

ADOPTED EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR

Town of Lady Lake and Lake County

NOTE: Any Repeat Violations may be fined up to \$500 per day.	UNIT																								VILLAS			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	80	81	82	103
AIR CONDITIONERS																												
■ Window air conditioners are strictly prohibited and only central air conditioners are permissible.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■				
■ No window air conditioners or irrigation wells are permitted.																												■
Fines . per day for con't viol.																												
\$50.00 \$25.00																												
* viol = violation																												
BUSINESSES FROM A HOMESITE / LOT																												
2.0 All land in the Subdivision shall be used for residential purposes only and shall be subject to the following specific restrictions in addition to the general restrictions contained in the Declaration of Restrictions	■	■	■	■	■	■	■	■	■	■	■	■	■															
2.1 All Lots included in the subdivision shall be used for residential purposes only and shall be subject to the following specific residential in addition to the general restrictions contained in the Declaration of Restrictions														■	■	■	■	■	■	■	■	■	■	■				
2.5 Commercial and/or professional activities may not be conducted in a Perma-Mobile Home or on or from a Lot.	■	■	■																									
2.5 Commercial and/or professional activities may not be conducted in a Home or on a Lot.				■	■	■	■	■	■	■	■	■	■															
2.8 Commercial and/or professional activities may not be conducted in a Home or on a Lot.																	■	■	■	■	■							
2.9 Commercial and/or professional activities may not be conducted in a Home or on a Lot.														■	■	■												
2.9 Properties within the subdivision are intended for residential use and no commercial, professional or similar activity requiring either maintaining an inventory, or customer/client visits may be conducted in a Home or on a Lot.																						■	■	■				
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.																												■
Article VI. 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.																									■	■	■	
Fines Per day of cont'd viol																												
\$500.00 \$50.00																												

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EXTERNAL NOISE																														
■ Radios, record players, television, voices and other sounds if external to the home are to be kept on a moderate level from 10:00 p.m. to 8:00 a.m.		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■								■			
■ Radios, record players, television, voices and other sounds if external to the home are to be kept on a moderate level from 10:00 p.m. to one (1) hour before daylight.																				■	■	■	■	■	■		■	■	■	
Fines per day for con't viol.																														
\$50.00 \$25.00																														
GARBAGE/TRASH																														
■ All garbage will be contained in an appropriate plastic bag.		■	■	■	■	■																								
■ All garbage will be contained in plastic bags as appropriate and placed curbside no earlier than the day before scheduled pickup.							■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■					
■ All garbage will be contained in plastic bags as appropriate and placed curbside no earlier than the day before scheduled pickup. No rubbish, trash, garbage, or other waste material shall be kept or permitted on any lot or on the common area except in sanitary containers located in appropriate areas concealed from public view.																														
																										■	■	■	■	
Fines per day for con't viol.																														
\$50.00 \$25.00																														

Town of Lady Lake and Lake County

UNIT

VILLAS

LAWN ORNAMENTS

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

Fines	per day for con't viol.
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\$50.00	\$25.00
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LIGHTING

■ Exterior lighting must be shaded so as not to create a nuisance to others.

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

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

Fines	per day for con't viol.
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\$50.00	\$25.00
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■ It shall be the responsibility of owners to keep their lots neat and clean and the grass cut and edged at all times. 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.

■ The lot owner shall have the obligation to mow and maintain all areas up to the street pavement. Persons owning lots adjacent to a lake shall have the obligation to mow and maintain all areas between their lot line and the actual water 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 their behalf and the cost shall be charged to the owner.

