

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #8

	UNIT																								VILLAS																											
NOTE: Any Repeat Violation may be fined up to \$500 per day.	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	173	174	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	
AIR CONDITIONERS																																																				
■ 2.27 Window air-conditioners are prohibited and only central air-conditioners are permitted.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																											
■ 5.10 No window air-conditioners or irrigation wells are permitted.																																																				
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 or 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.																																																				
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EXTERNAL NOISES																																																				
■ 2.22b 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 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.																																																				
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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 and placed curbside no earlier than the day before scheduled pick up.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																											
■ 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 and placed curbside no earlier than the day before scheduled pick up.																																																				
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LAWN ORNAMENTS																																																								
■ 2.16b Lawn ornaments are prohibited, except for seasons displays not exceeding a thirty (30) day duration.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																															
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\$50.00 \$25.00																																																								
LIGHTING																																																								
■ 2.19 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.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																															
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MAINTENANCE & MODIFICATIONS																																																								
■ 2.2 No building or structure shall be constructed, erected, placed or altered on any Homesite until the construction plans and specifications and a plan showing the location of the building or structure have been approved by the architectural review committee. Each Owner shall ensure that any construction of the Homesite complies with the construction plans for the surface water management system pursuant to Chapter 40D-4, F.A.C., approved and on file with the Southwest Florida Water Management District.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																															
■ 2.4 The Home shall be a conventionally built Home and which must be placed on the Homesite and constructed by the Developer, or its designee, of a design approved as being harmonious with the development as to color, construction materials, design, size and other qualities. Each Home must have eave overhangs and gable overhangs, and all roofing materials shall be approved by the architectural review committee, 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 shall be placed on a Homesite in conformance with the overall plan.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																															
■ 2.4 There shall be only one Home on each Homesite. 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.																																																								
■ 2.4 There shall be only one Home on each Homesite. 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.	■		■	■	■		■		■	■	■		■	■	■	■	■	■	■	■																																				
■ 2.4 There shall be only one Home on each Homesite. 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.		■				■		■				■											■																																	

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■ 2.5 After the Home has been constructed, no reconstruction, additions, alterations, or modifications to the Home, or in the locations and utility connections of the Home will be permitted except with the written consent of an architectural review committee. No Owner, other than Developer shall undertake any such work without the prior written approval of the plans and specifications thereof by the architectural review committee. The architectural review committee shall grant its approval only in the event the proposed work (a) will benefit and enhance the entire Subdivision in a manner generally consistent with the plan of development thereof and (b) complies with the construction plans for the surface water management system pursuant to Chapter 40D-4, FAC, approved and on file with the District.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																														

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MAINTENANCE & MODIFICATIONS																																																												
■ 2.7 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. 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 architectural review committee.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																																			
■ 5.22 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. 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 architectural review committee.																																																												
MAINTENANCE & MODIFICATIONS (cont'd)																										■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■					
■ 2.8 Each Home and Homesite must contain a concrete driveway, and a lamppost must be erected in the front yard of each Homesite.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																																			
■ 2.9a All outside structures for storage or utility purposes must be permanently constructed additions in accordance with Section 2.4 and of like construction and permanently attached to the Home.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																																			
■ 2.12 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 the unpaved area between an adjacent roadway or walkway located in the road right of way and the Owners Homesite. Persons owning Homesites adjacent to a land use or landscape buffer, or wildlife preserve, shall have the obligation to mow and maintain all areas between their Homesite lot line and the land use or 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 land. The Owners of Homesites subject to a Water Feature Landscaping Easement and Owners of Homesites subject to a Special Easement for Landscaping shall perpetually maintain the easement area and will not remove or destroy any landscape or fencing thereon without the District's 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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■ 3.1 Easements and rights of ways 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 the side lot lines of every Homesite, except for Homesite 1 through 12, 68, 69 and 70 which shall have a ten (10) foot easement along the rear lines.		■																																																	

