

External Deed Restrictions and Fine Schedule for District #2

	UNITS												VILLAS									
	18	19	20	22	23	24	25	26	27	28	29	30	31	32	600	601	602	603	604	605	606	607
AIR CONDITIONERS																						
■ Window air conditioners are prohibited and only central air conditioners are permitted.	■	■	■	■	■	■	■	■	■	■	■	■	■	■								
■ No window air conditioners are permitted.															■	■		■				■
■ No window air conditioners or irrigation wells allowed.																			■	■		
Fines 1st viol. 2nd viol. per day for con't viol.*																						
\$25.00 \$50.00 \$25.00																						
* viol = violation																						
EXTERNAL NOISE																						
■ Radios, record players, television, voices and other sounds are to be kept on a moderate level from 10:00 p.m. to one (1) hour before daylight.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Fines 1st viol. 2nd viol. per day for con't viol.																						
\$25.00 \$50.00 \$25.00																						
GARBAGE/TRASH																						
■ 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 1st viol. 2nd viol. 3rd viol. per day for con't viol.																						
Free Free \$50.00 \$25.00																						

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	18	19	20	22	23	24	25	26	27	28	29	30	31	32	600	601	602	603	604	605	606	607
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 1st viol. 2nd viol. per day for con't viol.																						
\$25.00 \$50.00 \$10.00																						
MAINTENANCE & MODIFICATION																						
■ It shall be the responsibility of the Owners to keep their lots neat and clean and the grass cut and edged at all times. The Lot Owner shall have the obligation to mow and maintain all areas up to the street pavement. Persons owning lots adjacent to a lake 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 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.	■	■	■	■	■	■	■	■	■	■	■	■	■	■								
■ The owners of Lots 52 and 53 shall have the obligation to mow and maintain all areas between their lot line and 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.								■														
■ The owners of lots 45 and 46 shall maintain up to the concrete of the golf cart path lying between such lots. 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 (con't)																						
<p>■ The Owners of Lots 4 and 5 shall maintain up to the concrete of the golf course path lying between such lots. The owners of lots 28 - 35 shall perpetually maintain the subdivision boundary fence upon their lot as originally constructed. All fences must be of a uniform color and type of paint. Owners must contact the district for paint specification. If an owner does not adhere to this regulation, then the work may be performed on their behalf and the cost shall be charge to the Owner.</p>													■									
<p>■ 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 the adjacent roadway and the owner's front and side lot lines. If an owner does not adhere to this regulation, then the work may be performed on their behalf and the cost shall be charge to the Owner.</p>														■	■		■		■			
<p>■ Owners of Lots 83, 91 and 92 shall maintain the landscaped area lying between the owners lot line and the adjacent temporary parking 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.</p>														■								
<p>■ Owners of Lots 12, 92, 115, 116, 126, 145 and 161 shall maintain the landscaped area lying between the owners lot line and the adjacent temporary parking 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.</p>															■							
<p>■ The owners of lots 1, 65, 82, 106 and 154 shall maintain the landscaped area lying between the owners lot line and the adjacent temporary parking 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.</p>																	■					

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MAINTENANCE & MODIFICATION (con't)																						
<p>■ 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.</p>																	■		■		■	■
<p>■ The owner of the exterior of the gate fence wall, and the exterior of the non-gate front wall on Lot 1, will be painted and kept clean by the party having the responsibility for maintaining the adjacent landscaped yard area. Owners of Lots 13, 14, 29, 30, 43, 44, 45, 46, 50, 51, 52, 53, 61, 62, and 70 shall clean and paint the exterior portion of the wall on their lot facing the adjoining road right-of-way or parking 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.</p>																	■					
<p>■ Owners shall be responsible for maintenance and repair of the structural integrity of all walls and fences serving the owners lots whether on the owner's lot or on an adjacent lot, common or dedicated area. Where a wall serves more than one lot, the cost of maintaining and repairing the structural integrity of the wall shall be shared among the respective owners served by such wall. 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.</p>																	■		■		■	■
<p>■ 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, whether on his lot or on an adjacent lot, common or dedicated area, and the unpaved area between an adjacent roadway and the owner's front and side lot lines. 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.</p>																	■		■		■	■