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MAINTENANCE & MODIFICATION																													
■ The owners of lots 6148, 6149, and 6154 thru 6160 shall have the obligation to mow and maintain all areas between their lot line and the entrance wall on the adjoining tract even though they may not own that portion of land. If and owner does not adhere to this regulation, then the work may be performed on their behalf and the cost shall be charged to the owner. The security wall constructed along the rear of lots 6121 thru 6124, 6130 thru 6132, and 6140 thru 6148 may not be constructed exactly on the lot line, and a portion of owners lot may lie on the opposite side of said security wall.																													
■ The owners of lots 6246, 6245, 6228, 6227 shall maintain the landscaping upon their lots and the adjacent cart path easement up to the actual cart path 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 their behalf and the cost shall be charged to the owner.																							■						
■ Owners of Lots 5853, 5854, 5855, 5875, 5876, 5892, 5893, 5894, 5909 shall be responsible for maintaining the fence located on their lot, the same color, materials and structure as original.																								■					
■ It shall be the responsibility of the owners of lakefront lots to keep the land from their lot line to the waters edge neat and clean and all grass cut at all times. 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.																			■										
■ No owner of Lots 6228 through 6239 and 6254 through 6264 shall remove any tree from the vegetated buffer running 15 feet along the rear lines of such lots.																	■	■							■				

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MAINTENANCE & MODIFICATION (con't)																													
■ The exterior of gate fence wall will be painted and kept clean by the party having the responsibility for maintaining the adjacent landscaped yard area. Each lot owner shall be responsible for maintaining his driveway whether on his lot or on an adjacent lot, common or dedicated area. Each owner shall keep his lot neat and clean and the grass cut and edged at all times and shall also maintain the unpaved area between and adjacent roadway and the owners front and side lot lines. The gate on the gate fence wall side yard patio area. If the 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.																													
■ Owner will not remove or alter any landscaping or vegetation situated within the subdivision. Owner further covenants that should they remove or alter any landscaping or vegetation situated within the subdivision then owner will promptly replace said landscaping or vegetation at owner's expense. All plants owned by owners must be located wholly within their home or within post located wholly upon the owner's patio.																										■	■	■	
■ The gate on the gate fence wall shall be maintained by the owner enjoying the use of the adjacent side yard patio area. If an owner does not adhere to this, then the work will be performed on behalf of the owner and the cost shall be charged to the owner.																												■	

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MAINTENANCE & MODIFICATION (con't)																												
■ In the event it shall become necessary and desirable to perform maintenance or to repair or rebuild the whole or any part of the common wall, such expense shall be shared equally by the owners of the home sites upon which the homes sharing the common wall are located. Whenever any such wall or any part thereof shall be rebuilt, it shall be erected in the same manner, at the same location, as initially constructed, and shall be of the same size and of the same or similar materials, and of the like quality, as permitted by the then applicable ordinances and statues pertaining to such construction. Provided, however, that if such maintenance, repair or construction is required as a result of the sole neglect or willful misconduct of one of the owners of a home site, including owner's tenant, sharing the said common wall any expense incident to such maintenance, repair or construction shall be borne solely by the owner causing the damage.																												
■ After the home has been placed, positioned and hooked up, no replacements, reconnections, disconnections, additions, alterations, or modifications in the location and utility connections of the home will be permitted without written consent. All outside structures for storage or utility purposes must be attached to the home. Each mobile home shall be skirted in a uniform manner so as to make all of the skirting in the subdivision uniform and aesthetically compatible and thereto each lot must contain a paved driveway, the lawn must be seeded or sodded and a lamp post light erected in the front yard.																												
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■ After the home has been placed, positioned and hooked up, no replacements, reconnections, disconnections, additions, alterations or modifications in the location and utility connections of the home shall be made without written consent. All outside structures for storage or utility purposes must be attached to the home. Each mobile home shall be skirted in a uniform manner so as to make all of the skirting in the subdivision uniform and aesthetically compatible, and thereto each lot must contain a paved driveway, the lawn must be sodded with St. Augustine, Florida or other approved sod and an automatic lawn sprinkling system and a lamp post light erected in the front yard.													■															
■ No driveways, walkways, or access shall be located on or permitted on Del Mar Drive, Rio Grande Avenue and on the south boundary of Lots 5091-5105.															■													
■ No driveways, walkways, or access shall be located on or permitted on Del Mar Drive.														■														
■ No driveways, walkways, or access shall be located on or permitted on Rio Grande Avenue.																■												
■ Clear (non-colored) concrete and driveway coatings are permitted. No colored coatings are permitted without the prior written consent of the Declarant, its designee, or an architectural review committee appointed by Declarant or Declarant's designee.																									■	■	■	■
■ No out building, tent, shack, garage, trailer, shed, utility building or temporary building of any kind shall be erected, except temporarily only for construction purposes.																									■	■	■	■

