

26 July 2003

To: Our Neighbors & property owners at the Villages of Viera East

From: The Villages of Viera East Home Owners Association Board of Directors

We would like to take this opportunity to remind all residents of Sumerville, Bennington and Templeton subdivisions, of our collective responsibility to maintain a high standard for the appearance of our neighborhood, our collective safety, and to maintain high property values. To insure that we are all working toward this common goal we all signed a legal document indicating that we read and will abide by the "covenants, conditions, etc" which details the rules we will follow to achieve our goal. Choosing not to read the covenants, etc. does not relieve anyone of the responsibility of abiding by the rules and restrictions.

This letter is additional information only. We are highlighting the most often violated restrictions for your reference. This does not supercede the "official" covenants etc. provided to each owner / resident at closing. For your convenience a reference to the declarations is provided next to each subject.

Fairway Management, Headed by Tom Dillon, continues to be the agent for the association. In addition to other duties, Mr. Dillon manages the enforcement of our covenants, and review of modifications until a Modifications Committee of owners is empowered to do so. Letters will be sent to owners in violation of our covenants requesting prompt compliance. Please refer questions about our declarations / covenants enforcement, to the board in care of his office.

#### **Excerpts from Declaration of Covenants, Conditions, Reservations, and Restrictions for Viera East Villages**

**PARKING** (Article V, section 7): No parking on sidewalks, yards, or streets. Also, no parking of boats, commercial vehicles or RVs is permitted outside your garage. In some copies of the declarations, the restriction on street parking appears to be crossed out. However, street parking is restricted. The Board of Directors is considering a ban on Overnight Street parking which will be enforced with the help of Brevard County.

**LANDSCAPING** (Article V, section 2): Landscaping must be continuously maintained in good condition. Cutting grass, edging sidewalks and maintaining plants and flower beds are the minimum standard of care. Please do not blow or sweep trimmings into the street or sidewalks.

**FENCES** (Article V, section 16): No fences are permitted anywhere without written approval in advance from the Modifications Review Committee (Currently overseen by FairWay Management). Fences must be painted and maintained as originally approved.

**MODIFICATIONS** (Article VIII, section 14): Changes including, but not limited, to landscape, fences, exterior ornaments, driveways, paint colors, etc. are subject to written approval in advance from the Modifications Review Committee (Currently overseen by FairWay Management). This has taken the function of the Architectural Review Committee. An Architectural Request form is attached to this letter should you choose to pursue any modifications.

**GARBAGE CANS** (Article V, section 11): Garbage cans shall be screened by vegetation or shadow-box enclosures. Please do not leave cans on the side of the house if they are not blocked by shrubs or fencing. Our collection days are Tuesday and Friday. Garbage cans or yard waste should not be moved to the curb any earlier than the night before pick up.

**DOGS / PETS / WILDLIFE** (Article V, section 8, Article VIII, section 13): Pets should not be "tied out" in yards, or allowed to run loose. Pets should be leashed and owners shall clean up all matter created by the pet. Dog waste along Clubhouse Drive is a particular nuisance. Please refrain from feeding any wildlife especially birds, ducks, or cranes. This disrupts natural feeding patterns and creates a nuisance to your neighbors. In addition, some animals in the area can be dangerous to children and pets.

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**STORAGE** (Article V, section 4, section 9): No objects should be stored outside the home. No materials, supplies or equipment, children's toys, tools, storage sheds, or buildings are permitted.

**MOTORIZED VEHICLES** (Article V, section 18) Motorized vehicles shall not be used on the sidewalks.

**ENFORCEMENT / FINES** (Article 5, Section 34) In the event of failure to comply with the requirements of Article 5 after the appropriate notices have been given, the District Association shall also have the right to levy fines against an Owner for the violation of, or the failure to comply with the requirements, or exercise any other remedy available at law, as more particularly set forth in the By-Laws.