

EXTERNAL DEED RESTRICTION – STANDARDS DEFINITIONS VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Purpose: The purpose of these External Deed Restriction – Standards Definitions is to further clarify those items identified and/or defined in the Declaration of Restrictions for those properties located within the boundaries of Village Community Development District No. 1, and to clarify and interpret the adopted Rule to Bring About Deed Compliance (“Rule”) relating to the exterior appearance or use of real property within its the boundaries. You may also find further clarification in the District adopted Architectural Review Manual. The following are general interpretations of the Rule for the District:

Air Conditioners

Window air conditioners are prohibited and only central air conditioners are permitted.

Alterations, Modifications and Changes

The District is responsible for approving alterations, changes or modifications to Homesites and the exterior appearance and structure of the home. No after-market change should be made to the Homesite or Home without first obtaining District approval. This includes but is not limited to: arbors, trellises, pergolas, pools, patios, screen cages, decks, awnings, fireplaces, fences, walls, enclosures, landscaping, driveway additions or coating/pavers, re-paintings and room additions to the home. District approval may be via an Architectural Review Committee (ARC) created by District resolution or inter-local agreement in furtherance of the architectural review process. It is the property owner’s responsibility to obtain all necessary permits, governmental approvals and maintain compliance with all governmental laws, water management district plans, and private restrictions, including but not limited to: Building regulations, zoning regulations, plat requirements, permitting and declaration of restrictions (collectively, the “Laws”).

A. Homes

Re-Painting (Base or Trim)

In regards to home re-painting it is not considered an alteration, modification or change requiring ARC approval **IF** the chosen color is the original color at time of construction, a color included on the current District approved color palette or is a color within the hue range of the palette. Therefore, if the chosen color is the original color at time of construction, on the current District approved color palette or within the approved hue range of the palette, ARC approval is not required. If the chosen color is not the original color at time of construction, is not on the current District approved color palette or within the approved hue range, the homeowner must seek and receive ARC approval to utilize chosen color. The approved color palette is subject to change. The District’s current approved color palette can be viewed at the Community Standards Department. Color palettes may not be commingled. For example, if a homeowner utilizes a base color from palette 1, the homeowner must choose a trim color from palette 1.

Homeowner may select a color from one manufacturer and use another manufacturer’s paint.

B. Courtyard Villas, Patio Villas, Bungalows and Cottages

In regards to re-painting refer to the District’s adopted Rule, which includes the Matrix.

Community Standards Department

The department responsible for carrying out deed compliance for certain exterior deed restrictions as described in the Rule.

Complainant

An individual who makes a complaint and initiates the deed compliance process.

Deed Compliance Staff

Members of the District Community Standards Department who are charged with making calls, inspecting property and carrying out departmental duties.

Deed Restrictions

Are those deed restrictions adopted by the Rule.

External Noise

External noise refers to sounds being made outside of the home, for example, lawn mowers or lawn equipment, radios, amplified music, etc., and should be kept to a moderate level. Quiet hours are from 10:00 p.m. until one hour before daybreak.

Fence

A fence may include but is not limited to a vertical structure or a dividing instrumentality.

Garbage/Trash

All household waste should be placed in a sealed tall kitchen bag or a 20-30 gallon trash bag (any color). All materials can be placed in the same bag. The trash bags should be placed together at the end of the driveway. Each bag should weigh no more than forty (40) pounds. Bags must be placed for collection before 6 AM on your collection day or the night before (no sooner than 5 PM). Collection times may vary. This criterion can change, please check with your trash service provider.

Gazebos

Gazebos are freestanding or attached to a garden wall, roofed, and open on all sides; they provide shade, shelter, ornamental features in a landscape, and a place to rest. Gazebos must not be within the easement.

Hedges

Hedges are defined as a contiguous grouping of shrubs.

Homesite and/or Lot

Shall mean and refer to any plot of land shown upon a plat which bears a numerical designation, but shall not include tracts or other areas not intended for a residence within the District's boundaries. The terms Homesite and Lot are used interchangeably.

Inoperable Vehicles

Inoperable Vehicles are vehicles that: (1) are incapable of operation; (2) are not licensed and/or registered; or (3) have a flat or missing tires. Vehicles must be capable of operation and proof of such shall be demonstrated to District staff, upon request.

Lawn Ornaments

Lawn ornaments, or yard art, generally refers to manmade items decorative objects used to make a yard more attractive, and which are located anywhere outside the structure or footprint of the home. However, pots and planters designed and constructed for plant use are permitted so long as they are used for their intended purpose. The inclusion or attachment of flowers or plants to a man made ornament, not originally constructed for plant use, does not change the item from a lawn ornament to landscaping. The word 'lawn' includes areas that are mulched, concreted, sodded, rocked, landscaped, bare earth or any other material outside the structure (footprint) of the home. The following is intended as a partial reference list of lawn ornaments: any man made concrete or ceramic statue or figure (including religious symbols), wind chimes, plastic or silk flowers, windmill, pinwheels, train sets, deer, geese, flamingos or any other animal or human figures. Residents may check with the Community Standards Department prior to purchase of lawn ornamentation/ landscape objects.

Lighting

Exterior lighting must be shaded so as not to create a nuisance to others. Other than the lamp post, exterior lighting must be attached to the home. No security light poles may be erected. This criterion may differ per the applicable Deed Restrictions.

Maintenance

Maintenance shall mean the exercise of reasonable care to keep buildings, landscaping, lighting, lawns and other related improvements and fixtures in good condition. Maintenance of landscaping is defined as the exercise of generally accepted garden-management practices necessary to promote a healthy, weed-free environment for optimum plant growth. The Rule's requirement to mow includes the requirement to weed. Grass is overgrown when it is allowed to grow to 8", or when shrubbery is up to soffit and/or rain gutters or if shrubbery is obstructing entry to the front door. If the lawn is required to be sodded, any turf grass such as St. Augustine, Bahia, Empire Zoysia, Bermuda or other may be used and shall be void of any bare or dead spots exceeding approximately 1 ½ feet in diameter. Florida-Friendly groundcover is permitted as a substitute for sod. Rock or artificial turf (whether silk, plastic or other material) is not an approved substitute for sod.

Homes and lots are expected to be kept free of external unused items, junk, construction material and other debris. Each home is to have either a paved or concrete driveway. Where appropriate, if concrete and driveway coatings are permitted, that design should be harmonious with the subdivision and the coating match the exterior of the home.

Owner

Owner shall mean the owner(s) of record according to the Property Appraiser's records in the county in which the violation exists. The owner(s) may or may not be the person living in the home.