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MAINTENANCE & MODIFICATION (con't)																												
■ 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 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, as to quality of workmanship and materials, harmony of external design with existing structures and location with respect to topography and finished grade elevation.														■	■	■	■	■	■	■	■							
■ 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 at the time of construction of a building, residence, or structure, to comply with the construction plans for the Surface Water or Storm Water Management System pursuant to Chapter 40C-4, F.A.C., approved and on file with the St. John's River Management District.																												■
■ Residences - 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 prior written approval.																						■	■	■				■
■ The exterior of all homes must be maintained in accordance with a uniform color scheme with prior approval.																									■	■	■	■
■ There shall be only one home on each lot. The minimum size home allowable is 12 X 56 feet.	■	■	■																									
■ There shall be only one home on each lot. The minimum size home allowable is 672 square feet.				■	■	■																						
■ There shall be only one home on each lot. Only double-wide homes, at least 24 feet wide, exclusive of any carport, storage room, screen room or other appurtenances, shall be placed on lots numbered 613 through 721 inclusive.					■																							

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■ There shall be only one home on each lot. Only double-wide homes, at least 24 feet wide, exclusive of any carport, storage room, screen room or other appurtenances, shall be placed on lots numbered 738 through 801, 877 through 890, 944 through 957, and 1009 through 1072 inclusive.						■																						
■ There shall be only one home on each lot. Minimum size home allowable is 768 square fee. Only double-wide homes, at least 24 feet wide, exclusive of any carport, storage room, screen room or other appurtenances, shall be placed on lot.							■	■																				
■ There shall be only one home on each lot. Only double-wide homes, at least 24 feet wide, exclusive of any carport, storage room, screen room or other appurtenances, shall be placed on lot.									■	■	■	■																
■ There shall be only one home on each lot. Only double-wide homes, at least 24 feet wide and 40 feet long, exclusive of any carport, storage room, screen room or other appurtenances, shall be placed on lot.													■															
■ Only one home on a lot. Only homes at least 800 square feet, exclusive of any carport, storage room, screen room or other appurtenances, shall be placed on any lot. The home may be either a mobile home or a conventionally built home, either of which must be constructed of a design approved and being harmonious with the development as to color, construction materials, design, size and other qualities.														■	■													
■ There shall be only one home on each lot. Only homes at least 1,144 square feet, exclusive of any carport, storage room, screen room or others non-heated and non-air-conditioned space, shall be placed on any lot, except for homes located on lots 5139,5140,and 5238, which shall have at least 800 square feet. The home shall be a conventionally built home either site built or prefabricated which must be of approved design and approved color, construction material, size and other qualities. Each home, except homes located on lots 5139,5140,5141,5147,5148 and 5149 must have a minimum twelve (12) inch eave overhang and eight (8) inch gable overhand and all roofing materials shall be shingle materials over all areas including carports, garages, screen rooms, utility rooms, etc.																■												

