**DEED RESTRICTIONS IN VENETIAN ISLES:**

**HOW THE SYSTEM WORKS**

**www.ourvi.org**

**Linda Testa, Chairman, Deed Restrictions Committee**

Key players:

1. Property owners in VI

2. Deed Restrictions Committee (DRC) – rkinter@tampabay.rr.com

3. Board of Arbitration – scropper@ourvi.org

4. Qualified Property Management, Inc., (QPM) michael@qualifiedproperty.com

5. Admin@ourvi.org

**1.** Property owners are encouraged to report Deed Restriction violations to the Deed Restrictions Chair, any member of the Board of Directors, or Qualified Property Management, or sending an email to [Admin@ourvi.org](mailto:Admin@ourvi.org). Owners reporting violations remain anonymous.

**2.** The Deed Restrictions Committee (DRC) includes Linda Testa, Chair, and five members. The committee receives reports of violations, directs the investigation to confirm the violation, as reported. The DRC reports to the Board of Directors.

You may contact Linda Testa, [**rkinter@tampabay.rr.com**](mailto:rkinter@tampabay.rr.com) to report violations, question any on‑going violations, discuss the Deed Restrictions, or discuss other matters.

**3.** The Arbitration Group consists of Steve Cropper, Chair, and 10 volunteers. All streets are reviewed monthly. A team leader along with 3—5 members and a representative from Qualified Property Management, Inc (QPM), review all properties, record and vote on all violations, and report the findings to the DRC Chair. For Deed Restrictions 19, 20, and 45, a majority vote of the Arbitration team is required to confirm a violation.

Enforcement. After determining that a violation exists, QPM or the DRC mails a letter via the US Mail or sends an email to the owner describing the violation and requesting compliance by a specified date. The owner is asked to respond via email and advise of a plan to resolve the violation.

The DRC informs owners in matters involving DR-13 (the ARC), DR-34 (special purpose vehicles parked overnight), and For Sale properties. Regarding For Sale properties, the DRC mails a letter to owners and listing realtors of properties with on-going violations. Owners and realtors are asked to respond within 2—5 days to the DRC.

After 60 days and two Notices from QPM to the owner, where the owner does not respond or refuses to cure the violation, the matter is referred to the DRC. The DRC may forward the violation(s) to the Association’s attorney. A law firm continues the enforcement through the legal system.

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**4. Neighborhood sweeps**. The Association must demonstrate that there is **even-handed** **enforcement** of all Deed Restriction violations. For that reason, the Association depends not only on reports from property owners on violations, but on neighborhood monthly “sweeps” by the Arbitration Group and QPM to find out if violations exist.

Deed Restrictions document is accessible at our web site, **www.ourvi.org.** We welcome your questions, comments and suggestions.

Linda Testa

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