

Any Changes to Your Home's Exterior Must Be Approved First by the ARC

Happy 2016! My parents always said as you become a little more "seasoned," the time seems to go by so quickly. They knew what they were talking about. It's hard to believe that we are already in the second month of 2016.

As I write this article, we are experiencing the coldest weather we've had so far this winter. As a native Floridian, I also know that the first three months of the new year are always our coldest months, so we still have a couple of months to go before it begins to warm up.

While many of you move here to avoid the cold, I love the little bit of cold that we have. The cooler weather provides for a change from the nine months or so of the weather Florida is known for – warm and humid.

Based on past experience, this is the time of year the Community Standards Department experiences an increase in the number of Architectural Review applications from residents requesting to make changes to their home or property.

It seems that after things settle down from the hustle and bustle of family visiting during the holidays or hosting and attending holiday parties, many residents begin thinking about making improvements to their home in preparation for the spring and summer months.

When you purchased your home in The Villages, every homeowner agreed to the Declaration of Restrictions, a legal contract between the Developer and the property owner that remains with the property whether you purchased your



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home new or from a previous owner.

You should have received a copy of the Declaration of Restrictions that applies to your property, but if you do not have a copy, you can find the restrictions on the District website at districtgov.org or you can call the Community Standards Department at 751-3912 and staff will be glad to provide them.

The restrictions state that after the home has been constructed, no reconstruction, additions, alterations or modifications to the home will be permitted except with the written consent of the Developer or Architectural Review Committee.

Approval is required for external improvements only. If you are planning to do modifications within your home, i.e. kitchen renovation, replacement of flooring, etc., approval from the Developer or the ARC is not required.

The ARC for residents in the Lady Lake/Lake County portion of The Villages and Village Community Development Districts 1-9 meets at 8 a.m. Wednesdays to review, for approval or denial, the applications submitted by residents within those districts.

The ARC consists of 10 volunteer members who represent the District in which they reside. Each district board has appointed a primary and alternate member from its

respective district.

A representative of the Developer reviews, for approval or denial, the applications submitted by residents in Districts 10 and 11 every Monday afternoon. Until such time that Districts 10 and 11 have a majority of qualified electors (registered voters within the District), the Developer representative will review the applications submitted by residents for external improvements within these two districts.

All architectural review applications must be submitted prior to beginning construction to the Community Standards Office, no later than noon Thursday to be reviewed the following week. The ARC and Developer representative meet in the District Office at 984 Old Mill Run in Lake Sumter Landing.

Applications should be submitted for all external improvements. Some of the types of improvements that require approval include, but are not limited to: repainting, home additions, driveway extensions, pools, birdcages, tree removal for any tree that is greater than 4 inches in diameter, pergolas, trellises or landscaping (whether installing new landscaping or replacing existing landscaping).

If you're anticipating an alteration or modification to your home and you are not certain if the desired improvement requires approval from the ARC or Developer representative, call Community Standards at 751-3912 and they will assist you.

When submitting an Architectural Review application for review, please provide a site plan or boundary survey which

identifies all existing easements, the placement of the home and all existing improvements on the property. The proposed modification should

be highlighted and building plans included, if available.

The mission of the ARC is to assist you, as the property owner, in maintaining the high quality and consistency of the aesthetic beauty and design of residences and home sites found throughout

the community. It is better to err on the side of caution by checking with the Community Standards office before making any improvement.

If the requested improvement is not within the guidelines of the restrictions and the Architectural Review manual,

the committee and the staff representative will work with you to stay within the required guidelines. Our goal is to assist you in meeting the desired outcome of your project.

Enjoy the final months of winter until next time, here at Our Place.

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