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MAINTENANCE & MODIFICATION (con't)																						
■ Owners of lots 25, 26, 37, 42, 47,48 and 52 shall clean and paint the exterior portion of the wall upon their lot facing the adjoining road right of way or parking area. The owner of lots 1 and 41 shall clean and paint the interior portion of the security wall fence lying on Lots 1 and 41.																			■			
■ All gates, walls and fences must be of a uniform color and type of paint. Owners must contact the District for paint specifications.																	■		■		■	■
■ Owners of Lots 70 and 89 shall also maintain the landscaped area lying between the owners lot line and the adjacent temporary parking. Owners of Lots 60, 61, 62, 63, and 64 shall maintain the walls and fences located on the lots as originally constructed. All walls and fences existing upon those lots shall be maintained in a uniform manner and the owners of those lots shall contact the District for paint specifications.																				■		
■ Owners of Lots 11, 20, 21, 32, 65, 66, 76, 77, 87, 88, 99, 100, and 111 shall clean and paint the exterior portion of the wall on their lot facing the adjoining road right-of-way or parking area. Owners of Lots 10 and 33 shall clean and paint the interior portion of the perimeter security wall fence lying on Lots 10 and 33 in a uniform manner with other adjacent lot owners.																					■	
■ Owners of Lots 14, 15, 31, 32, 55, 58, 59, 72, 73, 85, 86, 97, 98, and 108 shall clean and paint the exterior portion of the wall on their lot facing the adjoining road right-of-way or parking area.																						■
■ Each owner shall be responsible for maintaining his driveway.															■	■		■		■		
■ 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 written consent. All outside structures for storage or utility purposes must be attached to the home. Each lot must contain a concrete driveway, the lawn must be sodded and a lamp post erected in the front yard.	■	■	■	■	■	■	■	■	■	■	■	■	■	■								

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MAINTENANCE & MODIFICATION (con't)																						
■ No building or other improvements shall be made within the easements without prior approval.	■	■	■	■	■	■	■	■	■	■	■	■	■	■								
■ No owner of a lot subject to a Special Easement for landscaping, shall take any action to prevent the landscaped buffer from complying with those provisions governing landscaped buffer areas.	■	■	■	■	■	■	■	■	■	■	■	■	■	■			■				■	■
■ The owner of a lot subject to a special easement shall be responsible for the maintenance of the landscaping located thereon.																	■				■	■
■ No dwelling or other structure of any kind other than the wall fence shall be built, erected, or maintained on any easement, except that patios and walks may be constructed over the easement running along the back lot line of each lot. Equipment for pool or spa operation may be placed within the easement however.																	■		■		■	■
■ No dwelling unit or other structure of any kind including fencing shall be built, erected, or maintained on any such easement except that patios and walks may be constructed by the dominant tenement over the easements reserved over the side lot line of each lot, except for the white picket fence as originally constructed.															■	■		■		■		
■ No outbuilding, tent, shack, garage, trailer, shed, utility building or temporary building of any kind shall be erected, except temporarily only for construction purposes.															■	■	■	■	■	■	■	■
■ No owner of a lot which is subject to a 20 foot special easement shall take any action to prevent the landscape buffer from complying with those provisions, requiring landscape buffer areas, nor alter the elevation of any drainage well located thereon.																		■				

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MAINTENANCE & MODIFICATION (con't)																						
<ul style="list-style-type: none"> ■ 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. 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 40-D-4, F.A.C., approved and on file with the Southwest Florida Water Management District. 	■	■	■	■	■	■	■	■	■	■	■	■	■	■								
<ul style="list-style-type: none"> ■ It shall be the responsibility of each property owner to comply with the construction plans for the surface water management system pursuant to Chapter 40-D-4, F.A.C., approved and on file with the Southwest Florida Water Management District (SFWMD). No owner may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, mitigation areas, buffer areas, and upland conservation areas unless prior approval is received from SFWMD pursuant to Ch. 40D-4. 															■	■		■		■		
<ul style="list-style-type: none"> ■ 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. 															■	■	■	■	■	■	■	■
<ul style="list-style-type: none"> ■ The party responsible for maintenance must contact the Architectural Review Committee for paint specifications. 															■	■		■		■		

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MAINTENANCE & MODIFICATION (con't)																						
<p>■ There shall be only one home on each lot. All homes must have garages and be of at least 1,240 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 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 over all areas including the roof over garages, screen porches, utility rooms, etc and all areas must have ceilings. Screen cages over pools are allowed.</p>	■		■				■	■	■	■	■	■										
<p>■ Screen cages over patios are allowed.</p>									■	■	■	■										
<p>■ There shall be only one home on each lot. No carports are permitted within the subdivision. All homes must have garages and be of at least 900 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 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 over all areas including the roof over garages, screen porches, utility rooms, etc and all areas must have ceilings. Screen cages over pools are allowed.</p>		■				■																
<p>■ There shall be only one home on each lot. All homes must have garages and no carport are allowed, and be of at least 1,240 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 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 over all areas including the roof over garages, screen porches, utility rooms, etc and all areas must have ceilings. Screen cages over pools are allowed.</p>				■	■																	