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MAINTENANCE & MODIFICATIONS (cont'd)																																																				
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■ 3.1 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 the side lot lines of every Homesite, except that Homesites 187 through 189, 191 through 193 and Homesites 231 through 235 shall have a ten (10) foot easement along the rear lines, and Homesites 212 through 223 shall have a ten (10) foot easement along the rear lines.																								■																												
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■ 3.2 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.																									■																											
	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																											
■ 3.3 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 or recorded plat of the Subdivision, unless prior approval is received by the appropriate governmental agency, or pursuant to Chapter 40D-4, FAC. 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 SWFWMD 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.																																																				
	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																											
■ 3.3 Owners of Homesites subject to a Special Easement for Landscaping, as shown on the Plat or described in section 3.1 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 provisions of the Development Order and those provisions of the Sumter County Subdivision regulations requiring Landscaped Buffer areas.																																																				
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MAINTENANCE & MODIFICATIONS (cont'd)																																																			
■ 5.20 Except as originally constructed by the Developer, no driveways, walkways, carpaths or access shall be located on or permitted to any road right-of-way, walkways or cart path.																																																			
■ 6.2 Owners are prohibited from utilizing or constructing private wells or other sources of irrigation water within the Subdivision.																																																			
■ 7.0 Where a wall or fence adjoins more than one Homesite, the cost of maintaining and repairing the surface and the structural integrity of the wall of fence shall be shared among the respective Owners served by such wall or fence. Such Owners are encouraged to maintain the perimeter security walls and fences in a cooperative and uniform manner with the adjacent Homesite Owners so as to present to the public a uniform and well-maintained appearance of the Subdivision as a whole.																																																			
■ 7.1 Each Owner shall at his sole cost and expense, repair his residence, other than as otherwise provided for herein, keeping the same in condition comparable to the condition of such residence at the time of its initial construction, excepting only normal wear and tear. Each Homesite Owner shall be responsible for maintaining his driveway. ■ 7.2 The party responsible for maintenance must contact the Architectural Review Committee for paint specifications. ■ 7.3 Each Owner shall keep his Homesite neat and clean and the grass cut and edged at all times and shall also maintain the unpaved area between an adjacent roadway or walkway located in the road right of way or walkway located in in an adjacent tract and the Owner's Homesite. ■ 7.4 If an owner does not adhere to the above regulation, then the work may be performed on behalf of the owner and the cost shall be charged to the Owner.																																																			
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MAINTENANCE & MODIFICATIONS (cont'd)																																																			
■ 7.1b In addition, the Owners of Homesites 1, 6, 13, 20, 27, 52, 56, 57, 62, 63, 73, 74 and 85 shall clean and paint the exterior portion of the wall or fence upon their Homesite facing the adjoining road right of way or parking area. The Owners of Homesites 5, 6, 26, 27, 41 and 42 shall also clean and paint the interior portion of the security wall or fence upon and adjacent to the Homesite. ■ 7.2 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.																																																			
■ 7.1b In addition, the Owners of Homesites 13, 24, 30, 42, 47, 57, 58, and 68 shall clean and paint the exterior portion of the wall or fence upon their Homesite facing the adjoining road right of way or parking area. The Owners of Homesites 12, 13, 24, 25, 30, and 31 shall also clean and paint the interior portion of the security wall or fence upon and adjacent to the Homesite. ■ 7.2 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.																																																			
■ 7.1b In addition, the Owners of Homesites 12, 21, 27, 39, 42, 51 and 60 shall clean and paint the exterior portion of the wall or fence upon their Homesite facing the adjoining road right of way or parking area. The Owners of Homesites 11, 12, 21 and 22 shall also clean and paint the interior portion of the security wall or fence upon and adjacent to the Homesite. ■ 7.2 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.																																																			
■ 7.1b In addition, the Owners of Homesites 10, 24, 31, 40, 43, 51, 52, and 61 shall clean and paint the exterior portion of the wall or fence upon their Homesite facing the adjoining road right of way or parking area. The Owners of Homesites 10, 11, 24, 25, 31, and 32 shall also clean and paint the interior portion of the security wall or fence upon and adjacent to the Homesite. ■ 7.2 If an Owner does not adhere to the above regulations, then the work may be performed on behalf of the Owner and the cost shall be charged to the Owner.																																																			
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■ 7.1b In addition, the Owners of Homesites 13, 26, 48, 51, 60, 61, 71, 81, 82, and 92 shall clean and paint the exterior portion of the wall or fence upon their Homesite facing the adjoining road right of way or parking area. The Owners of Homesites 13, 14, 26 and 27 shall also clean and paint the interior portion of the security wall or fence upon and adjacent to the Homesite. ■ 7.2 If an Owner does not adhere to the above regulations, then the work may be performed on behalf of the Owner and the cost shall be charged to the Owner.																																																								
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■ 7.1b In addition, the Owners of Homesites 12, 38, 39, 53, 56, 73, 74, and 89 shall clean and paint the exterior portion of the wall or fence upon their Homesite facing the adjoining road right of way or parking area. The Owners of Homesites 11, 12, 38, and 39 shall also clean and paint the interior portion of the security wall or fence upon and adjacent to the Homesite. ■ 7.2 If an Owner does not adhere to the above regulations, then the work may be performed on behalf of the Owner and the cost shall be charged to the Owner.																																																								
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MAINTENANCE & MODIFICATIONS (cont'd)																																																			
■ 7.1b In addition, the Owners of Homesites 8, 21, 27, 39, 42, 50, 51, and 60 shall clean and paint the exterior portion of the wall or fence upon their Homesite facing the adjoining road right of way or parking area. The Owners of Homesites 8, 9, 21, 22, 27, and 28 shall also clean and paint the interior portion of the security wall or fence upon and adjacent to the Homesite. ■ 7.2 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.																																																			
■ 7.1b In addition, the Owners of Homesites 29, 34, 42, 48, 57, 63, 64, 72, 80, 81, and 88 shall clean and paint the exterior portion of the wall or fence upon their Homesite facing the adjoining road right of way or parking area. The Owners of Homesites 34 and 35, and 42 and 43 shall also clean and paint the interior portion of the security wall or fence upon and adjacent to the Homesite. ■ 7.2 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.																																																			
■ 7.1b In addition, the Owners of Homesites 11, 18, 24, 35, 52, 57, 66, 67, 73, 74, 85, 86, and 95 shall clean and paint the exterior portion of the wall or fence upon their Homesite facing the adjoining road right of way or parking area. The Owners of Homesites 18, 19, 24, 25, 35, 36, 52, and 53 shall also clean and paint the interior portion of the security wall or fence upon and adjacent to the Homesite and shall mow and maintain in a neat and clean manner, the area located between such Homesite and the centerline of the unpaved right of way adjoining such Homesite. ■ 7.2 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.																																																			
■ 7.1b In addition, the Owners of Homesites 10, 22, 32, 44, 53, 54, and 63 shall clean and paint the exterior portion of the wall or fence upon their Homesite facing the adjoining road right of way or parking area. The Owners of Homesites 10, 11, 22, 23, 31, and 32 shall also clean and paint the interior portion of the security wall or fence upon and adjacent to the Homesite. ■ 7.2 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.																																																			