Signs

There is no enforcement of signs in home or villa units.

Trucks, Boats, and RV/ Parking

No trucks in excess of 3/4 ton size*, boats, or recreation vehicles shall be parked, stored, or otherwise remain on any Lot except for (a) service vehicles located thereon on a temporary basis while performing a service for a resident or (b) vehicles fully enclosed in garages located on the Lot.

*The tonnage of a vehicle describes the hauling capacity and not the weight of the vehicle. Example: A

Ford F150 is classified as a 1/2 ton vehicle, Ford F250 is a 3/4 ton size vehicle, and a Ford F350 is a 1 ton vehicle. Anything larger than the F250, for example, Dooley or a Fifth-wheel, is considered in excess of 3/4 ton and would not be allowed to remain on the Lot.)

- Due to conservation and recycling of waste, vehicles in the process of being washed may be parked on the grass or lawn for a temporary period while being washed but must be removed immediately following the washing.

The following exceptions apply:

- **Recreational Vehicles.** A recreational vehicle is often abbreviated as an RV. A RV is any motorhome vehicle or trailer that includes living quarters designed for accommodations. Types of RV's include, but not limited to, motorhomes, campervans (also known as travel trailers), fifth-wheel trailers, popup campers and truck campers. These types of RVs are allowed on the driveway not to exceed 72 hours (3 days) in a 30-day period, provided they are not inhabited. This allowance is made in an effort to accommodate the packing and unpacking of the RV.
- **Boats** are allowed on the driveway not to exceed 72 hours (3 days) in a 30-day period. This allowance is made in an effort to accommodate the packing, unpacking, and cleaning of the boat.
- **Vehicle Repair,** under no conditions should vehicles be repaired in the driveway except for minor repairs such as flat tire repair, tire inflation or detailing.

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698
NOTE: Any Repeat Violation may be fined up to \$500 per day.																															
AIR CONDITIONERS																															
■ Window air conditioners are prohibited and only central air conditioners are permissible.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■													■	
Fines per day for cont'd viol.																															
\$50.00 \$25.00																															
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 one (1) hour before daylight.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Fines per day for 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.																		■	■	■	■	■	■	■	■	■	■	■	■	■	
Fines per day for cont'd viol.																															
\$50.00 \$25.00																															
LAWN ORNAMENTS																															
■ No prohibition on lawn ornaments.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	
■ No yard ornaments of any kind shall be permitted.																					■										
Fines per day for cont'd viol.																															
\$50.00 \$25.00																															

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS													
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698
LIGHTING																															
■ Each lot is designed to have a front yard pole light which is activated by a light sensing meter. Lot owners shall maintain electric power to such light at all times so that the system can operate during all times of low-level light.																						■									
■ Exterior lighting must be attached to the home and shaded so as not to create a nuisance to others. No security poles may be erected.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■														
Fines per day for cont'd viol.																															
\$50.00 \$25.00																															
MAINTENANCE & MODIFICATION																															
■ It shall be the responsibility of the owner to keep their lot 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 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 behalf of the owner and the cost shall be charged to the owner.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■														
■ No owner of a lot within the subdivision which is subject to a Special Easement for Landscaping, as shown on the plant, shall take any action to prevent the Landscaped Buffer from complying with those provisions of the Sumter County Subdivision regulations governing Landscaped Buffer areas, however the owner of a lot subject to a Special Easement shall be responsible for the maintenance of the landscaping located thereon.																															
■ 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.																															
No building or other improvements shall be made within easements reserved by the Developer without permission.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■														
No Lot may be used as ingress and egress to any other property or turned into a road by anyone other than the Developer.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■														

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS													
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698
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 has been approved, as to the 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 within the subdivision at the time of construction of a building, residence, or structure, to comply with the construction plans for the Surface Water Management System pursuant to Chapter 40D-4, F.A.C., approved and on file with the Southwest Florida Water Management District.				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
■ 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 except with written consent. All outside structures for storage or utility purpose must be attached to the home.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■														
■ No driveways, walkways, or access shall be located on or permitted on Rio Grande Avenue or Morse Boulevard. No building or other improvements shall be made within the easements without permission.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■														
■ There shall be only one home on each lot. Each home must have a garage. No carports are permitted in the subdivision. Only homes of at least 900 square feet exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space, and homes with 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 1,000 square feet of air-conditioned and heated space. The home shall be a conventionally built home, either site built or prefabricated which must be of a design approved as to color, construction material, design, size and other qualities. Each home must have eave overhangs and gable overhangs and all roofing materials shall be shingle over all areas including garages, screen room, utility rooms, etc. and all areas must have ceilings.	■																														

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

UNIT																	VILLAS																														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698																	
NOTE: Any Repeat Violation may be fined up to \$500 per day.																																															
MAINTENANCE & MODIFICATION (cont'd)																																															
<p>■ There shall be only one home on each lot. Each home must have a garage. Only homes of at least 1,144 square feet exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space, and homes with 1/4 roof pitch (6" in 12" rise and run), shall be placed on any of the following lots 1 through 40, 167 through 186, 223 through 224, 255 through 258, 271 through 280, and 293 through 295, and all other homes must contain at least 900 square feet of air-conditioned and heated space. The home shall be a conventionally built home either site built or prefabricated, which must be of a design approved as to the color, construction material, design, size and other qualities. Each home must have eave overhangs and gable overhangs and no roofing materials shall be aluminum materials and all areas must have ceilings.</p>																																															
<p>■ There shall be only one home on each lot. Each home must have a garage. Only homes of at least 1,144 square feet exclusive of any garage, storage room, screen room or other on-heated and non-air-conditioned space, and homes with 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, which must be of a design approved as to color, construction material, design, 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 room, utility rooms, etc. and all areas must have ceilings.</p>																																															

