

RESOLUTION 13-09

A RESOLUTION OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 6; 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.6 (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.6, 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. 6 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 May 17, 2013, 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 17th DAY OF MAY, 2013.

BOARD OF SUPERVISORS
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO.6

By: Sally Moss
Chairman

ATTEST:

Jerry [Signature]
Secretary

DISTRICT No. 6

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. The District is not responsible for the ‘structural integrity’ of any security walls unless solely situated on a District owned tract.

NOTE: This Wall Matrix addresses Security Walls located around the villas’ perimeter and, where indicated, the walls situated on or abutting District owned tracts. The matrix may includes Security Walls addressed by the applicable villa covenants and restrictions (“D.R.”) 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. A ‘*’ or double ‘**’ next to a section of Security Wall, see below, may indicate that even though the deed restrictions provide that the District will maintain that section of wall, the District currently does not have legal access to maintain said wall. Hence, those sections of Security Walls will not be maintained by the District, unless and until legal access is granted to the District.

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

KEYY: SWF = Security Wall Fence G.F. = Gate Fence ROW = Road Right of Way O = Owner W.F. = Wall Fence E = Easement
DR = Deed Restriction

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIIY
Unit 101	Dist.		Tract D (runs along S. boundary of Water Ret) (Dist. has access via se.3.1)	maintenance, repair & structural
663/Richmond	District	Art.II(1)(e)	top & exterior of SWF along: Rear Lots 1-14* N side of Lot 45* N.E. side Lot 76* Rear Lots 77-79 (abut Dist. Tract B – Inman Mills Rd.) N.E. side of Lot 1(abuts Dist. Tract A – Inman Mills Rd.) Portion of fence abutting Dist. Tract C - Temp. Parking**	repair & maintain
	Owner	Art.VII	All walls not assumed by District Gate on Gate fence or wall Structural integrity	repair & maintain; paint &keep clean subject to ARC approval maintain by O enjoying use of adjacent side yard 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 1, 14,28,29,44,45,55 & 77		exterior of wall/fence (upon their lot facing the adjoining road ROW or parking areas)	clean & paint
	Owners of 14,45,54,55,76 & 77		interior of wall/fence upon & adjacent to lot	clean & paint

*No access. Abut Unit 107 homes & Unit 107 D.R. reserves access E to Developer to maintain wall exterior.

**DR says "fence" but appears to be scrivener's error and should be 'wall'.

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIIY
665/Stillwater	District	Art.II(1)(e)	top & exterior of SWF Lots 1, 2, 4-8* N of Lot 8 & Lots 9-22 & 78 (abut Dist. Tract C – Stillwater Tr.) W of Lot 1 (abuts Dist. Tract B – Landing Moses Loop) N of Lots 8 & 51 (abut Dist. Tract C – Stillwater Tr.) E of Lots 51- 58 (abuts Tract C – Morse Blvd.) Portion of fence abutting Dist. Tract F - Temp. Parking	repair & maintain
	Owner	Art.VII	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 3,9,22,36,37,50&57		exterior of wall/fence (upon their lot facing the adjoining road ROW or parking areas)	clean & paint
	Owners of 8,9,22,51,57 & 58		interior of wall/fence upon & adjacent to lot	clean & paint

***No access. Abut Unit 108 homes – no platted E but D.R. reserves an E to Developer to maintain walls.**

****DR says “fence” but appears to be scrivener’s error and should be ‘wall’.**

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIIY
667/Virginia Vine	District	Art.II(1)(e)	top & exterior of SWF running along Rear of Lots 1-13 & 37-52* N.W. of Lot 13, Rear of Lots 14-16 & 37** Lots 52-58 (abut Dist. Tract B – Hainesville Way) S.W. Lot 1 (abut Dist. Tract A – entry) Portion of fence abutting Dist. Tract C - Temp. Parking***	repair & maintain
	Owner	Art.VII	All walls not assumed by District Gate on Gate fence or wall Structural integrity	maintain; paint & keep clean - subject to ARC maintain by O enjoying use of adjacent side yard 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 1,14,16,25,26, 36,51&58		exterior of wall/fence (upon their lot facing the adjoining road ROW or parking areas)	clean & paint
	Owners of 13,14,16,37,51&52		interior of wall/fence upon & adjacent to lot	clean & paint

*No access. All abut Unit 108 homes – no platted E but D.R. reserves an E to Developer to maintain walls.

