

RESOLUTION 13-10

A RESOLUTION OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 7; 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.7 (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.7, 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. 7 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

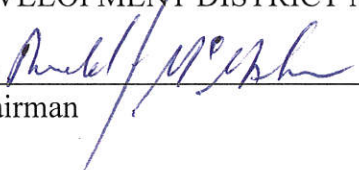
public improvements, District property and community facilities necessitated by the development of, and serving lands within, the District.

(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.

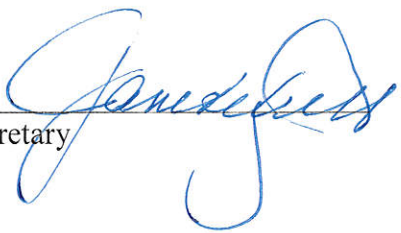
SECTION 3. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS ____ DAY OF MAY, 2013.

BOARD OF SUPERVISORS
VILLAGE COMMUNITY
DEVELOPMENT DISTRICT NO.7

By: 
Chairman

ATTEST:


Secretary

DISTRICT No. 7

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 include 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.

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 WALL	RESPONSIBILTIIY
Adriana	District	Art.II	Rear Lot 1-7 (abut Dist Tract A – Chapman Loop) S.W. Lot 71 (abuts Dist Tract B – Chapman Loop) Dist Tract C – Temp. vehicle parking	repair & maintain top & exterior unless such maintenance is assumed by adjoin land O
	Owner	Art.VII	All walls not assumed by District	repair & maintain; paint & keep clean subject to ARC approval; 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
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
	Owner		Lots 1,8, 13,16,22,23,30,31,39, 40,48,63&69	clean & paint exterior of wall/fence upon their lot facing the adjoining road ROW or parking areas*
	Owner		Lots 7,8,1240,48,49,63 &64	clean & paint interior of wall/fence upon & adjacent to lot *

*See abutting Unit 137 D.R. which require certain Unit 137 O's to maintain the walls too.

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTiy
Groewood	District	Art.II	Lot 1 & 47 (abut Dist Tract A & B – Dunkirk Trial) Dist Tract C – Temp. vehicle parking	repair & maintain top & exterior
	Owner	Art.VII	All walls not assumed by District	repair & maintain; paint & keep clean subject to ARC approval; 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
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
	Owner		Lots 19,29,40,45,48,60,61 & 72	clean & paint exterior of wall/fence upon their lot facing the adjoining road ROW or parking areas*
	Owner		Lots 19,20,28,29,40&41	clean & paint interior of wall/fence upon & adjacent to lot *

*See abutting Unit 134 & Unit 135 D.R. which require certain Unit 134 & 135 O's to maintain the walls too.

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTiy
Double Palm	District	Art.II	Lot 1 & 82 (abut Dist Tract A & B – Blossom Ter.) Rear Lot 53-70 & W 71 (abut Dist Tract E – Buena Visa Blvd) Wall on Dist. Tract. C (states Fence but it’s a wall)	repair & maintain top & exterior
	Owner	Art.VII	All walls not assumed by District	repair & maintain; paint & keep clean subject to ARC approval; 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
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
	Owner		Lots 23,28 & 52	clean & paint exterior of wall/fence upon their lot facing the adjoining road ROW or parking areas*
	Owner		Lots 17,18,22,53,70 & 71	clean & paint interior of wall/fence upon & adjacent to lot *

*See abutting Unit 146 D.R. which require certain Unit 146 O’s to maintain the walls too.

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTiy
Hillcrest	District	Art.II	W Lot 1 (abut Dist Tract A – Barnsdale Run) NW Lot 24 (abut Dist Tract D – Odell Cir) Rear Lot 25-36 & W Lot 36 (abut Dist Tract B Odell Cir & Barnsdale Run) Wall on Dist. Tract E – Temp. Vehicle Parking	repair & maintain top & exterior
	Owner	Art.VII	All walls not assumed by District	repair & maintain; paint & keep clean subject to ARC approval; 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
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
	Owner		Lots 3,8,19,25,43,44&51	clean & paint exterior of wall/fence upon their lot facing the adjoining road ROW or parking areas*
	Owner		Lots 7,8,18,19,24&25	clean & paint interior of wall/fence upon & adjacent to lot *

*See abutting Unit 134 D.R. which require certain Unit 134 O's to maintain the walls too.