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

UNIT																	VILLAS														
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698
MAINTENANCE & MODIFICATION (cont'd)																															
<p>■ There shall be only one home on each lot. Each home must have a garage. No carports are permitted in the subdivision. Only homes of at least 1,200 square feet exclusive of any garage, storage room, screen room or other on-heated and non-air-conditioned space, and homes with 4" in 12" rise and run roof pitch shall be placed on any lot. The home shall be a conventionally built home either site built or prefabricated which must be 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 materials over all areas including garages, utility rooms, etc., and all areas must have ceilings. Screen room may have aluminum pan roofs, except that screen rooms constructed or reconstructed upon lots 1-58 and 94-145 must have shingle roofing material or be of a mansard style roof.</p>				■																											
<p>■ There shall be only one home on each lot. Each home must have a garage. No carports are permitted in the subdivision. Only homes of at least 1,200 square feet exclusive of any garage, storage room, screen room or other on-heated and non-air-conditioned space, and homes with 6" in 12" rise and run roof pitch shall be placed on any lot. The home shall be a conventionally built home site built or prefabricated which must be approved, as to the design, color, construction materials (including stucco finish), 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, utility rooms, etc., and all areas must have ceilings.</p>					■																										
<p>■ There shall be only one home on each lot. Each home must have a garage. Only homes of at least 1,144 square feet exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space, and homes with 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, which must be design approved as to color, construction material, design, size and other qualities. Each home must have have overhangs and gable overhangs and no roofing materials shall be aluminum materials and all areas must have ceilings.</p>						■		■																							

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

UNIT																	VILLAS															
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698	
MAINTENANCE & MODIFICATION (cont'd)																																
<p>■ There shall be only one home on each lot. Only homes with garages and of at least 1240 square feet, exclusive of any alterations to the original plan offered by the developer, exclusive of heated and air-conditioned Florida Rooms and exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space, and homes with at least a 5" in 12" rise and run roof pitch, shall be placed on any lot. The home shall be a conventionally built home with approved design, 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 porches, utility rooms, etc., and all areas must have ceiling. Screen cages are allowed.</p>							■																									
<p>■ 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 a design approved 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 shingle or tile materials, 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 be of at least 1600 square feet, exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space. All homes must be concrete block with stucco over the block with at least a 6" in 12" rise and run roof pitch. The home shall be a conventionally built home and of a design approved 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 shingle or tile materials, including the roof over garages, screen porches, utility rooms, etc., and all areas must have ceilings. Screen cages over pools are allowed.</p>																																

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

UNIT																	VILLAS															
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698	
MAINTENANCE & MODIFICATION (cont'd)																																
<p>■ There shall be only one home on each lot. Each home must have a garage. No carports are permitted in the subdivision. Only homes of at least 900 square feet, exclusive of any garage, storage room, screen room or their non-heated and non-air-conditioned space, homes with at least a 4" in 12" rise and run roof pitch, shall be placed on any lot. The home shall be a conventionally built home, either site built or prefabricated, which must be of a design approved as to color, construction materials, design, size and other qualities. Each home must have eave overhangs and gable overhangs. All roofing materials shall be shingle materials over all areas including garages, utility rooms, etc., and all areas must have ceilings, except that screen cage enclosures shall also be permitted.</p>										■		■																				
<p>■ There shall be only one home on each lot. Only homes with garages and 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 5" in 12" rise and run roof pitch, shall be placed on any lot. The home shall be a conventionally built home either site built or prefabricated with an approved design, 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 porches, utility rooms, etc., and all areas must have ceiling. Screen cages over pools are allowed.</p>											■																					
<p>■ 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 concrete block with stucco over the block with at least a 6" in 12" rise and run roof pitch. The home shall be a conventionally built home and of a design approved as to the color, construction materials, design, size and other qualities. Each home must have eave overhangs and gable overhangs, and all roofing materials shall be shingle or tile materials, including the roof over garages, screen porches, utility rooms, etc., and all areas must have ceilings. Screen cages over pools are allowed.</p>																																

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS													
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698
MAINTENANCE & MODIFICATION (cont'd)																															
■ 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 home and lot must contain a concrete driveway, the lawn must be sodded and a lamp post erected in the front yard of each lot.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■														
■ No out building, tent, shack, garage, trailer, shed, utility building or temporary building of any kind shall be erected, except temporarily for construction purposes only.																		■	■	■	■	■	■	■	■	■	■	■	■	■	■
■ No out building, tent, shack, garage, trailer, shed, utility building or temporary building of any kind shall be erected, except temporarily for construction purposes only. No awnings on windows or doors facing the roadways. No other yard ornaments of any kind shall be permitted. The painting of sidewalks or driveways is prohibited except for clear sealants.																						■									
■ Rebuild: 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, with all due diligence, to rebuild, repair or reconstruct such residence in a manner which will substantially restore it to his appearance and condition immediately prior to the casualty. Reconstruction shall be undertaken within two (2) months after the damage occurs, and shall be completed within six (6) months after the damage occurs unless prevented by a governmental authority. Such reconstruction is subject to the approval of the District.																		■	■	■	■	■	■	■	■	■	■	■	■	■	■
■ 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 plan and specifications thereof by the District.																						■				■		■		■	

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

UNIT																	VILLAS																														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698																	
NOTE: Any Repeat Violation may be fined up to \$500 per day.																																															
■ 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.																																	■	■	■	■		■	■	■	■		■		■	■	

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

UNIT																	VILLAS																														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698																	
NOTE: Any Repeat Violation may be fined up to \$500 per day.																																															
MAINTENANCE & MODIFICATION (cont'd)																																															
<p>■ 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 plan and specifications thereof by the District. All fence walls must be of a uniform color and type of paint. Owners intending to paint their fence walls must contact the District for paint specifications.</p>																																															
<p>■ Each owner shall, at his sole cost and expense, repair his residence, keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. The exterior of the 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 an adjacent roadway and the owner's front and side lot lines. The gate on the gate fence wall shall be maintained by the owner enjoying the use of the adjacent side yard area. 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.</p>																																															
<p>■ Each owner shall, at his sole cost and expense, maintain and repair his property including his residence, patio, sidewalks and driveway, keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. Each lot owner shall be responsible for maintaining his driveway whether on his lot or on an adjacent lot, common or dedicated area. 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.</p>																																															

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

UNIT																	VILLAS																														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698																	
<p>NOTE: Any Repeat Violation may be fined up to \$500 per day.</p> <p>■ Each owner shall, at his sole cost and expense, maintain and repair his property including his residence, patio, sidewalks and driveway, keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. Each lot owner shall be responsible for maintaining his driveway. All residences must be painted in accordance with a uniform color scheme. Owners intending to repaint their residences must contact the District for paint specifications. 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. 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.</p>																																															
<p>■ Each owner shall, at his sole cost and expense, repair his residence keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. The exterior of the gate fence wall will be painted and kept clean by the party having the responsibility for maintaining the adjacent landscaped yard area. In addition the owner of lots 21, 33, 37, 47, 62, 63 and 80 shall maintain the exterior portion of the wall fence upon their lot facing the adjoining road right of way or parking area. Owners intending to paint must contact the District for paint specifications. Each lot owner shall be responsible for maintaining his driveway whether on his lot or 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 an adjacent roadway and the owners front and side lot lines. The gate on the gate fence wall shall be maintained by the owner enjoying the use of the adjacent side yard area. 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.</p>																																					■										

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

UNIT																	VILLAS																														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698																	
NOTE: Any Repeat Violation may be fined up to \$500 per day.																																															
MAINTENANCE & MODIFICATION (cont'd)																																															
<p>■ Each owner shall, at his sole cost and expense, repair his residence keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. Each lot owner shall be responsible for maintaining his driveway. All wall fencing must be maintained uniformly, the party responsible must contact the District for paint specification. 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 owners front and side lot lines. If an owner does not adhere to the above regulations then the work may be preformed on behalf of the owner and the cost shall be charged to the owner.</p>																																															
<p>■ Each owner shall, at his sole cost and expense, repair his residence keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. The exterior of the gate fence wall will be painted and kept clean by the party having the responsibility for maintaining the adjacent landscaped yard area. In addition the owner of lots 11, 35, 37, 38, 40, 45, and 55 shall maintain the exterior portion of the wall fence upon their lot facing the adjoining road right of way or parking area. All fence walls must be of uniform color and type of paint. Owners intending to paint must contact the District for paint specifications. 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 an adjacent roadway and the owners front and side lot lines. The gate on the gates fence wall shall be maintained by the owner enjoying the use of the adjacent side yard area. 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.</p>																																															

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

UNIT																	VILLAS																														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698																	
NOTE: Any Repeat Violation may be fined up to \$500 per day.																																															
MAINTENANCE & MODIFICATION (cont'd)																																															
<p>Each owner shall, at his sole cost and expense, repair his residence, keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting normal wear and tear. The exterior of the 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. Before painting, staining, or sealing any driveway or sidewalk, owner must receive the prior written approval of the District as to paint specifications and design. Each owner shall keep his lot neat and clean and the grass cut and edged at all times and shall also maintain the unpaved area between an adjacent roadway and the owners front and side lot lines. The owners of lots 64,120,121,151, and 141 shall also maintain the landscaped area lying between the owners lot line and the adjacent temporary parking area. If an owner does not adhere to the above regulation then the work may be performed on behalf of the owner and the cost shall be charged to the owner.</p>																																															

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

UNIT																	VILLAS																														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698																	
NOTE: Any Repeat Violation may be fined up to \$500 per day.																																															
MAINTENANCE & MODIFICATION (cont'd)																																															
<p>Each owner shall, at his sole cost and expense, repair his residence, keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting 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, whether on his lot or on an adjacent lot, common or dedicated area and; the unpaved area between an adjacent roadway and the owners front and side lot lines. Owners shall be responsible for all wall and fence maintenance not assumed by the District. Each owner shall paint and keep clean all fence walls. The gate on the gate fence wall shall be maintained by the owner enjoying the use of the adjacent side yard area. 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 shall be responsible for maintenance and repair of the structural integrity of all walls and fences serving the owners lot whether on the owners 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. In addition the owners of lots 18,32,33,47, 48, 61,66, and 81 shall clean and paint the exterior portion of the wall upon their lot facing the adjoining road right of way or parking area. In addition owners of lots 19, 40, 41, 43, 44, 46, 47, 51, 54, and 58 shall clean and paint the exterior portion of the wall upon their lot</p>																																															
<p>facing the adjoining road right of way or parking area. The gate on the gate fence wall shall be maintained by the owner enjoying the use of the adjacent side yard area. All gates, walls, and fences must be of a uniform color and type of paint. Owners intending to paint must contact the District for paint specifications. 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.</p>																																															

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

UNIT																	VILLAS																														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698																	
NOTE: Any Repeat Violation may be fined up to \$500 per day.																																															
MAINTENANCE & MODIFICATION (cont'd)																																															
<p>■ Each owner shall, at his sole cost and expense, repair his residence, keeping the same in the condition comparable to the condition of such residence at the time of its initial construction, excepting 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, whether on his lot or on an adjacent lot, common or dedicated area and; the unpaved area between an adjacent roadway and the owners front and side lot lines. Owners shall be responsible for all wall and fence maintenance not assumed by the District. Each owner shall paint and keep clean all fence walls. The gate on the gate fence wall shall be maintained by the owner enjoying the use of the adjacent side yard area. 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 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 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. In addition the owners of lots 18, 32, 33, 47, 48, 61, 66, and 81 shall clean and paint the exterior portion of the wall upon their lot facing the adjoining road right of way or parking area. All gates, walls, and fences must be of a uniform color and type of paint. Owners intending to paint must contact the District for</p>																																															
<p>paint specifications. 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.</p>																																															

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS													
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698
MAINTENANCE & MODIFICATION (cont'd)																															
■ No owner may construct or maintain any building, residence, or structure or undertake or perform any activity in the wetlands, buffer areas, and upland conservation areas. An owner of a lot subject to a special easement shall be responsible for the maintenance of the landscaping located thereon.																															
■ No owner of 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 conservation areas without prior approval.																															
■ No owner which is subject to a special easement for landscaping, shall take any action to prevent the landscaped buffer from complying with Sumter County regulations.																															
■ Easements and rights-of-way in favor of the Developer are hereby reserved for the construction, installation and maintenance of utilities such as electric light lines, sewer drainage, water lines, cablevision, telephone, recreation facilities, wall fencing on adjoining property, 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 Lot and along every street, road, and highway fronting on said Lot.																															
■ Easements and rights-of-way in favor of the Developer are hereby reserved for the construction, installation and maintenance of utilities such as electric light lines, sewer drainage, water lines, cablevision, telephone, recreation facilities, wall fencing on adjoining property, 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 along every street, road and highway fronting on each Lot.																															