**The responsibility to maintain exterior of these walls subsequently assumed by Unit 665/Stillwater O’s of lots 67-78 per its DR.

* **DR says “fence” but appears to be scrivener’s error and should be ‘wall’.

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIIY
668/Elizabeth	District	Art.II(1)	top & exterior of SWF running along Rear Lots 53-75, W of Lot 52 & 67 (abut Dist. Tract B - Morse Blvd & Stillwater) Lot 1 (abuts Dist. Tract A – Stillwater Trail) Portion of fence abutting Dist. Tract E - Temp. Parking*	repair & maintain
	Owner	Art.VII	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 Lots 1,15,29,30,43,53,66&75		exterior of wall/fence (upon their lot facing the adjoining road ROW or parking areas)**	clean & paint
				Owners of Lots 15,44,52,53,66&67

*DR says “fence” but appears to be scriveners’ error and should be ‘wall’.

**Unit 110: per its DR 2.11, Unit 110 homeowners are responsible for maintenance, repair & structural integrity of walls/fences at rear/side of 668/Elizabeth lots 1-15 & 44-52.

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTiy
671/Carlton	District	Art.II(1)(e)	top & exterior of SWF Rear of Lots 25-31, E of Lot 32 (abut Dist. Tract B – Canal St.) Rear of Lots 32-47 (abut Dist. Tract B – O’Dell Cir.) N of Lot 1 (abut Dist. Tract A – O’Dell Cir.) Portion of fence abutting Dist. Tract D - Temp. Parking*	repair & maintain
	Owner	Art.VII	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 Lots 24,31,47,48,61,62&76		exterior of wall/fence (upon their lot facing the adjoining road ROW or parking areas)	clean & paint
	Owners of Lots 7,24,25,31&32		interior wall/fence adjacent to homesite	clean & paint

*DR says “fence” but appears to be scriveners’ error and should be ‘wall’.

[Unit 701/Oleander Villas: per its DR , Unit 701 adjacent homeowners have shared responsibility for maintenance, repair & structural integrity of walls/fences at rear of 671/Carlton lots 17-25]

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIIY
672/Alexa	District	Art.II(1)(e)	top & exterior of SWF Lot 1 & 44 (abut Dist. Tract A & B – Timmons ville Way) Portion of fence abutting Dist. Tract C - Temp. Parking*	repair & maintain
	Owner	Art.VII	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 Lots 3,11,19,32,54,55&66		exterior of wall/fence (upon their lot facing the adjoining road ROW or parking areas)	clean & paint	
Owners of Lots 11,12,19,20,32&33		interior wall/fence adjacent to homesite	clean & paint	

*DR says “fence” but appears to be scriveners’ error and should be ‘wall’.

[Unit 115: per its DR 2.11, Unit 115 homeowners are responsible for maintenance, repair & structural integrity of walls/fences at rear of 672/Alexa lots 20-43]

[Unit 116: per its DR 2.11, Unit 116 homeowners are responsible for maintenance, repair & structural integrity of walls/fences at rear/side of 672/Alexa lots 1-20]

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTiy
673/Newport	District	Art.II(1)(e)	top & exterior of SWF S of Lot 1 (abut Dist. Tract G – Parksville Path Rd) W of Lot 30, W of Lot 68, Rear of Lots 31-36 (abut Dist. Tract C – Canal St) Rear of Lots 59-74, Rear of Lots 60-68, S of Lot 74 (abut Developer Tract A – postal)* Portion of fence abutting Dist. Tract B - Temp. Parking**	repair & maintain
	Owner	Art.VII	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 Lots 19,31,37,42,43,47, 48,52,53,57 & 58		exterior of wall/fence (upon their lot facing the adjoining road ROW or parking areas)	clean & paint	
Owners of Lots 18,19,30,31,36&68		interior wall/fence adjacent to homesite	clean & paint	

