

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #4

NOTE: Any Repeat Violations may be fined up to \$500 per day.		UNIT																							VILLAS																						
Fines		44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233		
AIR CONDITIONERS																																															
■ Window air-conditioners are prohibited and only central air-conditioners are permitted.																																															
		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																							
■ Window air-conditioners and irrigation wells are prohibited.																																															
																										■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■			
Fines Per day of cont'd viol																																															
\$50.00 \$25.00																																															
BUSINESS FROM A HOMESITE/LOT																																															
■ Rule 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.		■			■																																										
■ Rule 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.			■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																							
■ Rule 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		■			■																																										
■ Rule 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.			■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																							
■ Article V. Section 2 No Business of any kind shall be conducted on any residence with the exception of the business of Declarant and the transferees of Declarant in developing and selling all of the Lots as provided herein.																										■	■	■																			
■ Article V. Section 2. No Business of any kind shall be conducted on any residence with the exception of the business of Declarant and the transferees of Declarant in developing and selling all of the Homesites as provided herein.																																															
Fines Per day of cont'd viol																																															
\$500.00 \$50.00																																															
EXTERNAL NOISES																																															
■ 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.		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		

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NOTE: Any Repeat Violations may be fined up to \$500 per day.	UNIT																						VILLAS																						
Fines	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	
■ Radios, record players, televisions, voices and other sounds are to be kept on a moderate level from 10:00 pm to one (1) hour before daylight.																																													
Fines Per day of 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.																																													
■ 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. Once placed curbside for collection, all garbage shall be contained in plastic bags prescribed by Declarant and placed curbside no earlier than the day before schedule pickup.																																													

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Fines	Per day of cont'd viol																																																
\$50.00	\$25.00																																																
LAWN ORNAMENTS																																																	
■ Lawn ornaments are prohibited except for seasons displays not exceeding thirty (30) day duration.		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
Fines	Per day for cont'd viol																																																
\$50.00	\$25.00																																																
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 of cont'd viol																																																
\$50.00	\$25.00																																																
MAINTENANCE & MODIFICATIONS																																																	
■ 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 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 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 are allowed.		■		■			■	■	■		■	■	■	■	■		■	■	■	■	■	■	■	■																									
■ 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, storage 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 and of 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 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 are allowed.			■							■						■																																	

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MAINTENANCE & MODIFICATIONS (cont'd)																																														
■ 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, 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. The home shall be a conventionally built home and of 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 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 are allowed.																																														
■ There shall be only one home on each home site and all homes must have garages. Homes on home sites number 19 through 80 shall be of at least 1240 square feet, exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space and shall be constructed with at least a 6" in 12" rise and run roof pitch. All other homes on all other home sites shall be of at least 1100 square feet, exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space. Homes on home sites 81,112,113,137,138,147 through 155,96,97,124,and 125 shall be constructed with at least a 5" in 12" rise and run roof pitch. All other homes shall have at least a 4" in 12" rise and run roof pitch. the home shall be a conventionally built home and of 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 or tile materials including the roof over garages, screen porches, utility rooms, etc., and all room must have ceilings. Screen cages over patios and pools are allowed.																																														