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS													
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698
MAINTENANCE & MODIFICATION (cont'd)																															
<p>■ An easement in favor of the Developer and its designees, shall exist for the purpose of maintaining the wall fence on the adjoining property over the rear 5 feet of Lots 20 through 26, Lots 56 through 58, Lots 63 through 66, and Lots 140 through 167, and over a 5 foot strip of land in Tract "B" contiguous to Lots 22 through 32.</p>										■																					
<p>■ 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 and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District (SWUM) pursuant to Chapter 40D-4, F.A.C. No owner of a Lot within the subdivision 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 Sumter County Subdivision regulations requiring Landscaped Buffer areas.</p>															■																
<p>■ 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 and recorded plat of the subdivision, unless prior approval is received from the District pursuant to Chapter 40D-4, F.A.C. No owner of a Lot within the subdivision 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 Sumter County Subdivision regulations requiring Landscaped Buffer areas.</p>																															
<p>■ 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 (7) feet 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.</p>																															

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS													
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698
MAINTENANCE & MODIFICATION (cont'd)																															
■ No dwelling unit or other structure of any kind including wall fence shall be built, erected, or maintained on any easement or reservation or right of way, except that patios and walks may be constructed by the dominant tenement over the easement running along the side lot line of each lot.																															
■ No dwelling unit or other structure of any kind including wall fence shall be built, erected, or maintained on any easement or reservation or right of way, 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.																															
■ No dwelling unit or structure other than 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 other the strip of land running along the back lot line of each lot. Equipment or pool or spa operation may be placed within the side and rear easement.																															
■ No dwelling unit or structure other than 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 other 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 Association, District, and the 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 security wall fencing are hereby reserved over the rear five (5) feet of Lots 1 through 8, 58 - 78 and five (5) feet over the southern side Lots 24 and 58 and five (5) feet over the northern side of Lot 1.																															

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS													
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698
MAINTENANCE & MODIFICATION (cont'd)																															
■ 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 five (5) feet 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.																															
■ Easements for installation and maintenance of underground utilities, cable television, drainage facilities, and landscaping are hereby reserved over the common, reserved and dedicated areas. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may damage, interfere with, or change the direction of flow of drainage facilities in the easements.																															
■ Easements for installation and maintenance of underground utilities, cable television, drainage and drainage facilities, are hereby reserved over the common, reserved and dedicated areas, and over the rear 7 1/2 feet, front 5 feet, and 5 feet along both sides of each Lot. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may damage, interfere with, or change the direction of flow of drainage facilities in the easements.																															
■ 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.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■														
■ No fence, hedge, wall, or other dividing instrumentality shall be constructed or maintained on any lot. No bush, shrub, tree or other similar plant may be placed within the road right-of-way.																		■	■	■	■	■	■	■	■	■	■	■	■	■	■
■ Plantings and other changes to any portion of the original landscape plan must have prior written approval.																															
■ No additions, changes or alterations to security wall fencing and front yard picket fencing as originally installed.																															

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

	UNIT																	VILLAS													
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698
Fines																															
Mowing, edging, weeding																															
1st and subsequent remediation actions per Order of Enforcement																															
\$250.00																															
Pressure washing / trimming of hedges/shrubbery																															
\$150 per hour																															
Actual cost of maintenance plus \$100 administrative fee																															
If unable to maintain due to hinderance - mowing, edging, weeding, pressure washing, trimming of hedges/shrubbery - \$150 initial fine, \$50 per day of continued violation																															
All other infractions of Maintenance and Modification restrictions:																															
per day of cont'd viol.																															
\$150.00 \$50.00																															
OUTSIDE ANIMALS																															
■ No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot or on the common areas.																		■	■	■	■	■	■	■	■	■	■	■	■	■	
per day of cont'd viol.																															
\$50.00 \$25.00																															
TRUCKS/RVS/PARKING																															
■ No trucks over 3/4 ton size, boats, or recreational vehicles shall be parked, stored or otherwise remain on any lot or street except for service vehicles located thereon on a temporary basis while performing a service for a resident. No vehicles incapable of operation shall be stored on any lot nor shall any junk vehicles or equipment be kept on any lot.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■														

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #1

UNIT																	VILLAS														
NOTE: Any Repeat Violation may be fined up to \$500 per day.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	683	684	685	686	687	688	690	691	692	693	694	695	696	698
TRUCKS/RVS/PARKING, cont.																															
■ 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.																															
Fines																															
Inoperable vehicle or equipment																															
per day of cont'd viol.																															
\$150.00																															
\$50.00																															
All other infractions of Trucks/RV/Parking restrictions:																															
per day of cont'd viol.																															
\$150.00																															
\$50.00																															
USE OF PROPERTY																															
■ Each owner shall use his property in such a manner as to allow his neighbors to enjoy the use of their property.																															
per day of cont'd viol.																															
\$50.00																															
\$25.00																															
Villa Number/Name Key																															
683 = Rio Grande Villas																															
684 = San Pedro Courtyards																															
685 = De Laguna Villas																															
686 = De La Mesa Villas																															
687 = Patio Villas																															
688 = De La Vista (North) Villas																															
690 = De La Vista (South) Villas																															
691 = De Laguna (West) Villas																															
692 = San Antonio Villas																															
693 = Valdez Villas																															
694 = San Miguel Villas																															
695 = De La Vista (West) Villas																															
696 = Tierra Grande Villas																															
698 = La Paloma Villas																															

**RULES OF THE
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

CHAPTER II

THE RULE TO BRING ABOUT DEED COMPLIANCE

Section 1. AUTHORITY: The Board of Supervisors is responsible for the adoption of rules, pursuant to Chapters 120 and 190, Florida Statutes, for the conduct of the business of Village Community Development District No. 1 (“District”) and in conjunction with the requirements of the law. Pursuant to §190.012(4), Florida Statutes, (“Statute”), the District is authorized to enforce certain deed restrictions within its boundaries in accordance with the Statute and upon adoption of this rule, The Rule to Bring About Deed Compliance, which includes Appendix A and B (“Rule”). The District may by resolution adopt standards by which this Rule may be interpreted.

Section 2. PURPOSE: The purpose of this Rule is to establish certain guidelines, operating policies and procedures relating to the enforcement of certain deed restrictions within the boundaries of the District. The District’s Board of Supervisors (“Board”) has determined that it is in the best interests of the District and the landowners residing therein, that this formal Rule establishing the operating policies, procedures and guidelines relating to the enforcement of those certain deed restrictions, as described herein, be adopted by the Board.

Section 3. CONDITIONS PRECEDENT: The District meets all the conditions precedent required by the Statute necessary to adopt this Rule:

- A) The District was in existence on the effective date of the Statute.
- B) The majority of the Board has been elected by qualified electors pursuant to the provision of section 190.006, Florida Statutes.
- C) Less than 25 percent of residential units are in a homeowners’ association.
- D) The declarant in all applicable declarations of covenants and restrictions has provided the Board with a written agreement that this Rule may be adopted and a memorandum of the agreement has been recorded in the public records and is attached hereto as **Appendix “A,”** and incorporated hereby.
- E) There are no existing homeowners’ associations within the District boundaries having respective enforcement powers.