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MAINTENANCE & MODIFICATION (con't)																								
■ There shall be only one home on each lot. Only homes at least 900 square feet, exclusive of any carport, storage room, screen room or others non-heated and non-air-conditioned space, shall be placed on any lot. The home shall be a conventionally built home and of an approved design and approved color, construction material, size and other qualities. Each home must have eave overhangs and gable overhangs and all roofing materials shall be shingle materials over all areas including carports, garages, screen rooms, utility rooms, etc.																								
■ There shall be only one home on each lot. Only homes at least 900 square feet, exclusive of any carport, storage room, screen room or others non-heated and non-air-conditioned space, and homes with a 1/4 roof pitch (6" in 12" rise and run) shall be placed on any lot except homes with a 5" in 12" rise and run must be at least 1,200 square feet of air-conditioned and heated space. The home shall be a conventionally built home either site built or prefabricated and of an approved design and approved color, construction material, size and other qualities. Each home must have eave overhangs and gable overhangs and all roofing materials shall be shingle materials over all areas including carports, garages, screen rooms, utility rooms, etc., and all area must have ceilings.																								
■ There shall be only one home on each lot. Each home must have a garage. No carports are permitted in the subdivision. Only homes at least 900 square feet, exclusive of any garage, storage room, screen room or others non-heated and non-air-conditioned space, and homes with a 1/4 roof pitch (6" in 12" rise and run) shall be placed on any lot. The home shall be a conventionally built home either site built or prefabricated and of an approved design and approved color, construction material, size and other qualities. Each home must have eave overhangs and gable overhangs and all roofing materials shall be shingle materials over all areas including garages, screen rooms, utility rooms, etc., and all area must have ceilings.																								

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MAINTENANCE & MODIFICATION (con't)																														
■ There shall be only one home on each lot. Each home must have a garage. No carports are permitted in the subdivision. Only homes at least 1200 square feet, exclusive of any garage, storage room, screen room or others non-heated and non-air-conditioned space, and homes with a 1/4 roof pitch (6" in 12" rise and run or 5" in 12" rise and run) shall be placed on any lot. The home shall be a conventionally built home either site built or prefabricated and of an approved design and approved color, construction material, size and other qualities. Each home must have eave overhangs and gable overhangs and all roofing materials shall be shingle materials over all areas including garages, screen rooms, utility rooms, etc., and all area must have ceilings.																					■									
■ There shall be only one home on each lot. Each home must have garages and be of at least 1,240 square feet, exclusive of any garage, storage room, screen room or others non-heated and non-air-conditioned space, and homes with a 6" in 12" rise and run roof pitch. The home shall be a conventionally built home and of an approved design and approved color, construction material, size and other qualities. Each home must have eave overhangs and gable overhangs and all roofing materials shall be shingle or tile materials over all areas including garages, screen rooms, utility rooms, etc., and all area must have ceilings. Screen cages over pools and patios are allowed.																						■	■	■						
■ Rebuild: If all or any portion of a residence is damaged or destroyed by fire or other casualty, it shall be up to the homeowner, with all due diligence, to rebuild, repair, or reconstruct such residence 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.																														
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MAINTENANCE & MODIFICATION (con't)																												
■ Individual mailboxes may not be located on a home site and the owner of a home which includes a common wall shall not cut windows or other openings in the common wall, nor make any alterations, additions, or structural changes to the common wall, other than as required by maintenance.																												
■ No fence of any kind or nature shall be placed on the property without prior written approval and no hedges shall be allowed to grow in excess of 4 feet in height. Permission must be secured prior to the planting of any trees or other shrubs which may affect the rights of adjacent property owners.	■	■	■	■	■	■																						■
■ No fence of any kind or nature shall be placed on the property without prior written approval and no hedges shall be allowed to grow in excess of 4 feet in height. Permission must be secured prior to the planting or removal of any trees or other shrubs which may affect the rights of adjacent property owners. No tree with a trunk four (4) inches or more in diameter shall be removed or effectively removed through excessive injury without first obtaining permission.							■	■	■	■	■	■																
■ No fence, barrier, wall or structure, of any kind or nature shall be placed on the property without prior written approval and no hedges shall be allowed to grow in excess of 4 feet in height. Permission must be secured prior to the planting or removal of any trees or other shrubs which may affect the rights of adjacent property owners. No tree with a trunk four (4) inches or more in diameter shall be removed or effectively removed through excessive injury without first obtaining permission.													■	■	■	■	■	■	■	■	■	■	■	■				
■ No fence, hedge, wall or other dividing instrumentality shall be constructed or maintained on any lot.																									■	■	■	
■ Easements and rights-of-way are reserved for the construction, installation and maintenance of utilities such as electric light lines, drains, water supply lines, telephone and telegraph lines or the like necessary or desirable for public health and welfare. Such easements and rights-of-way shall be confined to a 5 foot width along the rear and dividing lines of every building plot and along ever street, road or highway fronting on said Lot.	■	■	■	■		■	■																					

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MAINTENANCE & MODIFICATION (can't)																												
■ Easements and rights-of-way are reserved for the construction, installation and maintenance of utilities such as electric light lines, sewer drainage water supply lines, telephone and telegraph lines or the like necessary or desirable for public health and welfare. Such easements and rights-of-way shall be confined to a 5 foot width along the rear and dividing lines of every building plot and along ever street, road or highway fronting on said Lot.								■	■	■	■	■	■															
Easements and rights-of-way are reserved for the construction, installation and maintenance of utilities such as electric as may be necessary or desirable for public health and welfare. Such easements and rights-of-way shall be confined to a 5 foot width along the rear and dividing lines of every building plot and along ever street, road or highway fronting on said Lot.					■																							
■ Easements and rights-of-way are 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, necessary or desirable for public health and welfare. Such easements and rights-of-way shall be confined to a seven and one-half (7 1/2) foot width along the rear lines and a five (5) foot width along the dividing lines of every building plot and along every street, road and highway fronting on said Lot.																												
														■	■	■	■	■	■	■	■							
■ Easements and rights-of-way are 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, necessary or desirable for public health and welfare. Such easements and rights-of-way shall be confined to a seven and one-half (7 1/2) foot width along the rear lines, a five (5) foot width along the dividing lines of every building Lot, and ten (10) feet and along every street, road and highway fronting on each Lot (except that Lots 5952 and 6011 shall be subject to a ten (10) foot wide easement along the rear Lot lines, and a twenty (20) feet wide easement along the roadways adjoining the Lot).																												
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■ Easements and rights-of-way are 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, necessary or desirable for public health and welfare. Such easements and rights-of-way shall be confined to a seven and one-half (7 1/2) foot width along the rear lines (except that Lot 6142 shall be subject to an easement running seven and one-half (7 1/2) feet along the security wall as originally constructed, a five (5) foot width along the dividing lines of every building Lot (except that Lot 6209 shall be subject to a ten (10) foot width along the dividing line with Lot 6208), and ten (10) feet and along every street, road and highway fronting on each Lot.																												
■ Easements and rights-of-way are 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, and for security fences and security walls. 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 for Lots 6254 through 6264 which shall be subject to a fifteen (15) foot width along the rear lines and except for Lots 6210 through 6238 and a portion of Lot 6239 which are subject to a ten (10) foot width along the rear lines), a five (5) foot width along the dividing lines of every building Lot, and ten (10) feet and along every street, road and highway fronting on each Lot.																												

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Town of Lady Lake and Lake County