***No access.**

**DR says “fence” but appears to be scriveners’ error and should be ‘wall’.

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIIY
675/Natalie	District	Art.II(1)(e)	top & exterior & structural integrity of SWF W of Lot 1 (abut Dist. Tract C – Gaylee Mill Dr.) S of Lot 45 (abut Dist. Tract B – Gaylee Mill Dr.) Portion of fence abutting Dist. Tract A - Temp. Parking*	repair & maintain & structural integrity
	Owner	Art.VII	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 Lots 1,17,23,38,45,46 61 & 62		exterior of wall/fence (upon their lot facing the adjoining road ROW or parking areas)	clean & paint
Owners of Lots 17,18,23,24,38&39		interior wall/fence adjacent to homesite	clean & paint	

*DR says “fence” but appears to be scrivener’s error and should be ‘wall’.

[Unit 115: per its DR 2.11 , Unit 115 adjacent homeowners are responsible for maintenance, repair & structural integrity of walls/fences adjacent to Unit 675/Natalie lots 1-39]

[Unit 667/Hampton: per its DR Art. VII(1)(b) , Unit 667 adjacent homeowners have shared responsibility for maintenance, repair & shared structural integrity of walls on 675/Natalie lots 39-45]

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIIY
676/Hampton	District	Art.II(1)(e)	top & exterior of SWF W of Lots 26-33 (abut Dist. Tract B – Buena Vista & O’dell) N of Lot 1, E of Lots 47 & 33-47 (abut Dist. Tract A & B – O’Dell Cir.) Portion of fence abutting Dist. Tract E - Temp. Parking*	repair & maintain
	Owner	Art.VII	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 Lots 1,10,27,34,47,48, 61,62&75		exterior of wall/fence (upon their lot facing the adjoining road ROW or parking areas)	clean & paint	
Owners of Lots 9,10,26,27,33&34		interior wall/fence adjacent to homesite	clean & paint	

*DR says “fence” but appears to be scriveners’ error and should be ‘wall’.

[Unit 119: per its DR 2.11 , Unit 119 adjacent homeowners are responsible for maintenance, repair & structural integrity of walls/fences adjacent to Unit 676/Hampton lots S 9 & 10-36]

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIV
174/Jane Ann	District	Art.II(1)(e)	top & exterior of SWF S of Lots 1 & 38 (abut Dist. Tract A&B – Gaylee Mills Dr.) Portion of fence abutting Dist. Tract C - Temp. Parking*	repair & maintain
	Owner	Art.VII	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 Lots 9,24,31,40,41,50&57		exterior of wall/fence (upon their lot facing the adjoining road ROW or parking areas)	clean & paint
Owners of Lots 9,10,23,24,30&31		interior wall/fence adjacent to homesite	clean & paint	

*DR says “fence” but appears to be scrivener’s error and should be ‘wall’.

[Unit 115: per its DR 2.11 , Unit 115 adjacent homeowners are responsible for maintenance, repair & structural integrity of walls/fences adjacent to Unit 174/Jane Ann lots 8 & 9, E 10, Rear 10-37, W 38 & W 23]

[Natalie Villa lots 39-45 per their DR, share responsibility for maintenance, repair & structural integrity of walls/fences adjacent to Unit 174/Jane Ann lots 1-7]

<i>UNIT/VILLA</i>	<i>PARTY</i>	<i>D.R.</i>	<i>SECTION OF WALL</i>	<i>RESPONSIBILTIIY</i>
681/Cherry Vale	District	Art.II(1)(e)	top & exterior of SWF Lots 1 -19* , SW of Lot 13* , E of Lot 19 * W of Lot 1, Lots 19-42, N of Lot 37, SE of lot 42 (abut Dist. Tract A or B – Parr Dr./Tall Trees Ln.) Portion of fence abutting Dist. Tract C - Temp. Parking**	repair & maintain
	Owner	Art.VII	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 Lots 12,18,36,43,55,56 & 68		exterior of wall/fence (upon their lot facing the adjoining road ROW or parking areas)	clean & paint
Owners of Lots 12,13,18 & 19		interior wall/fence adjacent to homesite	clean & paint	

