



DEED RESTRICTIONS IN VENETIAN ISLES: HOW THE SYSTEM WORKS

www.ourvi.org

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Key players:

1. Property owners in VI
2. Deed Restrictions Committee (DRC)
3. 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 sending an email to 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 and directs the review to confirm the violation, as reported. The DRC reports to the Board of Directors.

You may contact Linda Testa at lindatesta554@gmail.com to report violations, question any on-going violations, discuss the Deed Restrictions, or discuss other matters.

3. The Deed Restrictions Committee consists of six volunteers. All Properties are reviewed quarterly. Four to five members 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 committee is required to confirm a violation.

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

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 where the owner does not respond or refuses to cure the violation, the DRC may forward the violation(s) to the Association's attorney. A law firm continues the enforcement through the legal system.

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 quarterly reviews by the DRC to find out if violations exist.

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

Linda Testa
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