Section 4. PROCEDURES FOR COMPLIANCE, DEED RESTRICTIONS, COMPLIANCE MECHANISMS & ENFORCEMENT REMEDIES:

A. Definitions. For purposes of this Rule the following terms shall have the following meanings:

- (i) Compliance Mechanisms - the method(s) of bringing about compliance with the Deed Restrictions.
- (ii) Deed Restrictions - means those covenants, conditions, restrictions, compliance mechanisms and enforcement remedies contained in

any applicable declarations of covenants and restrictions, including any amendments thereto, as recorded in the Public Records of Sumter County, Florida, that govern the use and operation of real property within the District and are subject to consideration per the Statute for adoption by this Rule that may be enforced by the District.

- (iii) Homesite and/or Lot - shall mean and refer to any plot of land shown upon a plat which bears a numerical designation, but shall not include tracts or other areas not intended for a residence within the District's boundaries. The terms "Homesite" and "Lot" are used interchangeably.
- (iv) Order of Enforcement – the final document issued by the Board at the conclusion of the deed compliance Public Hearing consisting of findings of fact, conclusions of law, the required corrective actions and fine imposition, if any.
- (v) Owner - shall mean the record owner, whether one or more persons or entities, of fee simple title to any Homesite which is subject to the Deed Restrictions.

B) Procedures for Compliance of External Deed Restriction Limitations.

The Board hereby adopts by this Rule, detailed Procedures for Compliance of External Deed Restrictions for the District ("Procedures") which are attached hereto as **Appendix "B"** and incorporated herein by this reference. In sum, the Procedures provide, among other things, a process for initiating and receiving complaints regarding Deed Restriction violations, time frames for coming into compliance, fine schedules, and for the recording of the Order of Enforcement in the Public Records of Sumter County, Florida.

C) Deed Restrictions. The Board hereby adopts by this Rule portions of the applicable Deed Restrictions that relate to limitations or prohibitions that apply to the external appearances or uses of Homesites or that are consistent with the requirements of a development order or regulatory agency permit. A detailed list of the exact Deed Restrictions being adopted by this Rule for possible enforcement by the District is included in the Procedures for Compliance of External Deed Restrictions and Schedule for Fines, attached as Appendix "B".

D) Fines/Attorneys' Fees/Costs. Fines may be imposed for violations of this Rule. In addition, the Board shall require that each Owner reimburse the District for attorneys' fees and costs incurred by the Board in enforcing the Deed Restrictions against the Owner. The Board hereby adopts the Procedures for Compliance of External Deed Restrictions and Schedule for Fines, included within attached Appendix "B", to be followed when imposing fines for violations of the Deed Restrictions adopted by this Rule. The Board shall make all final decisions regarding the imposition of fines, if any, at a Public Hearing. The Board finds that the fines are reasonable and are correlated to the costs associated with deed compliance such as but not limited to the costs of inspections, site visits, notice costs and costs of related meetings and hearings.

E) Compliance Mechanisms. The Board hereby adopts by this Rule, which includes Appendix “B,” all the Compliance Mechanisms contained in the Deed Restrictions that apply to the external appearances or uses of Homesites, including the requirement for Owner’s to reimburse the District for attorneys’ fees and costs expended by the District in enforcement of such Compliance Mechanisms. Such Compliance Mechanisms include but are not limited to:

- (i) if the Owner does not adhere to the Deed Restrictions regarding keeping the Homesite neat and clean and the grass cut and edged then the work may be performed on behalf of the Owner by the District, but the District shall not be obligated to perform such work, and the cost shall be charged to the Owner as a fine as indicated on the schedule of fines. Said fines shall not be imposed until a Public Hearing is held.
- (ii) the District’s approval over external structural alterations (including but not limited to fencing, sheds, arbors or similar items), repainting, additions, repairs or improvement of residences/Homesites. Said approval may be granted via an architectural review committee created by the District by resolution or interlocal agreement.

F) Enforcement Remedies. The District shall have the right but not the duty to enforce the Deed Restrictions adopted by this Rule. In accordance with the Statute, the District has the right to enforce this Rule and the fines imposed thereby in circuit court through injunctive relief. The Statute also provides that the District can adopt by rule all or certain portions of deed restrictions that relate to enforcement remedies that apply to the external appearances or uses of Homesites. The Board hereby adopts by this Rule all the enforcement remedies that apply to the external appearances or uses of Homesites found within the Deed Restrictions adopted herein. Such enforcement remedies include but are not limited to the District’s right to seek injunctive relief, to collect any imposed fines, attorneys’ fees and costs, and to recover damages or any property charges for such violations. The Board also hereby adopts those portions of the Deed Restrictions requiring that the prevailing party in any legal proceeding or action be entitled to reimbursement of its reasonable attorneys’ fees and costs.

G) Final Enforcement Decision. The Board shall make all final decisions regarding which enforcement remedy to seek, if any, at a public hearing. The affected Owner shall be noticed of the date, time and location of the public hearing via certified mail sent to the address on record at the property appraiser’s office and any other known addresses of the Owner. If the mail is returned non-deliverable, then notice of the hearing shall be posted on the property. At the public hearing:

- (i) the Owner shall be allowed to present testimony, evidence and witnesses on their behalf, and cross examine witnesses in regard to the allegations, fines and charges against the Owner.

- (ii) parties that will be substantially and directly affected by the outcome of the Board's decision shall be heard.
- (iii) upon conclusion of all testimony and submitted evidence, the Board, taking into consideration staff's recommendation, shall determine whether the Owner is in violation of the Rule. If the Board finds that the Owner is in violation of the Rule, the Board shall issue an Order of Enforcement. The Order of Enforcement shall include a finding regarding non-compliance, provide a reasonable time for the Owner to come into compliance with the Rule, impose fines, if any, and require reimbursement of the District's attorneys' fees and costs, in accordance with the adopted fine schedule. The Order of Enforcement shall also direct district staff to record the Order of Enforcement in the Public Records of Sumter County, Florida, whereby the Order of Enforcement shall then become a lien against the property. The Board may also order continued maintenance of the property. The Order of Enforcement may include direction to District Counsel to seek all available legal remedies including injunctive relief against the Owner and any other directive deemed necessary by the District's Board of Supervisors allowed by Statute.

Section 5. BEST INTERESTS OF THE DISTRICT. The Board finds that the adoption of this Rule is beneficial to the Owners and that enforcement by the District is appropriate.

Section 6. NOTICE. Within sixty (60) days after this Rule takes effect, the District shall record a notice of rule adoption stating generally what rules were adopted and where a copy of the rule may be obtained.

Section 7. AMENDMENTS. This Rule may be amended from time to time by rule of the Board upon public notice and at least one (1) public hearing.

