.00	2.00
3.00	3.00
4.00	4.00
5.00	5.00
6.00	6.00
7.00	7.00
8.00	8.00
9.00	9.00
10.00	10.00
11.00	11.00
12.00	12.00
13.00	13.00
14.00	14.00
15.00	15.00
16.00	16.00
17.00	17.00
18.00	18.00
19.00	19.00
20.00	20.00
21.00	21.00
22.00	22.00
23.00	23.00
24.00	24.00
25.00	25.00
26.00	26.00
27.00	27.00
28.00	28.00
29.00	29.00
30.00	30.00
31.00	31.00
32.00	32.00
33.00	33.00
34.00	34.00
35.00	35.00
36.00	36.00
37.00	37.00
38.00	38.00
39.00	39.00
40.00	40.00
41.00	41.00
42.00	42.00
43.00	43.00
44.00	44.00
45.00	45.00
46.00	46.00
47.00	47.00
48.00	48.00
49.00	49.00
50.00	50.00
51.00	51.00
52.00	52.00
53.00	53.00
54.00	54.00
55.00	55.00
56.00	56.00
57.00	57.00
58.00	58.00
59.00	59.00
60.00	60.00
61.00	61.00
62.00	62.00
63.00	63.00
64.00	64.00
65.00	65.00
66.00	66.00
67.00	67.00
68.00	68.00
69.00	69.00
70.00	70.00
71.00	71.00
72.00	72.00
73.00	73.00
74.00	74.00
75.00	75.00
76.00	76.00
77.00	77.00
78.00	78.00
79.00	79.00
80.00	80.00
81.00	81.00
82.00	82.00
83.00	83.00
84.00	84.00
85.00	85.00
86.00	86.00
87.00	87.00
88.00	88.00
89.00	89.00
90.00	90.00
91.00	91.00
92.00	92.00
93.00	93.00
94.00	94.00
95.00	95.00
96.00	96.00
97.00	97.00
98.00	98.00
99.00	99.00
100.00	100.00

\$50.00	\$25.00
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LIGHTING

■ Exterior lighting must be attached to the home and shaded so as not to create a nuisance to others. No other light poles may be erected.

Fines	per day for cont'd viol.
100	100
200	200
300	300
400	400
500	500
600	600
700	700
800	800
900	900
1000	1000
1100	1100
1200	1200
1300	1300
1400	1400
1500	1500
1600	1600
1700	1700
1800	1800
1900	1900
2000	2000
2100	2100
2200	2200
2300	2300
2400	2400
2500	2500
2600	2600
2700	2700
2800	2800
2900	2900
3000	3000
3100	3100
3200	3200
3300	3300
3400	3400
3500	3500
3600	3600
3700	3700
3800	3800
3900	3900
4000	4000
4100	4100
4200	4200
4300	4300
4400	4400
4500	4500
4600	4600
4700	4700
4800	4800
4900	4900
5000	5000
5100	5100
5200	5200
5300	5300
5400	5400
5500	5500
5600	5600
5700	5700
5800	5800
5900	5900
6000	6000
6100	6100
6200	6200
6300	6300
6400	6400
6500	6500
6600	6600
6700	6700
6800	6800
6900	6900
7000	7000
7100	7100
7200	7200
7300	7300
7400	7400
7500	7500
7600	7600
7700	7700
7800	7800
7900	7900
8000	8000
8100	8100
8200	8200
8300	8300
8400	8400
8500	8500
8600	8600
8700	8700
8800	8800
8900	8900
9000	9000
9100	9100
9200	9200
9300	9300
9400	9400
9500	9500
9600	9600
9700	9700
9800	9800
9900	9900
10000	10000

\$50.00	\$25.00
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■ 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, store 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 of a design approved as being harmonious as to the 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 be have ceilings. Screen cages over patios and pools are allowed.

