This Instrument Prepared by and Return to:

Veterans Villas III Homeowners Association, Inc.
2944 Bradley Court
New Port Richey, FL 34655

INSTR# 2022163494 BK 10659 PG 2201
07/26/2022 10:20am Page 1 of 2
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Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

VETERANS VILLAS III SCHEDULE OF FEES, FINES AND CORRECTIVE ACTION

FEES;

1. Late fee: **$20.00 per month if maintenance not paid by end of calendar month. Only one letter will be sent out to** advise homeowner of delinquency. Second notice will come from attorney and will also include legal fees to be paid by homeowner.
2. Estoppel fee: **$175.00 per estoppel form**
3. **Miscellaneous agency inquiries: $50.00 per form if question cannot be answered verbally or by email**

ADMINISTRATIVE FINES:

1. Failure to permit access for annual termite inspection: $50.00
2. **Failure to provide annual contact information: $25.00 (1st request); $50.00 (2nd request); $75.00 (3rd request).**
3. **Failure to provide signed copy of Tenants Summary of Deed Restrictions for new tenant: $25.00 (1st request); $50.00 (2nd request); $75.00 (3rd request).**
4. Fines are cumulative.

ANIMAL RESTRICTIONS:

1. **Effective January 1, 2018, new tenants are limited to 1 pet per unit. Owners and existing tenants can have 2 pets. Exceeding permitted number of pets: $100.00 fine. This fine will be assessed if the Board of Directors must address a verifiable deed restriction violation pertaining to the proper handling of pets/pet waste.**
2. Failure to leash/clean up after pet: owner of villa will be assessed $50.00 per violation. This is also a Pasco County ordinance.
3. **Fishing is prohibited in the pond behind Bradley Court. This is PRIVATE PROPERTY and the owner of the villa whose resident or guest is caught fishing will be assessed a $50.00 fine. The Sheriff will also be notified.**
4. **Removing or defacing signs regarding pet/fishing is a crime and will be reported to the Sheriff's Department**

SECURING TRASH:

1. ONE trash can is permitted on the front porch of each villa. Such trash can must be screened by lattice or foliage. **No other trash (except a small recycling container) may be left on the front porch. Pasco County has mandated that ALL solid waste must be kept in a container with a secure lid. This does not include recyclables.**
2. **Trash cans are to be brought to the curb no earlier than 5 PM the day before collection at which time additional** trash may be placed alongside the covered trash can. Empty trash cans are to be collected PROMPTLY (no later than end of collection day). Trash cans ARE NOT to be left on driveways, lawns or in flower beds.
3. **Violators will be assessed as follows:**
   - **1st notice: warning**
   - **2nd notice: $50.00 fine to owner of property**
   - 3rd notice: $50.00 fine to owner of property and notification to Code Enforcement for additional penalties

PARKING RULES AND COMMERCIAL VEHICLES;

1. **Villa Deed Restrictions limit the number of vehicles parked on the parking pad to two.**
2. **Commercial vehicles are prohibited by the Deed Restrictions and Pasco County Statute Section 106.2 in areas zoned R-4. ALL villas are zoned R-4. Commercial vehicles and other deed restriction prohibited vehicles shall** include all RVs, watercraft, trailers, commercially tagged or wrapped trucks or passenger vehicles.
3. Villa Deed Restrictions prohibit the parking of inoperative, unregistered, abandoned or wrecked vehicles on any property. **Pasco County has the same restriction (Section 106.54) and considers this a class 1 parking violation.**
4. **Violators will be assessed as follows:**
   - **1st notice: warning**
   - **2nd notice: $50.00 fine to owner of property per day vehicle is not moved.**
   - 3rd notice: $50.00 fine to owner of property per day vehicle is not moved and notification to Code Enforcement for additional penalties.
5. **The owner of any villa may have a vehicle towed from his/her property without notice to the owner of the vehicle.**
6. **Parking on ANY street in Pasco County is prohibited.**
7. **There is no guest parking in Veterans Villas.**

The above schedule of fees, fines and corrective action for Veterans Villas III HOA, Inc. was **approved by the Board of Directors of the Veterans Villas III Homeowners Association, Inc. on Tuesday, July 19, 2022 by unanimous consent and supersedes all previous schedules.**

Theresa Ann Torchin
Theresa Ann Torchin, President

July 26, 2022
Date

State of Florida
County of Pasco

SWORN TO and SUBSCRIBED before me by Theresa Ann Torchin as President of VETERANS VILLAS III HOMEOWNERS ASSOCIATION, INC. on behalf of said Corporation this 26 **day of** JULY **2022.**

Theresa Ann Torchin is personally known to me or produced the following identification:

FLDL.

Notary Signature UT T LE

Commission Expires: 12-06-2023

UT T. LE
Notary Public. State of Florida
Commission# GG 913027
My comm. expires Dec. 6, 2023

Notary Seal:

HOA Seal: