

**A Public Service Notice**  
**From your**  
**Citrus Springs Civic Association Board of Directors**



**Citrus Springs is a Deed Restricted Community**

**Exactly what does that mean?**

**Deed Restrictions are a set of rules and guidelines established by the developer. These restrictions are put in place as a legal means to protect property owners by helping to maintain uniformity, cleanliness and safety for everyone's benefit.**

**Strict enforcement of the Deed Restrictions greatly improves the overall quality of life and property values in any community.**

**Most all Planned Unit Developments and Communities in the State of Florida have Deed Restrictions.**

**Lax or no enforcement creates real tangible havoc as some residents feel compelled to do anything they wish on their property. Things such as simply not keeping the yard mowed, allowing trash and junk to accumulate or as major as parking large trucks in the right of ways. Building fences, pools, sheds, or making additions to homes without approval are all violations of our Deed Restrictions. Operating a commercial business in any residential area is also a major violation and always leads to more traffic, safety issues and extra noise. All these problems can be an eyesore for the surrounding residents and may create neighbor disputes. These kinds of violations are a **CANCER** and will continue to grow, consuming the whole community if nothing is done.**

**There are many more restrictions, however Citrus Springs Deed Restrictions are nominal, not intrusive and it is very easy to get approvals for most changes.**

**The idea that folks don't know about our Deed Restrictions is a little hard to swallow. **"A Deed Restricted Community"** is on all our entrance signs and when someone purchases property here it is required by the real estate agent or closing agent to notify you of that fact. However,**

**As the old saying goes **"Ignorance of the law is NO excuse"****

**Deed restrictions should not be confused with Citrus County Ordinances although many are the same. Some things like the parking of large commercial trucks on properties, grass too high, junk in yards, vehicles for sale in the right of ways etc, are all County Code enforcement issues. When such a violation is seen then it becomes your civic responsibility to make a report directly to Citrus County Code Enforcement.**

**You can simply go here, <http://www.citrusbocc.com/complaints.jsp> to file a written complaint. You may also call the Code Compliance Office directly at 352-527-5350, Mon. thru Fri. from 8-5. When you call or write please give them specific reasons for your call and an exact address of the violation. Depending upon the backlog of violations to investigate it may take some time to get resolution.**

**Deed Restriction Compliance is the legal responsibility of the Citrus Springs Civic Association Board of Directors. A summary of the Deed Restrictions are available by request and you can view them here;  
<http://www.citrusprings.org/citrusprings/images/DeedRestrictionBooklet-Rev11112015.pdf>**

**Violations may be filed by calling 352-465-9007, by email at [CSCA.1@bellsouth.net](mailto:CSCA.1@bellsouth.net) or submit via mail to P.O. Box 1387 Citrus Springs Florida 34430. The form can be found at;  
<http://www.citrusprings.org/citrusprings/images/DeedRestrictionResidentReferralForm.pdf>**

**This form MUST be filled out completely and *SIGNED* to become effective. Your personal Information is never shared. Any violation that is reported to the Association will be taken seriously, investigated and acted upon as soon as possible. Some violations require lots of research and therefore more time to resolve, sometimes even requiring legal action. Deed restrictions are being strictly enforced.**

**We are thankful that most of the residents of Citrus Springs maintain their properties well and to those folks we certainly thank you for all your effort.**

**Joining the Citrus Springs Civic Association gives you a voice, helps to make our Community a better place to live and strengthens our position in the County. Joining the Association also helps to provide the desperately needed funding it takes to operate on a yearly basis. It provides resident services, activities and when necessary fund legal actions. The Civic Association plans, promotes and funds many community events throughout the year. Please join us and become an important intregal part of Citrus Springs. We always welcome your comments and ideas to make things better.**

**Sincerely, Your Citrus Springs Civic Association Board of Directors**



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