■ There shall be only one home on each lot. All homes must have garages and be of at least 1100 square feet exclusive of any garage, store room, screen room or other non-heated and non-air-conditioned space. All homes must be constructed with at least a 4" in 12" rise and run roof pitch. The home shall be a conventionally built home of a design approved as being harmonious as to the 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 patios and pools

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MAINTENANCE & MODIFICATION cont.																										
■ There shall be only one home on each lot. All homes must have garages and be of at least 1050 square feet exclusive of any garage, store room, screen room or other non-heated and non-air-conditioned space. All homes must be constructed with at least a 4" in 12" rise and run roof pitch. The home shall be a conventionally built home of a design approved as being harmonious as to the 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 porches must have ceilings. Screen caps over porches and												■	■	■												
■ 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 thereof with all diligence to rebuild, repair or reconstruct such residence and walls 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, unless prevented by governmental authority.															■	■	■	■	■	■	■	■	■			
■ It shall be the responsibility of the owners to keep their lots neat and clean and the grass cut, irrigated 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, or adjacent to a wildlife preserve, shall have the obligation to mow and maintain all areas between their lot line and the actual water line, and between their lot line and the board fence on the adjoining wildlife preserve, 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.		■		■	■		■	■	■	■	■															

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NOTE: Any Repeat Violations may be fined up to \$500 per day.																										
MAINTENANCE & MODIFICATION cont.																										
■ Owners shall keep their homesites neat and clean and the grass cut, irrigated and edged at all times. The homesite owner shall have the obligation to mow and maintain all areas up to the street pavement. Persons owning homesites adjacent to a water feature, a land use or landscape buffer, or a wildlife preserve, shall have the obligation to mow and maintain all areas between their homesite lot line and the actual water line, between their homesite lot line and the land use or the landscape buffer, and between their homesite lot line and the board fence on the adjoining wildlife preserve, 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.													■	■	■											
■ It shall be the responsibility of the owners to keep their lots neat and clean and the grass cut, irrigated 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, or adjacent to a wildlife preserve, shall have the obligation to mow and maintain all areas between their lot line and the actual water line, and between their lot line and the board fence on the adjoining wildlife preserve, 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. Owners of lots 63 and 64 shall maintain up to the paving of the golf cart path adjoining their lot even though they many not own that portion of land.	■																									
■ Each home and homesite must contain a concrete driveway, the lawn must be sodded, and a lamppost erected in the front yard of each homesite.	■	■	■	■	■	■	■	■	■	■	■															
■ Each home and homesite must contain a concrete driveway, the lawn must be sodded, and a lamppost erected in the front yard of each homesite. To qualify as sodded, al least 51% of the yard area visible from all adjacent roadways and golf courses must be sodded.													■	■	■											

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MAINTENANCE & MODIFICATION cont.																									
■ It shall be the responsibility of the owners to keep their lots neat and clean and the grass cut, irrigated 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, or adjacent to a wildlife preserve, shall have the obligation to mow and maintain all areas between their lot line and the actual water line, and between their lot line and the board fence on the adjoining wildlife preserve, 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. Owners of lots 11 through 48 shall perpetually maintain the board fence upon their lots as originally constructed and in a cooperative and uniform manner with other adjacent lot owners so as to present to the public a uniform well maintained appearance of the subdivision as a whole. All fences must be of a uniform color and type of paint. 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.			■																						
■ It shall be the responsibility of the owners to keep their lots neat and clean and the grass cut, irrigated 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, or adjacent to a wildlife preserve, shall have the obligation to mow and maintain all areas between their lot line and the actual water line, and between their lot line and the board fence on the adjoining wildlife preserve, even though they may not own that portion of the land. The owners of lots adjacent to a lake shall perpetually maintain the Lakeside Landscaping Easement and will not remove or destroy any landscape thereon originally installed without advanced written approval and will promptly replace all dead foliage located therein. The owners of lots 59 and 60 shall mow and maintain all areas up to the paved golf cart path between such lots 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.						■																			