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MAINTENANCE & MODIFICATION (cont'd)																																																
■ There shall be only one home on each lot. All homes must have garages and be of at least 2300 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 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 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 are allowed.																																																
■ The home site owner shall have the obligation to mow and maintain all areas up to the street pavement and the owners of home site 43 through 45, 58 through 60, and 70 shall mow and maintain all areas between the rear lot line of such home sites and the perimeter security wall on the property adjoining the home site. 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 water feature, 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 subject to a water feature or lakeside landscaping easement and owners of lots subject to a special easement for landscaping shall perpetually maintain the easement area and will not remove or destroy any landscape or fencing thereon originally installed without advance written approval, and will promptly replace all dead foliage located therein. 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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Fines																																															
MAINTENANCE & MODIFICATION (cont'd)																																															
■ The home site owner shall have the obligation to mow and maintain all areas up to the street pavement and the owners of home site 57 through 68, shall maintain the landscaping upon their home sites and the adjacent tract up to the wall and/or board fence even though they may not own that portion of land. If an owner does not adhere to this regulation, then the work may be performed on behalf of the owner and the cost shall be charged to the owner.																																															
■ Owners of home sites 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 home site which is subject to a special easement for landscaping shall take any action to prevent the landscaped buffer from complying with the provisions of the Development Order and those provisions of the Marion County Subdivision regulations requiring landscaped buffer areas.																																															
■ The gate on the gate fence or wall shall be maintained by the owner enjoying the use of the adjacent side yard area. Owner 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 area or dedicated area. Where a wall or fence serves more than one lot, the cost of maintaining and repairing the structural integrity of the wall or fence shall be shared among the respective owners served by such wall.																																															
■ Owners of lots 1,2,3,5,6,18,19,24,25,53,54,62,63,69,70,91,92, 108 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.																																															
■ Owners of home sites 15,21,22,36,37,49,50,59,60,68 through 70,74,75,79,80,83 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. Owners of home sites 16-22,shall perpetually maintain the decorative fencing existing upon their home sites.																																															
■ Owner of home sites 32,54,55,58,59,64,65,71,72,79,80,87,88,94,95, 102,103,111,112,122, 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.																																															
■ Owners of home sites 24,31,52,53,54,70,71,87 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.																																															

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■ The side yard easement shall benefit and burden the following Homesites: Homesites both burdened and benefitted by side yard easements shall be Homesites 2 through 10, 13 through 16, 19 through 28, 31 through 39, 42 through 49, 52 through 60, 63 through 72, 75 through 80, 83, 84, 87 through 91, 94 through 98, 101 through 110, 113 through122, 125 through 129, 132 through 136, 139 through 143, 146 through 150, 153 through 157 and 160 through 164. Homesites burdened but not benefitted by side yard easements shall be Homesites 11, 12, 18, 40, 50, 51, 62, 81, 85, 86, 99, 111, 112, 130, 131, 144, 145, 158 and 159. Homesites benefitted but not burdened by side yard easements shall be Homesites 1, 17, 29, 30, 41, 61, 73, 74, 82, 92, 93, 100, 123, 124, 137, 138, 151, 152 and 165.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</

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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 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 40C-4,F.A.C., approved and on file with the St. Johns River Water Management District.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																								
■ Except as originally constructed, no driveways, walkways, or access shall be located on or permitted on Buena Vista Blvd, Calumet Ave. and Highway 42.																							■																								
■ 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 without written permission.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																								
■ Except as originally constructed, no driveways, walkways, or access shall be located on or permitted on Buena Vista Blvd , Legacy Lane, Calumet Ave and Bella Vista Circle.																																															
■ Except as originally constructed, no driveways, walkways, or access shall be located on or permitted on Buena Vista Blvd, and Calumet Ave.													■																																		
■ Except as originally constructed, no driveways, walkways, or access shall be located on or permitted on Buena Vista Blvd, Belle Mead Circle and S. E. 172 Legacy Lane.													■																																		
■ Except as originally constructed, no driveways, walkways, or access shall be located on or permitted on Buena Vista Blvd, and S. E. 172 Legacy Lane.												■						■	■	■	■																										
■ Except as originally constructed, no driveways, walkways, or access shall be located on or permitted on Buena Vista Blvd , Belle Meade Circle or Argyll Street.							■	■																																							
■ Except as originally constructed, no driveways, walkways, or access shall be located on or permitted on Buena Vista Blvd.	■		■	■	■				■	■					■							■																									
■ Except as originally constructed, no driveways, walkways, or access shall be located on or permitted on Buena Vista Blvd and/or Belle Meade Circle.		■				■					■												■																								

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

Fines	
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MAINTENANCE & MODIFICATION (cont'd)

■ Except as originally constructed by the Declarant, no driveways, walkways, carpaths or access shall be located on or permitted on any road right-of-way, walkway or carpath.