***No access.** All abut Unit 101 homes – no platted E; no DR access.

**DR says “fence” but appears to be scrivener’s error and should be ‘wall’.

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIY
Edgewater Bungalows	District	Art.II(1)	top & exterior of SWF S of Lots 1-3 (abut Dist. Tract H – Old Mill) W of Lots 33-42 (abut Dist. Tract E,F & G – Buena Vista Blvd.) S of Lots 42 - 57 (abut Dist. Tract C & G – Old Mill Run) W of Lot 26 & E of Lot 27 (abut Dist. Tract D – Temp. Parking) Portion of fence abutting Dist. Tract M- Temp. Parking*	repair & maintain
	Owner	Art.VII	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 Lots 1,4,5,34,43,56, 57-61, 62-64,67,68,71,72,75, 76,78,79,81,84&87		exterior of wall/fence (upon their lot facing the adjoining road ROW or parking areas)	clean & paint
	Owners of Lots 33,34,42,43,56&57		interior wall/fence adjacent to homesite	clean & paint

*DR says “fence” but appears to be scrivener’s error and should be ‘wall’.

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIIY
677/Tanlgewood	District	Art.II(1)	top & exterior of SWF Rear of Lots 38-48 (abut <u>Developer</u> Tract A of Unit 118 – postal)* W of Lot 1 & 48 (on Dist. Tract A & B – Canal St.) Portion of fence abutting Dist. Tract C - Temp. Parking**	repair & maintain
	Owner	Art.VII	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 Lots 9,24,31,40,41,50&57		exterior of wall/fence (upon their lot facing the adjoining road ROW or parking areas) ***	clean & paint	
Owners of Lots 9,10,23,24,30&31		interior wall/fence adjacent to homesite***	clean & paint	

***No access**

**DR says “fence” but appears to be scrivener’s error and should be ‘wall’.

***Unit 121: per its DR 2.11 , Lots 56-62 & 73-87 of Unit 121 are responsible to maintain, repair & structural integrity of walls/fences of Unit 677/Tanglewood lots 1-26.

[Unit 118: per its DR 2.11 , Lots 107-124 of Unit 118 are responsible to maintain, repair & structural integrity of walls/fences of Unit 677/Tanglewood lots 26-36]

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIIY
700/Audrey	District	Art.II(1)	top & exterior of SWF E of Lot 1 & 48(abut Dist. Tract A & B– Inner Cir. R-o-w) Portion of fence abutting Dist. Tract C - Temp. Parking*	repair & maintain
	Owner	Art.VII	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 3,49,62,63 & 76		exterior of wall/fence (upon their lot facing the adjoining road ROW or parking areas)**	clean & paint	
Owners of 8,9,21,22,29&30		interior wall/fence adjacent to homesite***	clean & paint	

*DR says “fence” but appears to be scriveners’ error and should be ‘wall’.

**Unit 128: per its DR 2.11 , Lots 105-121 & 19-30 of Unit 128 are responsible to maintain, repair & structural integrity of walls/fences of Unit 700/Audrey lots 1-22 & 30-48

***Unit 129: per its DR 2.11 , Lots 22-28 of Unit 129 are responsible to maintain, repair & structural integrity of walls/fences of Unit 677/Tanglewood lots 24-30

<i>UNIT/VILLA</i>	<i>PARTY</i>	<i>D.R.</i>	<i>SECTION OF WALL</i>	<i>RESPONSIBILTIIY</i>
Unit 104	District	4.5(b)	top & exterior Adjoining Belvedere Blvd (abuts Dist. Tract B – abut lots 55-59) Lots 14-16 & 23-25, 32-41 (abut Dist. Tract A – Parr Dr) Lots 42-45 & 47-55 (all abut Developer property – no access)*	repair & maintain
	Owner	2.11	interior of wall adjoining property	shall keep neat & clean

*No access

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIIY
Unit 101	District	DR silent	top & exterior Lots 71-74 (abut Dist. Tract A – Parr Dr.) Lots 52-53 (abut Dist. Tract B – Parr Dr.) Dist. Tract D (abuts Units 74&75 of Dist. 5 And Unit 74 indicates wall situated on Unit 101, Dist. 6, Tract D)	repair & maintain
	Owner	2.11	interior of wall adjoining property	shall keep neat & clean

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIIY
Unit 171	Owner	2.11	all walls/fences adjoining O's property whether on O's lot or adjacent lot, reserved area or dedicated area	maintain, repair & structural integrity