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NOTE: Any Repeat Violations may be fined up to \$500 per day.																										
MAINTENANCE & MODIFICATION cont.																										
■ Owner shall be responsible for maintaining designated flow paths for side and rear homesite drainage as shown on the construction plans for the surface water management system approved and on file with the Southwest Florida Water Management District and if such maintenance of designated flow paths is not properly undertaken by owner, then the District may enter onto the homesite and reconstruct the intended flow pattern and assess the owner for such expense. Owners of homesites subject to a special easement for landscaping as shown on the plat shall perpetually maintain the vegetation located thereon, consistent with good horticultural practice. No owner of a homesite which is subject to a special easement for landscaping shall take any action to prevent the landscaped buffer from complying with the provision of the Development Order and those provisions of the Sumter County Subdivision regulations requiring Landscaped Buffer areas.																										
■ Owners of lots subject to a special easement for landscaping as shown on the plat shall perpetually maintain the vegetation located thereon, consistent with good horticultural practice. No owner of a lot which is subject to a special easement for landscaping shall take any action to prevent the Landscaped Buffer from complying with those of the Sumter County Subdivision regulations requiring Landscaped Buffer areas.																										
■ 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 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. with Southwest Florida Water Management District.																										

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MAINTENANCE & MODIFICATION (cont'd)																									
No lot may be used as ingress and egress to any other property or tunred into a road by anyone other than the Developer.	■	■	■	■	■	■	■	■	■	■	■		■												
Developer reserves the right to extend any streets or roads or to create new streets or roads, but no other person shall extend any street or create any new street over Homesite and no Homesite may be used as ingress and egress to other property.													■	■											
• 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 <u>Architectural Committee</u>.																■	■	■	■	■	■	■	■	■	■
■ 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 coatings are permitted without the prior written consent of the Declarant, its designee, or an architectural review committee appointed by Declarant or <u>Declarant's designee</u>.																■			■				■	■	
■ Concrete and driveway coating are permitted providing that the design is harmonious with the subdivision and that such coating is the same color as the home.																					■	■			
■ No reconstruction, additions, alteration, or modifications to the home, or in the locations and utility connections of the home will be permitted without written consent of the architectural review committee.	■	■	■	■	■	■	■	■	■	■	■	■	■	■											
■ All outside structures for storage or utility purposes must be attached to the home.	■	■	■	■	■	■	■	■	■	■	■														
■ All outside structures for storage or utility purposes must be a permanently constructed addition and of like construction and permanently attached to the													■	■	■										
■ Except as originally constructed, no driveways, walkways, or access shall be located on or permitted on Rio Grande Ave., Buena Vista Blvd., Talley Ridge Dr., El Camino Real, Archer Ave., or Morse Blvd.	■																								

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MAINTENANCE & MODIFICATION (cont'd)																										
■ Except as originally constructed no driveways, walkways, or access shall be located on or permitted on Rio Grande Ave., Buena Vista Blvd., Talley Ridge Dr., El Camino Real, Archer Ave., Morse Blvd, or Southern Trace.		■																								
■ Except as originally constructed no driveways, walkways, or access shall be located on or permitted on Rio Grande Ave., Buena Vista Blvd., Talley Ridge Dr., El Camino Real, Archer Ave., Morse Blvd, Southern Trace or County Road 101.			■	■	■	■	■	■	■	■	■															
■ Except at originally constructed no driveway, walkways, cart paths or access shall be located on or permitted to any road right of way, walkway or cart path.												■		■												
■ Except as originally constructed no driveways, walkways or access shall be located on or permitted on Buena Vista Blvd or County Road 101.													■													
■ No building or other improvement shall be made within the easements without prior written approval.	■	■	■	■	■	■	■	■	■	■	■	■	■	■												
■ No fence, hedge, wall, or other dividing instrumentality shall be constructed or maintained on any homesite. No bush, shrub, tree, or other similar plant may be placed within the road right of way.															■	■	■	■	■	■	■	■	■			
■ No fence, barrier, wall or structure of any kind or nature shall be placed on the property without prior written approval. No hedges shall be allowed to grow in excess of four (4) feet in height.	■	■	■	■	■	■	■	■	■	■	■															
■ 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 owner will attach, hang, drape, construct or place anything on or near the perimeter security wall within the subdivision.																					■					
■ The exterior of all homes must be maintained in accordance with a uniform color scheme. Owner's intending to paint must contact the District for paint specifications. Owner's intending on repairing their roofs must contact the District for roof material specifications.																							■			