■ No Lot may be used as ingress and egress to any other property or turned into a road by anyone other than the Developer.

■ No building or other improvements shall be made within the easements without prior written approval.

■ No dwelling unit or other structure of any kind, including fencing shall be built erected, or maintained on any such easement either created in these Declarations / Rule 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 lot line of each Lot, and also except for the white picket fence as originally constructed by the Declarant.

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, planting or other material shall be placed or permitted or 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 easement area of each Lot and all improvements therein shall be continuously maintained by the Owner of such Lot, except for improvements for maintenance of which a public authority or utility company is responsible.

UNIT

VILLAS

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MAINTENANCE & MODIFICATION (cont'd)																																																
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. In addition, a Special Utility Easement shall exist a 17 1/2 foot strip of land lying along south side lot line of Homesite 20 and rear of Homesites 21 through 28. Within these easements, no structure, planting or other material shall be placed or permitted or 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 easement area of each Lot and all improvements therein shall be continously maintained by the Owner of such Lot, except for improvements for maintenance of which a public authority or utility company is responsible.																																																
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Easements for installation and maintenance of wall and fencing and easements for the installation and maintenance of any storm water runoff drainage system are hereby reserved over a strip of land five (5) feet wide running along the back Homesite / Lot line of each Lot in the subdivision together with that portion of each Lot actually occupied by said fence walls and gate fence walls and the storm water runoff drainage system. Easements for the installation of utilities is hereby granted to the providers of those utilities over and upon a five (5) foot strip of land with each Lot, running along the front Homesite / Lot line adjacent and contiguous to the road right of ways.																																																

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MAINTENANCE & MODIFICATION (cont'd)																																															
■ Owners of lots 1 through 5 shall perpetually maintain the landscaping lying between their rear lot line and the stacked block wall on the adjoining property.																																															
■ Each owner shall at his sole cost and expense repair his residence 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 area, driveway easement area and driveway; the unpaved area between an adjacent roadway and the owner's front side lot line; owner 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 provisions of the Marion County Subdivision regulations requiring landscaped buffer areas. 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.																																															
■ Owners of homesites 23 and 24 shall also maintain the area between the adjacent golf cart path and their homesite.																																															

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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, a five (5) foot width along the dividing line of every 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 (except as to the westerly lot line rear of Homesite 4, the rear lot line of Homesite 5 through 42, and the southerly rear lot line of Homesite 43 which shall be ten (10) feet in width), a five (5) foot width along the dividing line of every building Homesite for a total of ten (10) feet.		■																																															

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #4

NOTE: Any Repeat Violations may be fined up to \$500 per day.																									UNIT																						VILLAS																					
Fines																									44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233
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 Homesites 39 through 50 and the southerly rear lot line of Homesite 38, which easement shall be fifteen (15) feet in width), a five (5) foot width along both sides of the dividing lines of every building Homesite for a total of ten (10) feet.																																																																				
■ 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 Lots 39 through 41, 49 through 52, 68, 72, 73, 74, 75, 98, 113 and 123, the northerly rear lot line of Lot 42, the southerly rear lot line of Lots 65, 67, 71, 78, 97, 99, 114 and 122 which shall be fifteen (15) feet and shall also be a Special Easement for Landscaping), a five (5) foot width along both sides of the dividing lines of every building Lot, and ten (10) feet and along every street, road and highway fronting on each Lot.																																																																				

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #4

NOTE: Any Repeat Violations may be fined up to \$500 per day.																								UNIT																								VILLAS																							
Fines																								44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233				
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 rear of Homesites 18 through 26 and the southerly rear of Homesite 27 which shall be fifteen (15) feet and shall also be a Special Easement for Landscaping and except as to the rear of Homesites 28 through 30 and rear of Homesites 59 through 67 and easterly rear of Homesites 27, 31 and 58 which shall be ten (10) feet and shall also be a Special Easement for Landscaping), a five (5) foot width along both sides of the dividing lines of every building Homesite for a total of ten (10) feet.																																																																							
■ 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 line of every building Homesite for a total of ten (10) feet. In addition a Lakeside Landscaping Easement shall exist upon Homesites 29 through 36 over and upon a 7 1/2 foot strip of land lying along the Homesite lot line adjacent to the lake and also running from the Homesite lot line to the water's edge of the adjoining lake.																																																																							

