

Veterans Villas I Homeowners Association, Inc.

Deed Restriction Summary and Receipt for Tenants

Allowable Activities:

1. **Two non-commercially tagged personal motorized vehicles may be parked on parking pad per household.**
2. Tenants in residence on or before December 31, 2017 are permitted two pets: two small dogs, one large dog, two cats or one dog and one cat per household with owner's permission. New tenants on or after January 1, 2018 are permitted only one dog or one cat with owner's permission.
3. One trash can, up to 33 gallons, placed on the front porch, screened by lattice or foliage, is permitted. Trash may be placed curbside after 5:00 PM of the evening prior to trash pick-up. Residents are expected to collect trash cans from the curb by the end of the day of trash pick-up.
4. One umbrella type clothes dryer, securely seated, placed next to the back door of the unit is permitted.
5. Lawn ornaments or lighting is permitted in flowerbeds but not on lawns.
6. One barbecue may be placed next to the back door of the unit on a concrete pad. It may not be used during periods of fire danger.
7. Vegetable gardens may not be planted where they can be viewed from the front or by any adjoining property.

Prohibited Activities:

1. **On street or lawn parking is not allowed at any time. Improperly parked vehicles will be subject to towing. No vehicle repair, except for emergency services, is allowed. Vehicles must be registered and in operable condition. No watercraft, trailers, RVs or commercially tagged vehicles, with the exception of first responder vehicles, are permitted. Violators will be fined on a daily basis.**
2. Pets must be leashed when outside. Pet waste must be collected and disposed of properly. Pets may not be tied up and/or left unattended. Pet food may not be left outside. Documented cases of unleashed and unsupervised pets will subject the owner to fines. Pasco County has instituted a fine up to \$150.00 for cases of improperly disposed of pet waste.
3. No children's playground equipment including, but not limited to, swing sets, trampolines, slides or pools are allowed at any time on driveways, lawns or patios. These items will be subject to collection and disposal by the Association and the fees for such collection and disposal assessed upon the owner of the unit.
4. No lawn furniture may be placed on the lawn as it interferes with lawn maintenance. If you have a back patio, you may place your furniture on it.
5. Only outdoor furniture is permitted on front or back patios. Cleaning supplies, coolers, sports equipment, etc. should be stored indoors.
6. Nothing may be hung on trees. The use of trees to suspend hammocks, clotheslines or laundry is prohibited.
7. Seasonal lighting and decorations should be removed by February 1st.

Owner Only Activities:

1. Only an OWNER may install one satellite dish in accordance with Architectural Guidelines.
2. Only an OWNER may install a back patio in accordance with Architectural Guidelines.
3. Only an OWNER may install an electric vehicle charging station in accordance with Architectural Guidelines.
4. Only an OWNER may make any structural or architectural change to the unit in accordance with Architectural Guidelines.

PLEASE KEEP LAWN AREAS CLEAR OF HOSES, BICYCLES AND CHILDREN'S TOYS. LAWN MAINTENANCE CREWS MUST BE ABLE TO MOW AREAS AND CANNOT BE RESPONSIBLE FOR DAMAGE TO ITEMS LEFT ON THE LAWN. DURING FERTILIZER AND PESTICIDE APPLICATIONS, CHEMICALS MAY GET ON ANY ITEMS LEFT ON THE LAWN.

PLEASE DO NOT LITTER OR DISPOSE OF CIGARETTE BUTTS OUTSIDE. PLEASE DISPOSE OF UNWANTED AND OLD ITEMS PROMPTLY AND DO NOT COLLECT THEM ON THE FRONT PATIO OR BACK LAWN OF THE UNIT YOU ARE RENTING. IT IS THE RIGHT OF EVERY RESIDENT, OWNER OR RENTER, TO LIVE IN AN ATTRACTIVE AND SAFE COMMUNITY. PLEASE HELP US KEEP VETERANS VILLAS ATTRACTIVE AND SAFE.

DEFACING OR REMOVING ANY WARNING SIGN IS A CRIME AND WILL BE REPORTED TO THE SHERIFF.

I HAVE READ AND RECEIVED A COPY OF THE VETERANS VILLAS I DEED RESTRICTIONS. I UNDERSTAND AND AGREE TO ABIDE BY THEM:

OWNER'S NAME: _____ **SIGNATURE:** _____

TENANT'S NAME: _____ **SIGNATURE:** _____

ADDRESS OF UNIT: _____