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MAINTENANCE & MODIFICATION (cont'd)																										
■Each owner shall, as 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 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, driveway easement area and driveway, whether on his lot or on an adjacent lot, common area or dedicated area; and the unpaved area between an adjacent roadway or parking area and the owner's lot lines. If an owner does not adhere to the regulations, then the work may be performed on behalf of the owner and the cost shall be charged to the owner															■	■		■				■				
■ 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 owners of lots 47 and 38 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 regulations, then the work may be performed on behalf of the owner and the cost shall be charged to the owner																	■									
■ 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 owners of lots 72 and 54 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 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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MAINTENANCE & MODIFICATION (cont'd)																										
■ 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 owners of lots 1, 20 and 53 through 75 shall maintain the area between the adjacent perimeter security wall and the owner's homesite. If an owner does not adhere to the regulations, then the work may be performed on behalf of the owner and the cost shall be charged to the owner.																				■						
■ 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 owners of lots 1, 20 and 53 and 70 through 76 shall maintain the area between the adjacent perimeter security wall and the owner's homesite. If an owner does not adhere to the regulations, then the work may be performed on behalf of the owner and the cost shall be charged to the owner.																					■					
■ Owners of lots subject to a special easement for landscaping as shown on the plat shall perpetually maintain the vegetation located thereon, consistent with good horticultural practice. No owner of a lot which is subject to a special easement for landscaping shall take any action to prevent the Landscaped Buffer from complying with those of the Sumter County Subdivision regulations requiring Landscaped Buffer areas.															■	■			■	■	■	■				
■ Owners of lots subject to a special easement for landscaping as shown on the plat shall perpetually maintain the vegetation located thereon, consistent with good horticultural practice, and those lots upon which a fence is originally constructed shall also maintain such fence. No owner of a lot which is subject to a special easement for landscaping shall take any action to prevent the Landscaped Buffer from complying with those of the Sumter County Subdivision regulations requiring Landscaped Buffer areas.																							■			

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MAINTENANCE & MODIFICATION (cont'd)

■ Owner covenants that they will not remove or alter any landscaping or vegetation. Owner further covenants that should they remove or alter any landscaping or vegetation then owner will promptly replace said landscaping or vegetation at owner's expense.

■ Owner shall paint and keep clean all fence walls. The gate on the fence wall shall be maintained by the owner enjoying the use of the adjacent side yard area. Owners shall be responsible for maintenance and repair of the structural integrity of all walls and fences serving the owner's lot or an adjacent lot, common area 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

■ The owners of lots 8, 9, 17, 18, 37, 38, 53, 54, 59, 60, 65, 66, 68, 69, 78, 79, 91, 92, 98, 99 and 103 shall clean and paint the exterior portion of the wall or fence upon their lot facing the adjoining road right of way, parking area of adjoining Tract E.

■ The owners of lots 1, 17, 18, 41, 42, 67, 68, 81, 82, 94, 95, 105, 106, 115, 116, 124, 125, 131, 132, 133, 134, and 137 shall also clean and paint the exterior portion of the wall upon their lot facing the adjoining road right of way or parking

■ The owners of lots 25, 26, 39, 58, 62, 65, 66, 71, 76, 77, 83, 84, 91, 92, 100, 101 and 110 shall clean and paint the exterior portion of the wall or fence upon their lot facing the adjoining road right of way or parking area.

■ The owners of lots 1, 18, 33, 34, 48, 49, 63, 64, 79, 80, 94, 95 through 100, 105, 110, 114 and 117 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 paint specifications.

External Deed Restrictions and Fine Schedule for District 3

NOTE: Any Repeat Violations may be fined up to \$500 per day.