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UNIT																									80	81	82	103
MAINTENANCE & MODIFICATION (can't)																												
■ Easements for the installation and maintenance of wall fencing are hereby reserved over a strip of land three feet (3') wide running along the back lot line of each lot, together with that portion of each lot actually occupied by side fence walls and gate fence walls, and granted to the lot owners over the northerly one foot (1') of Tract 3 as shown on the plat. No dwelling unit or other structure of any kind other than the aforementioned wall fence shall be built, erected, or maintained on any such easement, reservation, or right of way, and such easements, reservations, and rights of way shall at all times be open and accessible to public and quasi-public utility corporations, their employees and contractors, and shall also be open and accessible to Declarant, its successors and assigns, all of whom shall have the right and privilege of doing whatever may be necessary in, on, under, and above such locations to carry out any of the purposes for which such easements, reservations, and rights of way are reserved.																												
Easements for the installation and maintenance of wall fencing and easements for the installation and maintenance of a storm water runoff drainage system are hereby reserved over a strip of land seven feet (7') wide running along the back lot line of each lot in the subdivision, together with that portion of each lot actually occupied by side fence walls and gate fence walls and the storm water runoff drainage system. No dwelling unit or other structure of any kind other than the aforementioned wall fence shall be built, erected, or maintained on any such easement, reservation, or right of way, except that patios and walks may be constructed over the easement reserved over the strip of land running along the back lot line of each lot. Such easements, reservations, and rights of way shall at all times be open and accessible to public and quasi-public utility corporations, their employees and contractors, and shall also be open and accessible to Declarant, its successors and assigns, all of whom shall have the right and privilege of doing whatever may be necessary in, on, under, and above such locations to carry out any of the purposes for which such easements, reservations, and rights of way are reserved.																												

Town of Lady Lake and Lake County

UNIT

80	81	82	103
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[illegible]

ADOPTED EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR

Town of Lady Lake and Lake County

NOTE: Any Repeat Violations may be fined up to \$500 per day.	UNIT																								VILLAS			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	80	81	82	103
■ A name sign will be permitted in common specifications. No other signs or advertisements will be permitted without written consent.	■	■	■																									
■ No For Sale signs of any type will be permitted to be displayed on anyone's individual lot or Mobile home.	■	■	■																									
■ A sign showing the owner's name will be permitted in common specifications. No other signs or advertisements will be permitted without written consent.																												
Fines per day for con't viol.																												
\$50.00 \$25.00																												

ADOPTED EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR

Town of Lady Lake and Lake County

NOTE: Any Repeat Violations may be fined up to \$500 per day.	UNIT																								VILLAS			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	80	81	82	103
TREES AND SHRUBS																												
■ Permission must be secured prior to the planting of any trees or other shrubs which may affect the rights of adjacent property owners	■	■	■	■	■	■																						
■ Permission must be secured prior to the planting or removal of other shrubs which may affect the rights of adjacent property owners.																												
							■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■				
Fines																												
Fine \$500.00 per tree																												
TRUCKS/RVS/PARKING																												
■ No boats, recreational vehicles, or trucks of 3/4 ton size and up 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 owner of a lot shall park, store, or keep any vehicle except wholly within his driveway, garage or other non-visitor parking spaces. No truck in excess of 3/4 ton, camper, boat, trailer, or aircraft, or any vehicle other than a private non-commercial vehicle may be parked in a parking space except a boat may be kept in the garage with the garage door closed. No owner of a lot shall repair or restore any motor vehicle, boat, trailer, aircraft or other vehicle on any portion of any lot, or on the common area, except for emergency repairs, and then only to the extent necessary to enable movement thereat to a proper repair facility.																												
																									■	■	■	■

ADOPTED EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR

Town of Lady Lake and Lake County

NOTE: Any Repeat Violations may be fined up to \$500 per day.		UNIT																								VILLAS			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	80	81	82	103
Fines																													
Inoperable vehicle or equipment																													
per day of con't viol.																													
\$150.00	\$50.00																												
All other infractions of Trucks/RV/Parking restrictions:																													
per day of con't viol.																													
\$150.00	\$50.00																												
USES OF PROPERTY																													
■ Each owner shall use his property in such a manner as to allow his neighbors to enjoy the use of their property.		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Fines																													
per day of con't viol.																													
\$50.00	\$25.00																												
Villa Number/Name Key																													
80 = Courtyards																													
81 = Chula Vista Villas																													
82 = Hacienda Villas																													
103 = Vista Sonoma Villas																													