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #4

NOTE: Any Repeat Violations may be fined up to \$500 per day.																																																
UNIT																																																
VILLAS																																																
Fines	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233				
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 westerly rear of Homesites 120 and 121 which shall be ten (10) feet in width), a ten (10) foot width along the front lines, and a five (5) foot width along both sides of the dividing lines of every building Homesite for a total of ten (10) feet. In addition a Special Easement for Landscaping shall exist upon a ten (10) foot wide strip of land lying along the rear Homesite lot line of Homesites 1 through 8 and Homesites 10 through 13, and the westerly rear of Homesite 14.																																																
■ 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 lines, and a five (5) foot width along both sides of the dividing lines of every building Homesite for a total of ten (10) feet. In addition a Special Easement for Landscaping and utilities shall exist upon those portions of Homesite 45 lying within ten (10) feet of the Subdivision perimeter and a ten (10) foot wide strip of land lying along the northeasterly rear of Homesite 42, the easterly and northeasterly rear of Homesite 43, the rear of Homesite 44, the rear of Homesites 46 through 60, and the easterly rear of Homesite 61.																																																

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #4

NOTE: Any Repeat Violations may be fined up to \$500 per day.		UNIT																								VILLAS																							
Fines	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233					
MAINTENANCE & MODIFICATION (cont'd)																																																	
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■ 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 58 through 67, East rear of Homesite 57, and East side of Homesite 1 which shall be ten (10) feet and shall also be a Special Easement for Landscaping), 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 #4

NOTE: Any Repeat Violations may be fined up to \$500 per day.		UNIT																								VILLAS																				
Fines	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233		
MAINTENANCE & MODIFICATION (cont'd)																																														
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■ 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 Homesites 24 through 35, which easement shall be ten (10) feet in width), a five (5) foot width along both sides of the dividing lines of every building Homesite for a total of ten (10) feet, and ten (10) feet along every street, road and highway fronting on each Homesite (except as to the lot lines of Homesite 1 and Homesite 47 fronting S.E. 172 Legacy Lane which easement shall be twenty-five (25) feet in width).												■																																		

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #4

NOTE: Any Repeat Violations may be fined up to \$500 per day.		UNIT																								VILLAS																							
Fines		44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233				
MAINTENANCE & MODIFICATION (cont'd)																																																	
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EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #4

NOTE: Any Repeat Violations may be fined up to \$500 per day.																										
Fines																										
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 side lot line of Homesite 1, the northerly rear lot line of Homesite 71, and the rear lot lines of Homesites 72 through 83 which shall be fifteen (15) feet in width), a five (5) foot width along both sides of the dividing lines of every building Homesite for a total of ten (10) feet, and ten (10) feet along the front Homesite lot line.																										
■ 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 both sides of the dividing lines of every building Homesite for a total of ten (10) feet, and ten (10) feet along the front lines of each Homesite.																										

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #4

NOTE: Any Repeat Violations may be fined up to \$500 per day.																								UNIT																								VILLAS																							
Fines	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233																											
MAINTENANCE & MODIFICATION (cont'd)																																																																							
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■ 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 the dividing lines of every building Homesite for a total of ten (10) feet. A fifteen (15) foot width along the lot lines abutting Legacy Lane of Homesites 1, 93, 94, 185 through 189, 202, 203, 207, and 208 shall also be a Special Easement for Utilities.																																																																							

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #4

NOTE: Any Repeat Violations may be fined up to \$500 per day.																									
Fines																									
MAINTENANCE & MODIFICATION (cont'd)																									
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■ 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 Homesites 34 and 43 and the rear of Homesites 35 through 42 which shall be fifteen (15) feet), 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 #4