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIIY
Rosedale	District	Art.II	E. Lot 1 (abut Dist Tract A – St. George Ave) W. Lot 35 (abut Dist Tract B – Buena Vista Blvd) Rear Lot 62-76 (abut Dist Tract B – Buena Vista Blvd) Lot 76-96 (abut Dist Tract B – O’dell Cir.) E. Lot 96 (abut Dist Tract B – St. George Ave) Wall, if any, on Dist. Tract C – Temp. park tract	repair & maintain top & exterior
	Owner	Art.VII	All walls not assumed by District	repair & maintain; paint & keep clean subject to ARC approval; 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
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
	Owner		Lots 12,25,36,48,49,61&62	clean & paint exterior of wall/fence upon their lot facing the adjoining road ROW or parking areas*
	Owner		Lots 25,26,35,62,75&76	clean & paint interior of wall/fence upon & adjacent to lot *

*See abutting Unit 145 & Crestwood Villas D.R. which require certain Unit 145 and Crestwood Villa O’s to maintain the walls too.

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIV
Allandale	District	Art.II	N Lot 1 (abut Dist Tract A –English Ivy Cir.) N Lot 94 (abut Dist Tract B – English Ivy Cir.) W Lots 30-34 (Abut Dist Tract J – vacant) Rear Lots 34-37 (abut Dist Tract C – C.R. 466A) Dist. Tracts G & F – Temp veh parking	repair & maintain top & exterior
	Owner	Art.VII	All walls not assumed by District	repair & maintain; paint &keep clean subject to ARC approval; 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
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
	Owner		Lots 13,25,33,38,42,59,60, 73,81,82,90,91&92	clean & paint exterior of wall/fence upon their lot facing the adjoining road ROW or parking areas*
	Owner		Lots 25,26,33,34,37,38,72&91	clean & paint interior of wall/fence upon & adjacent to lot *

*See D.R.s for abutting Sandhill Villas, Unit 146 & Unit 147, which require certain Sandhill Villa, Unit 146 & Unit 147 lot O’s to maintain the walls too.

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIIY
Seneca	District	Art.II	N Lot 1 (abut Dist Tract A – O’dell Cir.) W Lot 20 (abut Dist Tract F – Canal St.) Rear Lots 21-38 (abut Dist Tracts D – O’dell Cir & Canal St.) Dist. Tracts G – Temp veh parking	repair & maintain top & exterior
	Owner	Art.VII	All walls not assumed by District	repair & maintain; paint & keep clean subject to ARC approval; 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
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
	Owner		Lots 21,27,38,39,49,50 &58	clean & paint exterior of wall/fence upon their lot facing the adjoining road ROW or parking areas*
	Owner		Lots 10,11,20,21,26&27	clean & paint interior of wall/fence upon & adjacent to lot *

*See D.R.s for abutting Unit 144, which require certain Unit 144 lot O’s to maintain the walls too.

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIIY
Kenya	District	Art.II	N Lot 1 (abut Dist Tract A – Baisley Tr.) N Lot 62 (abut Dist Tract B – Baisley Tr.) E Lot 25 (Abut Dist Tract D – Morse Blvd.) E Lot 26 - 33 (abut Dist Tract D – Morse Blvd.) E Lot 34 (abut Dist Tract D – Morse Blvd.) Dist. Tracts C – Temp veh parking	repair & maintain top & exterior
	Owner	Art.VII	All walls not assumed by District	repair & maintain; paint & keep clean subject to ARC approval; 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
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
	Owner		Lots 16,33,39,48,49,59&60	clean & paint exterior of wall/fence upon their lot facing the adjoining road ROW or parking areas*
	Owner		Lots 16,17,25,26,33 & 34	clean & paint interior of wall/fence upon & adjacent to lot *

*See D.R.s for abutting Unit 136, which require certain Unit 136 lot O's to maintain the walls too.

