

RESOLUTION 12-06

A RESOLUTION OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 1; FINDING IT SERVES A VALID PUBLIC PURPOSE AND IS WITHIN THE BEST INTEREST OF THE DISTRICT AND ITS RESIDENTS TO MAINTAIN CERTAIN SECURITY WALLS; ADOPTING WALL MATRIX WHICH IDENTIFIES WALL MAINTENANCE RESPONSIBILITIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village Community Development District No.1 (the "District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, as amended (the "Act"); and,

WHEREAS, pursuant to the Act, the District is authorized to provide and deliver community development services and to hold, acquire, maintain, and control any public property, including easements or dedications to public use, for those purposes authorized by the Act and is authorized to maintain security features such as security walls and fences; and,

WHEREAS, there exists security walls around villa units located within the District's boundaries; and,

WHEREAS, it is within the residents' best interest for the District to maintain certain sections of these security walls which it has legal access to and said maintenance serves a valid public purpose.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Village Community Development District No.1, as follows:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapter 190, Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors of the Village Community Development District No. 1 hereby finds and determines as follows:

- (i) The above recitals are true and correct and incorporated herein.
- (ii) The District is authorized under Chapter 190, Florida Statutes, to among other things, finance, fund, plan, establish, acquire, construct or reconstruct and maintain

public improvements, District property and community facilities necessitated by the development of, and serving lands within, the District.

(iii) It is necessary to the public health, safety and welfare and in the best interests of the District that the Wall Matrix dated January 24, 2012, attached hereto, is hereby adopted. The Wall Matrix identifies sections of Security Walls, as defined therein, that will be, and to what extent, maintained by the District. The District will only maintain those sections of Security Walls that it has legal access to maintain. Maintenance of said sections of Security Walls serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 11th DAY OF MAY, 2012.

BOARD OF SUPERVISORS
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO. 1

By Allie DeBenedittis
Allie DeBenedittis, Chairman

ATTEST:

Janet Y. Tuttle
Janet Y. Tuttle, Secretary

DISTRICT 1- WALL MATRIX

This matrix is intended to assist District staff in determining the District's responsibilities and should not be relied upon by home owners. Home owners should rely upon their applicable deed restrictions for determining their responsibilities.

NOTE: This Wall Matrix addresses Security Walls located around the villas' perimeter and, where indicated, the walls situated on District owned tracts. The matrix includes Security Walls addressed by the applicable villa covenants and restrictions and existing Security Walls not addressed by the covenants. "Security Wall" and "Security Wall Fence" for purposes of this matrix are defined as those solid wall structures 6 ft. in height or taller situated around the perimeter of the villa. The District will only maintain those walls indicated on this Wall Matrix that it has legal access to maintain.

KEY: S.W., SWF, W.F & F.W. = Security Wall G.F. = Gate Fence ROW = Road Right of Way O = Owner
 D.R. = deed restriction E= easement b/w= between

UNIT/VILLA	PARTY	D.R.	SECTION OF SECURITY WALL	RESPONSIBILTiy
86/De LaMesa	HOA	Art II	wall & gates	repair & maintain
83/Rio Grande	HOA	Art II	wall & gates	repair & maintain
84/San Pedro	HOA	Art II	wall & gates	repair & maintain
85/De Laguna	HOA	Art II	wall & gates	repair & maintain
88/De La Vista North	HOA	Art II	wall & gates	repair & maintain
90/De La Vista South	HOA	Art II	wall & gates	repair & maintain

UNIT/VILLA	PARTY	D.R.	SECTION OF S.W.	RESPONSIBILITY
91/De-Laguna West:	HOA	Art III(4)	top & exterior	repair & maintain - except for the painting of the W.F. Facing the interior of an O's lot & not the front gate W.F.
	Owner	Art VIII(1)	interior W.F. exterior of G.F. wall	paint & keep clean - subject to ARC approval paint & kept clean by party having responsibility for maintaining the adjacent landscaped yard area.
	Owner	Art VIII(3)	gate on the G.F. wall	maintained by owner enjoying the use of the adjacent side yard area
92/San Antonia	HOA	Art III(4)	top & exterior	repair & maintain - except for: the painting of the W.F. Facing the interior of an O's lot, front gate W.F. & all decorating fencing & other improvements located upon the W.F. which will be maintained by the O.
	Owner	Art VIII(1)	interior W.F. Front G.W. fence	paint & keep clean - subject to ARC approval paint & keep clean - subject to ARC approval
	Owner	Art VIII(3)	exterior of G.F. wall decorations on W.F. gate on the G.F. wall	paint & kept clean by party having responsibility for maintaining the adjacent landscaped yard area paint & keep clean maintained by owner enjoying the use of the adjacent side yard area