Section 8. EFFECTIVE DATE. This Rule shall become effective upon its approval by the Board of Supervisors of the Village Community Development District No. 1.

SPECIFIC AUTHORITY: Chapters 120 and 190, Florida Statutes, as amended.

HISTORY: New
Amended and Restated March 11, 2011
Amended and Restated August 10, 2012
Amended and Restated January 11, 2013
Amended and Restated March 14, 2014
Amended and Restated February 10, 2017
Amended and Restated January 14, 2022
Amended and Restated July 8, 2022
Amended and Restated October 13, 2023

Appendix B

Procedures for Compliance Of External Deed Restrictions and Schedule for Fines for Village Community Development District No. 1

I. PURPOSE AND INTENT:

The purpose and intent of the deed compliance enforcement process is to provide and promote the health, safety, welfare, and property value of this community. The purpose of this procedure is to provide a clear, systematic, and consistent process for the investigation, notification, and conformance with the Rule. The intent is to seek voluntary compliance with the provisions of the Rule, which provides for the maintenance of a high quality of life in the community. Please note the deed compliance process outlined herein does not address complaints for property or situations that occur within the confines of the home.

II. PROCEDURE FOR COMPLIANCE:

Step 1. Complaints

Complaints of possible Rule violations may be made by residents or any other person. Complaints may be received by phone, fax, mail, electronic mail, or in person.

If the contact information of the complainant is known, it is logged and retained for future follow-up and becomes part of the case record, which is a public record. However, complaints may be accepted anonymously.

Step 2. Inspection

Within three (3) business days of receiving the complaint, deed compliance staff is sent to the address identified in the complaint to check and verify the alleged violation. If the alleged violation is not substantiated, the complainant, if known, is notified and the process ends.

Step 3. Notification

Once a violation is confirmed with the exception of violations that unreasonably endanger the health, safety, or welfare of District residents or Re-Occurring and Repeat Violations, which are addressed separately below, all three of the following activities, if necessary, occur within three (3) business days or as soon as possible:

- A. A **Deed Restriction Reminder Notice** is issued to the Owner. This is the first written notice that is either hand delivered to the Owner, occupant or left at the door if no one is home.

- B. A **telephone call** is made by deed compliance staff to the owner of record according to the County Property Appraiser's records at their local phone and any other known phone number.
- C. An **initial letter** is sent to the Owner of record of the property according to the County Property Appraiser's records in which the violation exists and any other known address. The letter shall identify the Rule violation and at a minimum shall also include the following:
 - i. The required action to remedy the violation.
 - ii. A prescribed time allotment to remedy the violation which shall be between 3 and 15 business days depending on the type of violation.
 - iii. Photographs of the violation.
 - iv. A request to call the Community Standards Department office when the violation has been remedied.

If additional time is necessary to bring the violation into compliance, the Owner or the Owner's representative shall request additional time. All requests shall be in writing or documented by deed compliance staff. Any request shall include the amount of additional time needed and the reason for said request. The request may be granted by the deed compliance staff, depending on the type of violation and extenuating circumstances such as illness, death, or the like. A telephone call is made to the complainant to advise them of the compliance process if contact information is known.

Step 4. Second Notification

After the allotted time, deed compliance staff revisits the property to verify if the violation has been remedied. If the violation has NOT been remedied, staff shall send a **2nd letter** to the Owner of record of the property according to the County Property Appraiser's records in which the violation exists and any other known address which shall include, at a minimum:

- i. The date of the last letter.
- ii. The violation to be corrected.
- iii. Required action to remedy the violation in order to avoid a possible fine.
- iv. Time allotment of 15 days in which to comply for all violations except for violations pertaining to parking or lawn ornaments. The compliance time allotment for parking or lawn ornament related violations shall be 3 business days.
- v. Possible fine amount.
- vi. Requirement to call the office once complete for verification of compliance.

If the violation has been remedied, the complainant is called if contact information is known and the case is closed.

Step 5. Third Notification / Notice of Public Hearing

On the 16th day, as identified in the second notification, a site visit is made, photographic evidence taken, and if the violation still exists, a **3rd letter** is sent to the Owner of record of the property according to the County Property Appraiser's records in which the violation exists and any other known address by regular and certified mail return receipt requested, which shall include at a minimum:

- A. The date, time and location for the public hearing, to be held before the District Board of Supervisors, to hear the facts of the case.
- B. A statement advising that the Owner has the right to attend, present testimony, evidence and witnesses, cross examine witnesses on their behalf in regards to the allegations, fines and charges against the Owner.
- C. A statement advising that staff may recommend, and the Board may find the Owner in violation of the Rule, impose fines, or continued maintenance of the property with additional fines imposed and/or seek other legal remedies including injunctive relief against the Owner.
- D. For Re-Occurring and Repeat Violations this notice shall include supporting documentation thereof.

Step 6. Notification for Re-Occurring Violations

The term "Re-Occurring Violation" means a violation of a provision of the Rule by an owner who has been previously notified to have violated the same provision of the Rule within twelve (12) months prior to the current violation, notwithstanding the violation occurred at different locations. If the Community Standards Department staff receives a complaint regarding a Re-Occurring Violation, staff is not required to give the owner a reasonable time to correct the violation. Instead, staff shall follow the procedure of compliance as outlined above with the exception of Steps 3 and 4. With regards to Step 5, the case may be presented to the Board even if the Re-Occurring Violation has been corrected prior to the Public Hearing and the notice shall so state. If the Re-Occurring Violation is brought into compliance prior to the Public Hearing, the board may make a finding of guilt but shall not impose a fine.

Step 7. Notification for Repeat Violations

Repeat Violations - The term "Repeat Violation" means a violation of a provision of the Rule by an Owner who has been previously found by the Board, to have violated the same provision of the Rule within twelve (12) months prior to the current violation, notwithstanding the violations occurred at different locations. If the Community

Standards Department staff receives a complaint regarding a Repeat Violation, staff is not required to give the Owner a reasonable time to correct the violation. Instead, staff may follow the Procedure of Compliance as outlined above, with the exception of steps 3 and 4. The case may be presented to the Board even if the Repeat Violation has been corrected prior to the Public Hearing, and the notice shall so state. Repeat Violations may be fined up to \$500 and the Board may impose a \$500 daily fine until the property is brought into compliance.

Step 8. Notification for Violations that Unreasonably Endanger the Health, Safety, or Welfare of District Residents; Emergency Procedure; Summary Enforcement.

In cases of emergency, where delay in abatement of the violation required to complete the procedure and notice requirements as set forth in Steps 3 through 5 above will permit a continuing violation that unreasonably endangers public health, safety, or welfare, the District Board may order summary enforcement and abatement of the violation. To proceed with summary enforcement, a deed compliance officer or other designated official shall determine that a violation exists or is being maintained on property in the District and that delay in abatement of the violation will unreasonably endanger the public health, safety, or welfare of District residents. The officer or designated official shall notify the Owner of the property in writing of the nature of the violation, whether the public health, safety, or welfare will be unreasonably endangered by delay in abatement of the violation required to complete the procedure set forth in Steps 3 through 5 above and may order that the violation be immediately terminated or abated by the Owner. If the violation is not immediately terminated or abated by the Owner, the District Board may order summary enforcement and abate the violation by entering an Emergency Order of Enforcement/Claim of Lien against the Owner at its next Board meeting.

Step 9. Enforcement

If the property is still in violation two (2) days prior to the noticed Public Hearing, as indicated in the third notification or if it is a repeat violation, the Public Hearing will take place as noticed. At the Public Hearing the District Board of Supervisors considers evidence and testimony related to the violation from the Owner, District staff and parties that will be substantially and directly affected by the outcome of the Board of Supervisors' decision. The District Board of Supervisors may render a decision to dismiss the case, grant a continuance, find the Owner in violation of the Rule, provide a reasonable time to come into compliance, impose fines, order continued maintenance of the property, any other remedial action deemed necessary to bring the property into compliance and/or direct District Counsel to seek injunctive relief or other legal remedies as appropriate against the Owner. Any Order of Enforcement/Claim of Lien entered by the District Board of Supervisors shall require that the Owner reimburse Village Community Development District No. 1 for its reasonable attorneys' fees and costs incurred in prosecuting the matter against the Owner and shall also require that the Order of Enforcement/Claim of Lien be recorded in the Public Records of Sumter County, Florida.

Step 10. Notification of Entry of Order of Enforcement/Claim of Lien and Opportunity to Appeal

When an Order of Enforcement/Claim of Lien is entered against real property under Step 9 above, and after the time period to correct the violation has expired, District staff shall notify the Owner, in writing, that the Order of Enforcement/Claim of Lien will be recorded in the Public Records of Sumter County, Florida, and become a lien against the Owner's property, ten (10) days from the date of the notification. District staff shall also advise the Owner that should the Owner choose to appeal the recording of the Order of Enforcement/Claim of Lien because the property was brought into compliance as required by the Order of Enforcement/Claim of Lien, the Owner must do so within the ten (10) day time period provided in the written notification to the Owner, by mailing a request for a hearing to appeal the Order of Enforcement/Claim of Lien. The request for a hearing must be made in writing and delivered to VCCDD – Community Standards, 984 Old Mill Run, The Villages, FL 32162. If the Owner properly requests a hearing to appeal the Order of Enforcement/Claim of Lien, the appeal will be brought before the Board of Supervisors or Deed Compliance Hearing Officer for the District at the next available meeting. The hearing on the appeal shall only be held to determine whether the Owner brought the property into compliance, as required by the Order of Enforcement/Claim of Lien. If the Board of Supervisors finds that the property was not brought into compliance as required by the Order of Enforcement/Claim of Lien then the Order of Enforcement/Claim of Lien shall immediately be recorded in the Public Records of Sumter County, Florida. If the Board of Supervisors finds that the property was brought into compliance as required by the Order of Enforcement/Claim of Lien then the Order of Enforcement/Claim of Lien shall not be recorded in the Public Records of Sumter County, Florida. If the Owner fails to request a hearing as provided herein then the Owner's right to a hearing shall be deemed as being waived and the Order of Enforcement/Claim of Lien shall be recorded in the Public Records of Sumter County, Florida, and it shall act as a lien against the Owner's real property until the real property is brought into compliance with the District's Rule to Bring about Deed Compliance and all fines, fees, and costs are paid in full.

III. GENERAL PROVISIONS:

1. Mowing / Edging – If a property is found in non-compliance of the Rule's mowing and edging requirements, the Board may at the respective public hearing order continued maintenance of the property by the District at a re-occurring cost to the Owner in accordance with the Fine Schedule.

2. Pressure Washing / Hedging – If a property is found in non-compliance of the Rule's pressure washing and/or hedge/shrubbery trimming requirement, the Board may at the respective public hearing order maintenance of the property to include: (a) pressure washing a home, driveway, walkway, fences, or walls; and/or (b) trimming hedges and shrubbery to 4 feet in height. The cost of any such maintenance shall be borne by and

charged to the property owner and shall include the actual cost of maintenance plus an administrative fee in accordance with the Fine Schedule.

3. The District is responsible for approving alterations, changes, or modifications to the Homesite and exterior appearance and structure of the Homesite. No after-market change should be made to the Homesite without first gaining written approval. This includes but is not limited to: arbors, trellises, pergolas, pools, patios, screen cages, decks, awnings, fences, walls, enclosures, landscaping, driveway additions or coating/pavers, exterior re-painting and room additions to the home.

The District approval may be via an Architectural Review Committee created by district resolution or interlocal agreement.

4. Compliance Public Hearings will be held during regularly scheduled monthly or specially called meetings of the Board.

5. The information collected during the enforcement process is public information. If a resident wishes to find out who made a complaint against their property and that information is available, then it will be provided in accordance with Section 119.07 of Florida Statutes.

STATEMENT OF PURPOSE

Village Community Development District No. 1 (“District”) proposes an amendment and restatement of Chapter II of its rules establishing The Rule to Bring About Deed Compliance (“Rule”) within the boundaries of the District.

The purpose of the Rule is to adopt those deed restrictions pertaining to the external use, appearance, and operation of real property deemed by the District to be generally beneficial for the District’s landowners for which enforcement by the District is appropriate. The Rule also establishes certain guidelines, operating policies and procedures, compliance mechanisms, and a schedule of fines correlated to the costs associated with the deed compliance process relating to the enforcement of the adopted deed restrictions within the District. The Rule provides for the health, safety, welfare, and value to the landowners of the District.

The purpose of this amendment and restatement of the Rule is to:

- Establish procedures for Notification of Violations that Unreasonably Endanger the Health, Safety, or Welfare of District Residents; Emergency Procedure; Summary Enforcement.
- Establish procedures for Notification of Entry of Order of Enforcement/Claim of Lien.
- Remove ARC requirements for tree removal in Home Units.
- Establish a fine schedule for properties that hinder maintenance per an Order of Enforcement.