UNIT	
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VILLAS

MAINTENANCE & MODIFICATION (cont'd)	
1	1.0000
2	2.0000
3	3.0000
4	4.0000
5	5.0000
6	6.0000
7	7.0000
8	8.0000
9	9.0000
10	10.0000
11	11.0000
12	12.0000
13	13.0000
14	14.0000
15	15.0000
16	16.0000
17	17.0000
18	18.0000
19	19.0000
20	20.0000
21	21.0000
22	22.0000
23	23.0000
24	24.0000
25	25.0000
26	26.0000
27	27.0000
28	28.0000
29	29.0000
30	30.0000
31	31.0000
32	32.0000
33	33.0000
34	34.0000
35	35.0000
36	36.0000
37	37.0000
38	38.0000
39	39.0000
40	40.0000
41	41.0000
42	42.0000
43	43.0000
44	44.0000
45	45.0000
46	46.0000
47	47.0000
48	48.0000
49	49.0000
50	50.0000
51	51.0000
52	52.0000
53	53.0000
54	54.0000
55	55.0000
56	56.0000
57	57.0000
58	58.0000
59	59.0000
60	60.0000
61	61.0000
62	62.0000
63	63.0000
64	64.0000
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67	67.0000
68	68.0000
69	69.0000
70	70.0000
71	71.0000
72	72.0000
73	73.0000
74	74.0000
75	75.0000
76	76.0000
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78	78.0000
79	79.0000
80	80.0000
81	81.0000
82	82.0000
83	83.0000
84	84.0000
85	85.0000
86	86.0000
87	87.0000
88	88.0000
89	89.0000
90	90.0000
91	91.0000
92	92.0000
93	93.0000
94	94.0000
95	95.0000
96	96.0000
97	97.0000
98	98.0000
99	99.0000
100	100.0000

■ Easements and rights-of-way are hereby 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. 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 ever building Lot, and ten (10) feet along every street, road, and highway fronting on each Lot

■ Easements and rights-of-way are hereby 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. 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 ten (10) foot width along the front line, and a five (5) foot width along both sides of every building Homesite

■ Easements and rights-of-way are hereby 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. 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 as to the rear of Homesites 167 through 186 which shall be ten (10) feet, a ten (10) foot width along the front line, and a five (5) foot width along both sides of the dividing lines of every building Homesite for a total of ten (10) feet.

External Deed Restrictions and Fine Schedule for District 3

	UNIT																VILLAS									
	33	34	35	36	37	38	39	40	41	42	43	67	68	69		608	609	610	611	612	632	633	634	640		
NOTE: Any Repeat Violations may be fined up to \$500 per day.																										
MAINTENANCE & MODIFICATION (cont'd)																										
■ Easements and rights-of-way are hereby 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. 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 as to the northerly rear of Homesite 37 and the rear of Homesites 38 through 42 which shall be fifteen (15) feet, a ten (10) foot width along the front line, and a five (5) foot width along both sides of every building Homesite.																										
■ Easements for the installation and maintenance of wall fencing and easements for the installation and maintenance of storm water runoff drainage system are hereby reserved over a strip of land five feet (5) wide running along the back/rear Lot line of each Lot in the Subdivision, together with that portion of each Lot actually occupied by fence walls and gate fence walls and the storm water runoff drainage system																										
■ Easements for installation and maintenance of underground utilities, cable television, drainage and drainage facilities, are hereby reserved over the Common Area, reserved and dedicated areas, and over the rear 7 1/2 feet, front 5 feet, and 5 feet along both side of each Lot. Within these easements no structure, plantings or other material shall be place 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. The southerly rear of Lot 21 and 33 and Lots 22 through 32 shall be subject to a Special Easement for Landscaping running along rear 7 1/2 feet of each lot.																										

External Deed Restrictions and Fine Schedule for District 3

NOTE: Any Repeat Violations may be fined up to \$500 per day.

UNIT	
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	VILLAS
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MAINTENANCE & MODIFICATION (cont'd)	
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■ Easements for installation and maintenance of underground utilities, cable television, drainage and drainage facilities, are hereby reserved over the Common Area, reserved and dedicated areas, and over the rear 7 1/2 feet, front 5 feet, and 5 feet along both side of each Lot. The rear easement as to Lots 2 thorough 21, and the southerly rear of Lot 1 shall be 20 feet and shall be for utilities and for a Special Easement for Landscaping. The rear easements as to Lots 22 and the southerly rear of Lot 23 shall be 30 feet and shall be for utilities and for a Special Easement for Landscaping.

■ Easements for (i) installation and maintenance of underground utilities, cable television, drainage and drainage facilities, and (ii) ingress, egress and maintenance of the perimeter security wall with the Subdivision, are hereby reserved over reserved or dedicated areas, and over the rear 7 1/2 feet, the front 7 1/2 feet, and 5 feet along both sides of the Homesite.