<i>UNIT/VILLA</i>	<i>PARTY</i>	<i>D.R.</i>	<i>SECTION OF S.W.</i>	<i>RESPONSIBILTIIY</i>
93/Valdez	HOA	Art III (4)	top & exterior : & W.F. on side lot lines of lot 24&58	repair & maintain
	Owner	Art VIII(1)	interior of all W.F. abutting O's prop. Except not interior WF facing Edwards Place (Tract E on plat) & not W.F. along of side lot lines of 24&58.	maintain
94/San Miguel	HOA	Art III(4)	top & exterior	repair & maintain - except for the painting of the W.F. Facing the interior of an O's lot & not the front gate W.F
	Owner	Art VIII(1)	interior	paint & keep clean – subject to ARC approval
			exterior of G.F. wall	paint & kept clean by party having responsibility for maintaining the adjacent landscaped yard area
	Owner	Art VIII(3)	gate on the G.F. wall	maintained by owner enjoying use of adjacent side yard area
	Owners of 11,35,38, 40,45 & 55		exterior (upon their lot facing the adjoining road ROW or parking areas)	maintain

UNIT/VILLA	PARTY	D.R.	SECTION OF S.W.	RESPONSIBILTIIY
96/Tierra Grande	District	Art II(1)	top & exterior Lot 1 & 34-40 (all about Palo Alto Ave or Dist. Tract B, golf cart path conveyed to Dist. via Plat bk. 4,p.124, Unit 12)	repair & maintain
	Developer		exterior b/w tract A & Lot 1*	repair and maintain
	Owner	Art VI	walls, fences & gates W.F.	maintain all not assumed by District in Art II(1) keep clean & paint, subject to ARC approval
			exterior of G.F. wall & exterior of non-gate front wall on Lot 1	paint & kept clean by party having responsibility for maintaining the adjacent landscaped yard area
			gate on G.F. wall	maintained by owner enjoying the use of the adjacent side yard area
			structural integrity	repair & maintain all walls& fences serving the O's lot whether on O's lot or adjacent lot, common or dedicated area; if serves >1lot – O's share costs
		O's of lots 18,19, 32,33 40,41,43,44,46, 47,48, 51,54, 58,61,66&81		exterior of wall on lot their lot facing adjoining road ROW or parking area
		Art. VII	structural integrity	if residence is damaged by fire or other casualty, it is duty of O to rebuild, repair or reconstruct such residence and walls

*Tract A reserved by Developer. Wall is b/w Dev. Tract and O tract –very small section of wall –developer should maintain.

UNIT/VILLA	PARTY	D.R.	SECTION OF S.W.	RESPONSIBILTIIY
98/La Paloma	District	Art II(1)(f)	top & exterior (abut San Marino Drive)	repair & maintain (these walls appear to be situated on District Tracts A, B, & F)
			Lôt 1, 76 -81 (abut Dist. Tract F)	
	Owner	Art VI(b)	walls, fences & gates F.W. gate on F.W. exterior of gate F.W. & exterior of non-gate front wall lot 1 structural integrity	maintenance of all not assumed by District Clean and Paint, subject to ARC approval maintained by O enjoying use of the adjacent side yard area clean & painted by party having responsibility for maintain repair & maintain all walls& fences serving the O's lot whether on O's lot'or adjacent lot, common or dedicated area; if serves >1lot – O's share costs
	O's lots 18,32,33, 47,48,61,66 &81		exterior wall upon their lot Facing the adjoin road ROW or Parking area	clean & paint
		Art. VII	structural integrity	if residence is damaged by fire or other casualty, it is duty of O to rebuild, repair or reconstruct such residence and walls