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #8

[illegible]

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #8

	UNIT																	VILLAS																																	
NOTE: Any Repeat Violation may be fined up to \$500 per day.	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	173	174	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828
MAINTENANCE & MODIFICATIONS (cont'd)																																																			
■ 10.1 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 plans and specifications therefore by the Architectural Review Committee (ARC). The ARC shall grant its approval only in the event the proposed work (a) will benefit and enhance the entire Subdivision in a manner generally consistent with the plan of development thereof and (b) complies with the construction plans for the surface water management system pursuant to Chapter 40D-4, F.A.C., approved and on file with the Southwest Florida Water Management District. All Fences and Walls must be of uniform color and type of paint. Owners intending to paint their fence walls must contact the District for paint specifications.																																																			
■ 10.1 No Owner other than Declarant or its transferees 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 plans and specifications therefore by the Declarant or an Architectural Review Committee (ARC) appointed by the Declarant. The ARC shall grant its approval only in the event the proposed work (a) will benefit and enhance the entire Subdivision in a manner generally consistent with the plan of development thereof and (b) 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.																																																			
Fines																																																			
Mowing, (which includes weeding) edging																																																			
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 con't viol.																																																			
\$50.00																																																			
OUTSIDE ANIMALS																																																			
■ 5.6 No livestock, or poultry of any kind shall be raised, bred or kept on any Homesite or on dedicated or reserved areas.																																																			
Fines																																																			
per day of con't viol.																																																			
\$50.00 \$25.00																																																			

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #8

[illegible]

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #8

[illegible]

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #8

	UNIT																												VILLAS																											
NOTE: Any Repeat Violation may be fined up to \$500 per day.	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	173	174	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828					
S8-824 Sawgrass																																																								
S8-825 Southern Star																																																								

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #8

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