NOTE: Any Repeat Violations may be fined up to \$500 per day.																									UNIT																						VILLAS																					
Fines	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233																								
MAINTENANCE & MODIFICATION (cont'd)																																																																				
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■ 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 lot line of Homesite 5 through 23, the southerly and westerly rear lot lines of Homesite 24, the rear of Homesite 25 through 32, and the westerly rear lot line of Homesite 33 which shall be fifteen (15) feet in width), a ten (10) foot width along the front lines, 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 #4

NOTE: Any Repeat Violations may be fined up to \$500 per day.		UNIT																							VILLAS																							
Fines		44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233			
MAINTENANCE & MODIFICATION (cont'd)																																																
■ 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 sides of each Homesite. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may cause 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 Area, reserved and dedicated areas, and over the rear 7 1/2 feet, front 5 feet, and 5 feet along both sides of each Homesite. In addition, a Special Utility Easement shall exist a 17 1/2 foot strip of land lying along the south side lot line of Homesite 20 and rear of Homesites 21 through 28. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may cause 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 #4

NOTE: Any Repeat Violations may be fined up to \$500 per day.	UNIT																										VILLAS																									
Fines	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233								
MAINTENANCE & MODIFICATION (cont'd)																																																				
■ 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. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may cause 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 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. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may cause 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 driveway easements shall benefit and burden the following Homesites: Homesites both burdened and benefitted by driveway easements shall be Homesites 2 through 10, 13 through 16, 19 through 28, 31 through 39, 42 through 49, 52 through 60, 63 through 72, 75 through 80, 83 and 84, 87 through 91, 94 through 98, 101 through 110, 113 through 122, 125 through 129, 132 through 136, 139 through 143, 146 through 150, 153 through 157 and 160 through 164. Homesites burdened but not benefitted by driveway easements shall be Homesites 1, 17, 29, 30, 41, 61, 73, 74, 82, 92, 93, 100, 123, 124, 137, 138, 151, 152 and 165. Homesites benefitted but not burdened by driveway easements shall be Homesites 11, 12, 18, 40, 50, 51, 62, 81, 85, 86, 99, 111, 112, 130, 131, 144, 145, 158 and 159.																																																				
■ No dwelling unit or other structure of any kind other than the aforementioned walls or 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 area 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.																																																				
■ Homesites both burdened and benefitted by rear side yard easements shall be Homesites 2 through 22, 25 through 28, 31, 34, 35, 38 through 40, 43, 44, 47 through 49, 52, 55 through 60, 63 through 69, 72 through 83, 86 through 95, 98 through 107, 110 through 121 and 124 through 134. Homesites burdened but not benefitted by rear side yard easements shall be Homesites 23, 24, 29, 36, 37, 45, 46, 51, 61, 62, 71, 96, 97, 122 and 123. Homesites benefitted but not burdened by rear side yard easements shall be Homesites 1, 30, 32, 33, 41, 42, 50, 53, 54, 70, 84, 85, 108, 109 and 135.																																																				

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #4

[illegible]

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #4

[illegible]

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #4

NOTE: Any Repeat Violations may be fined up to \$500 per day.		UNIT																							VILLAS																				
Fines		44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233
Fines																																													
1st viol.	per day of cont'd viol.																																												
\$50.00	\$25.00																																												
Villa Number/Name Key																																													
213 = Pine Crest Villas																																													
214 = Fairlawn Villas																																													
215 = Ivystone Villas																																													
216 = Chadwick Villas																																													
217 = Waverly Villas																																													
218 = Greenbriar Villas																																													
219 = Quail Ridge Villas																																													
220 = Sunnyside Villas																																													
221 = Bromley Villas																																													
222 = Sherwood Villas																																													
223 = Cameron Villas																																													
224 = Morningview Villas																																													
225 = Greenwood Villas																																													
226 = Merryoak Villas																																													
227 = Ashleigh Villas																																													
228 = Forsyth Villas																																													
229 = Birchbrook Villas																																													
230 = Legacy Villas																																													
231 = Mayfield Villas																																													