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	18	19	20	22	23	24	25	26	27	28	29	30	31	32	600	601	602	603	604	605	606	607
MAINTENANCE & MODIFICATION (con't)																						
<p>■ There shall be only one home on each lot. All homes must have garages and be of at least 1,100 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 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 over all areas including the roof over garages, screen porches, utility rooms, etc and all areas must have ceilings. Screen cages over pools and patios are allowed.</p>													■									
<p>■ There shall be only one home on each lot. All homes must have garages and be of at least 2,000 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 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 over all areas including the roof over garages, screen porches, utility rooms, etc and all areas must have ceilings. Screen cages over pools and patios are allowed.</p>														■								

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MAINTENANCE & MODIFICATION (con't)																						
■ If all or any portion of a residence is damaged or destroyed by fire or other casualty, it shall be the duty of the owner thereof, with all 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.															■	■	■	■	■	■	■	■
■ No driveways, walkways or access shall be located on or permitted on Rio Grande Avenue or Morse Boulevard.	■	■	■	■	■	■	■	■	■													
■ No driveways, walkways or access shall be located on or permitted on Rio Grande Avenue, Morse Boulevard or Enrique Drive.									■	■												
■ No driveways, walkways or access shall be located on or permitted on Rio Grande Avenue, Morse Boulevard, Buena Vista Boulevard, or El Camino Real.											■	■										
■ No driveways, walkways or access shall be located on or permitted on Rio Grande Avenue, Buena Vista Boulevard, Talley Ridge Drive, El Camino Real, Archer Avenue, or Morse Boulevard													■									
■ 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 four (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, except for any fencing originally constructed. In order to maintain a visible roadway, no bush, shrub, tree, or other similar plant may be placed within the road right of way.															■	■	■	■	■	■	■	■
Fines																						
Mowing, edging, weeding																						
1st and all future remediation actions																						
\$250.00																						
All other infractions of Maintenance and Modification restrictions:																						
1st 2nd per day of con't viol.																						
\$150.00 \$200.00 \$50.00																						

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	18	19	20	22	23	24	25	26	27	28	29	30	31	32	600	601	602	603	604	605	606	607
OUTSIDE ANIMALS																						
■ No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot or on a common area.															■	■	■	■	■	■	■	■
1st 2nd per day of con't viol.																						
Free 25.00 \$50.00																						
SIGNS																						
■ A sign showing the Owner's name will be permitted in common specifications. No other signs or advertisements will be permitted without written consent.	■	■	■	■	■	■	■	■	■	■	■	■	■	■								
■ No sign of any kind shall be displayed to public view on a lot or the common area without prior written consent, except customary name and address signs. Professional signs advertising a property for sale or rent shall be permitted.															■	■	■	■	■	■	■	■
Fines 1st viol. 2nd viol. 3rd viol. per day for con't viol.																						
Free Free \$50.00 \$25.00																						
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.	■	■	■	■	■	■	■	■	■	■	■	■	■	■								

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				18	19	20	22	23	24	25	26	27	28	29	30	31	32	600	601	602	603	604	605	606	607
TRUCKS/RVS/PARKING (con't)																									
<p>■ 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 thereof to a proper repair facility.</p>																			■		■			■	■
<p>■ No owner of a lot shall park, store, or keep any vehicle except wholly within his driveway or garage. 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 thereof to a proper repair facility.</p>																		■	■		■		■		
Fines																									
Inoperable vehicle or equipment																									
	1st viol.	2nd viol.	per day of con't viol.																						
	\$150.00	\$150.00	\$75.00																						
All other infractions of Trucks/RV/Parking restrictions:																									
	1st viol.	2nd viol.	per day of con't viol.																						
	\$150.00	\$150.00	\$75.00																						
USES OF PROPERTY																									
<p>■ Each owner shall use his property in such a manner as to allow his neighbors to enjoy the use of their property.</p>				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
Fines	1st viol.	2nd viol.	3rd viol.	per day of con't viol.																					
	Free	Free	\$50.00	\$25.00																					

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Villa Number/Name Key																						
600 = Vera Cruz Villas																						
601 = De Leon Villas																						
602 = De La Romona Villas																						
603 = Del Canto Villas																						
604 = Santo Domingo Villas																						
605 = La Crescento Villas																						
606 = San Leandro Villas																						
607 = Escandido Villas																						