Each Homesite shall be subject to an easement for drainage facilities in those locations as originally constructed by the Declarant. 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. The rear of Homesite 21 through Homesite 32, shall be subject to a Special Easement lying 10 feet along the rear Homesite lot line for Landscaping. Homesite 8, 12, 24, 28 and 32 shall be subject to a perpetual easement for the construction, installation and maintenance of stacked block walls. No owner subject to such easement shall interfere with such walls in any

No dwelling unit or other structure of any kind other than the wall fence shall be built, erected, or maintained on any such easement except that patios and walks may constructed over the easement reserved over the strip of land running along the back lot line of each lot. Any equipment for pool or spa operation may be placed within the easement.

External Deed Restrictions and Fine Schedule for District 3

NOTE: Any Repeat Violations may be fined up to \$500 per day.	UNIT																VILLAS									
	33	34	35	36	37	38	39	40	41	42	43	67	68	69		608	609	610	611	612	632	633	634	640		
MAINTENANCE & MODIFICATION (cont'd)																										
No dwelling unit or other structure of any kind other than the wall fence shall be built, erected, or maintained on any such easement except that patios and walks may constructed by the dominant tenement over the easements reserved over the strip of land running along the side lot line of each lot and also except for the white picket fence as originally constructed by the Declarant.																		■		■	■	■				
Fines																										
Mowing, edging, weeding, or irrigation																										
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, trimming 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																										
\$50.00																										

External Deed Restrictions and Fine Schedule for District 3

NOTE: Any Repeat Violations may be fined up to \$500 per day.	UNIT																	VILLAS											
	33	34	35	36	37	38	39	40	41	42	43	67	68	69		608	609	610	611	612	632	633	634	640					
OUTSIDE ANIMALS																													
■ No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot or on the common areas.	■	■	■	■	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■					
Fines																													
per day of cont'd viol.																													
\$50.00 \$25.00																													
SIGNS																													
■ A sign showing the owner's name will be permitted in common specifications. No other signs or advertisements will be permitted without written consent.	■	■	■	■	■	■	■	■	■	■	■	■	■	■															
■ No sign of any kind shall be displayed to public view on a lot or the common area without written consent, except customary name and address signs. Professional signs advertising a property for sale or rent shall be permitted.																■	■	■	■	■	■	■	■						
Fines per day for cont'd viol.																													
\$50.00 \$25.00																													

External Deed Restrictions and Fine Schedule for District 3

NOTE: Any Repeat Violations may be fined up to \$500 per day.		UNIT																VILLAS									
		33	34	35	36	37	38	39	40	41	42	43	67	68	69	608	609	610	611	612	632	633	634	640			
TRUCKS/RV'S/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		■	■	■	■	■	■	■	■	■	■	■		■													
■ No trucks over 3/4 ton size, boats, or recreational vehicles shall be parked, stored or otherwise remain on any lot or street, (a) except for service vehicles located thereon on a temporary basis while performing a service for a resident (b) vehicles fully enclosed in garages located on the homesite. 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 homesite 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 homesite shall repair or restore any motor vehicle, boat, trailer, aircraft, or other vehicle on any portion of any homesite, or on the common area, except for emergency repairs, and then only to the extent necessary to enable movement thereof to a																■	■	■	■	■	■	■	■	■			
Fines																											
Inoperable vehicle or equipment																											
per day of cont'd viol.																											
\$150.00 \$50.00																											
All other infractions of Trucks/RV/Parking restrictions:																											
per day of cont'd viol.																											
\$150.00 \$50.00																											

External Deed Restrictions and Fine Schedule for District 3

NOTE: Any Repeat Violations may be fined up to \$500 per day.	UNIT																VILLAS								
	33	34	35	36	37	38	39	40	41	42	43	67	68	69		608	609	610	611	612	632	633	634	640	
USE OF PROPERTY																									
■ Each owner shall use his property in such a manner to allow his neighbors to enjoy the use of their property.	■	■	■	■	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	
Villa Number / Name Key																									
608 - Villa Berrea																									
609 - Villa Valdosta																									
610 - Villa Natchez																									
611 - St. Simons Villas																									
612 - Alexandria Villas																									
632 - Fernandina Villas																									
633 - Amelia Villas																									
634 - Cottages at Summerchase																									
640 - Carriage Houses of Glenview																									