

**DEED RESTRICTIONS IN VENETIAN ISLES:
HOW THE SYSTEM WORKS**
Linda Testa, Chairman, Deed Restrictions Committee

Key players:

1. Property owners in VI
2. Deed Restrictions Committee (DRC)
3. Board of Arbitration

1. Property owners are encouraged to report Deed Restriction violations to the Deed Restrictions Chair or to any member of the Board of Directors. Owners reporting violations remain anonymous.

2. The Deed Restrictions Committee (DRC) includes a Chair, Linda Testa, 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 to report violations, question any on-going violations, discuss the Deed Restrictions in general, or discuss other matters concerning our Community.

3. The Arbitration Group consists of a Chair, Steve Cropper, and 12 volunteers. All streets are reviewed on a rolling basis year round. A team leader along with 3—5 members (team) review properties on 2—4 streets, record and vote on all violations, and report the findings to the DRC Chair. A majority vote of the Arbitration team is required to confirm a violation.

Enforcement. After determining that a violation exists, the DRC Chair 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.

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

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 "sweeps" by the Arbitration Group 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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