

**RESOLUTION 12-05**

**A RESOLUTION OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 3; 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.3 (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.3, 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. 3 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.

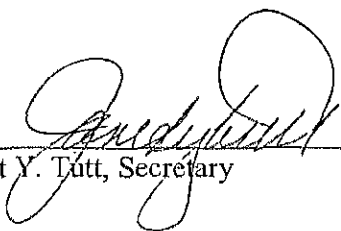
**SECTION 3. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

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

BOARD OF SUPERVISORS  
VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 3

By: Charles F. Cook  
Charles Cook, Chairman

ATTEST:

  
Janet Y. Tutt, Secretary

**DISTRICT 3- 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

<i>UNIT/VILLA</i>	<i>PARTY</i>	<i>D.R.</i>	<i>SECTION OF SECURITY WALL</i>	<i>RESPONSIBILTIV</i>
208/BEREA	District	Art.II(1)	sign walls on Tract D & Parcel 1 (per plat both District property)	repair & maintain & structural
	Owner	Art.VI	All walls not assumed by District	maintain, paint & keep clean - subject to ARC
			Gate on Gate fence wall	maintain by O enjoying use of adjacent side yard
			Exterior of gate fence wall on Lot 1 & Exterior of non-gate front wall on Lot 1	<p>Painted &amp; kept clean by party responsible for maintaining adjacent landscaped yard area</p> <p>repair &amp; maintenance of wall serving lot whether on O lot, adjacent lot, common or dedicated area; if serves &gt;1 lot – O's share costs</p>
	Owners of 1,17,18,41,42,67,68, 81,82,94,95,105,106,115, 116,124,125,131-134&137		Structural integrity	
			exterior of wall (upon their lot facing the adjoining road ROW or parking areas)	clean & paint

<b>UNIT/VILLA</b>	<b>PARTY</b>	<b>D.R.</b>	<b>SECTION OF SECURITY WALL</b>	<b>RESPONSIBILTYY</b>
209/VALDOSTA	District	Art.II(1)(e)	top & exterior: lots 25-38* lots 38-59 abut Dist. Tract D (Buena Vista & Tally Ridge)	maintain & repair
	Owner	Art.VI	All walls not assumed by District	maintain, paint & keep clean - subject to ARC
			Gate on Gate-fence wall	maintain by O enjoying use of adjacent side yard
			Exterior of gate fence wall on Lot 1 & Exterior of non-gate front wall on Lot 1	painted & kept clean by party responsible for maintaining adjacent landscaped yard area
Owners of 25,26,39,58,62,65 66,71,77,83,84,91 92,100, 101 & 110			Structural integrity	repair & maintenance of wall serving lot whether on O lot, adjacent lot, common or dedicated area; if serves >1 lot – O’s share costs
			exterior of wall {upon their lot facing the adjoining road ROW or parking areas}	clean & paint
Owners of Lot 25,38,57,59 &61			interior portion of wall or fence on such lot	clean & paint

\*Lots 25-38 abut Dist. 4, Unit 44 homes. There is no platted or D.R. E providing access to exterior of Unit 209 walls. Need legal access.



<b>UNIT/VILLA</b>	<b>PARTY</b>	<b>D.R.</b>	<b>SECTION OF SECURITY WALL</b>	<b>RESPONSIBILTIV</b>
211/St. SIMON	District		D.R. silent about any District wall responsibility	
	Owner	Art.VI	All walls not assumed by District	maintain; paint & keep clean - subject to ARC
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
			Structural integrity	repair & maintenance of wall serving lot whether on O lot, adjacent lot, common or dedicated area; if serves >1 lot – O's share costs
	Owners of 8,9,17,18,37,38,53,54,59,60, 65, 66,68,69,78,79,91,92,98, 99&103		exterior of wall (upon their lot facing the adjoining road ROW or parking area of Tract F)	clean & paint

<i>UNIT/VILLA</i>	<i>PARTY</i>	<i>D.R.</i>	<i>SECTION OF SECURITY WALL</i>	<i>RESPONSIBILTIY</i>
232/FERNANDINA	District	Art.II(1)	top & exterior : lot 1, 20 & 53-75 (all abut Dist. Tract B or C, Woodridge Dr.)	repair & maintain
	Owner	Art VI		keep lot neat and clean; repair residence
233/AMELIA	District	Art.II(1)	top & exterior: Lots 1, 20, 53 & 70-76 (all abut Dist. Tract A, B or C)	repair & maintain
	Owner	Art VI		keep lot neat and clean; repair residence



<b>UNIT/VILLA</b>	<b>PARTY</b>	<b>D.R.</b>	<b>SECTION OF SECURITY WALL</b>	<b>RESPONSIBILTiy</b>
634/SUMMERCHASE	District	Art.II	<p>top &amp; exterior:                      Lots 1-33 – abut Dist. Tract A (path)                      Lot 1 – abuts Dist. Tract D (Buena Vista)                      Lots 95,101,106,111&amp; 115– abut Dist. Tract E (Buena Vista)</p> <p>Exterior/Interior of perimeter SW along                      Southern boundary of subdivision, which is                      is situated between two Dist. Tracts B (Summer Chase loop) &amp; E (El Camino Real)</p> <p>Interior of SW bw Lot 95 &amp;101 – on Dist. Tract H                      Interior of SW b/w 106 &amp; 111 - on Dist. Tract J</p> <p>Sign wall on Lot 1, on Dist. Tract G                      Sign wall on Lot 95, on Dist. Tract E                      SW b/w Lots 17 &amp; 18 – on Dist. Tract I</p>	repair & maintain
	Owner	Art.VI	<p>All walls not assumed by District</p> <p>Gate on Gate fence or wall</p> <p>Structural integrity</p>	<p>maintain; paint &amp; keep clean - subject to ARC</p> <p>maintain by O enjoying use of adjacent side yard</p> <p>repair &amp; maintenance of wall serving lot                      whether on O lot, adjacent lot, common or                      dedicated area; if serves &gt;1 lot – O’s share costs</p>
	Owners of 1,18,33,34,48,49,63,64, 79,80,94,95-100,105,110, 114 & 117		<p>exterior of wall                      (upon their lot facing the                      adjoining road ROW or parking area)</p>	clean & paint

<i>UNIT/VILLA</i>	<i>PARTY</i>	<i>D.R.</i>	<i>SECTION OF SECURITY WALL</i>	<i>RESPONSIBILTIIY</i>
	Owners of 17,18 &.115		interior SW or fence upon & adjacent to lot	clean & paint
<b>CARRIAGE HOUSES AT GLENVIEW</b>	HOA	Art. 11(4)	Iron railing fence atop stock block wall Exit Gate All Stock Block Retaining walls	repair & maintain