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTiy
Bainbridge	District	Art.II	N Lot 1 (abut Dist Tract B – Rahpsody Path) N Lot 45 (abut Dist Tract A – Rahpsody Path) Dist. Tracts C – Temp veh parking	repair & maintain top & exterior
	Owner	Art.VII	All walls not assumed by District	repair & maintain; paint & keep clean subject to ARC approval; 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
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
	Owner		Lots 3,7,20,46,57,58&70	clean & paint exterior of wall/fence upon their lot facing the adjoining road ROW or parking areas*
	Owner		Lots 6,7,20,21,30 &31	clean & paint interior of wall/fence upon & adjacent to lot *

*See D.R.s for abutting Unit 135, which require certain Unit 135 lot O's to maintain the walls too.

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTiy
Keystone	District	Art.II	Rear Lot 1-8 (abut Dist Tract B – Havana Tr.) SW Lot 39 (abut Dist Tract A – Havana Tr.) Dist. Tract C – Temp veh parking	repair & maintain top & exterior
	Owner	Art.VII	All walls not assumed by District	repair & maintain; paint & keep clean subject to ARC approval; 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
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
	Owner		Lots 1,9,15,31,40,49 & 61	clean & paint exterior of wall/fence upon their lot facing the adjoining road ROW or parking areas*
	Owner		Lots 8,9,14,15,31 & 32	clean & paint interior of wall/fence upon & adjacent to lot *

*See D.R.s for abutting Unit 132, which require certain Unit 132 lot O's to maintain the walls too.

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIIY
Bonita	District	Art.II	E Lot 1 (abut Dist Tract A – Canal St.) Rear Lot 55-61 (abut Dist Tract B – Canal St.) Dist. Tract C – Temp veh parking	repair & maintain top & exterior
	Owner	Art.VII	All walls not assumed by District	repair & maintain; paint & keep clean subject to ARC approval; 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
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
	Owner		Lots 16,22,23,34,44,54 &61	clean & paint exterior of wall/fence upon their lot facing the adjoining road ROW or parking areas*
	Owner		Lots 16,17,22,45,54&55	clean & paint interior of wall/fence upon & adjacent to lot *

*See D.R.s for abutting Unit 141, which require certain Unit 141 lot O's to maintain the walls too.

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIIY
Anita	District	Art.II	NW Lot 1 (abut Dist Tract B – Anita Way) NE Lot 38 (Abut Dist Tract A – Glade Run) Dist. Tract C – Temp veh parking	repair & maintain top & exterior
	Owner	Art.VII	All walls not assumed by District	repair & maintain; paint & keep clean subject to ARC approval; 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
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
	Owner		Lots 1,11,21,29,39,48&58	clean & paint exterior of wall/fence upon their lot facing the adjoining road ROW or parking areas*
	Owner		Lots 11,12,20,21,29&30	clean & paint interior of wall/fence upon & adjacent to lot *

*See D.R.s for abutting Unit 137, Unit 138 & Unit 140, which require certain Unit 137, 138 & 140 lot O's to maintain the walls too.

UNIT/VILLA	PARTY	D.R.	SECTION OF WALL	RESPONSIBILTIIY
Pilar	District	Art.II	S Lot 1 (abut Dist Tract B – Baisley Tr.) Lots 28-30 (abut Dist Tract A – Baisley Tr.) N Lot 9 (Abut Dist Tract B – Bonita Blvd.) Lot 10-19 (abut Dist Tract C – Bonita Blvd.) W Lots 1-9 (abut Dist Tract B – Canal St.) Dist. Tract D – Temp veh parking	repair & maintain top & exterior
	Owner	Art.VII	All walls not assumed by District	repair & maintain; paint & keep clean subject to ARC approval; 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
			Gate on Gate fence or wall	maintain by O enjoying use of adjacent side yard
	Owner		Lots 16,33,39,48,49,59&60	clean & paint exterior of wall/fence upon their lot facing the adjoining road ROW or parking areas*
	Owner		Lots 16,17,25,26,33 & 34	clean & paint interior of wall/fence upon & adjacent to lot *

*See D.R.s for abutting Unit 136, which require certain Unit 136 lot O's to maintain the walls too.