

**The Villages®**  
Community Development Districts  
Community Standards

**Frequently Asked Questions**

**Deed Compliance**

- What are deed restrictions and who can enforce them?  
*Deed restrictions are declarations between the Declarant (Developer named in your individual Declaration of Restrictions) and the Property Owner. Who can enforce the deed restrictions?*
  - *Any property owner of any lot may seek to enforce external and internal restrictions against another property owner.*
  - *The Declarant may seek to enforce external and internal restrictions.*
  - *The Village Community Development Districts through adopted Rule may enforce certain EXTERNAL restrictions that have been adopted by each Board to enforce as authorized by Chapter 190 of Florida Statutes.*
- How do I report a potential violation of the District's adopted Rule?  
*You can report potential violations by contacting the Community Standards Department at (352) 751-3912, visiting our office at 984 Old Mill Run or emailing [deedcompliance@districtgov.org](mailto:deedcompliance@districtgov.org).*
- Do I have to provide my name when submitting a complaint?  
*Each of the District Boards determined that reporting potential violations will be an anonymous complaint system. Please keep in mind that the District is subject to public records law and if you provide an email address, your name or your home address, staff would be required to disclose that information if requested. The best way to file an anonymous complaint is by telephone.*
- If the District only enforces certain external restrictions, what do I do if I have a complaint for something occurring inside the home?  
*If you have a concern regarding internal deed restrictions such as underage children in the home, business in the home or the like, contact the Community Standards Department at 352-751-3912 or email [deedcompliance@districtgov.org](mailto:deedcompliance@districtgov.org) and the information will be forwarded to the Developer to address.*

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- Does the Community Standards Department report violations they see when performing their duties?

*Each of the District Boards determined that reporting potential violations will be a complaint driven process. Potential violations are NOT reported by Community Standards, Community Watch or any other District department.*

- What happens if an owner does not bring their property into compliance?

*There could be up to three notifications with the final notification advising a public hearing date for the case to be heard before the Board of Supervisors for that District. The Board of Supervisors make the final enforcement decision on whether there is a finding of guilt against the owner. If the owner is found in violation of the District's adopted Rule, the Board of Supervisors may impose fines, seek all available legal remedies which may include initiating a lawsuit, seeking an injunction against the owner and placing a lien against the property.*

*Please refer to*

*<https://www.districtgov.org/departments/community-standards/DistrictAdoptedRules.aspx> to view each District's adopted Rule.*

- Am I allowed to keep a recreational vehicle (RV) in my driveway?

*The External Deed Restriction Standards provide that a recreational vehicle is permitted on the driveway, not to exceed three (3) days. This allowance is made in an effort to accommodate the packing and unpacking of the RV.*

- At what height is grass and weeds considered a violation?

*The External Deed Restriction Standards provide that grass and weeds are overgrown when the grass and/or weeds reach a height of eight (8) inches.*

### **Architectural Review**

- When do I need to submit an ARC Application Form?

*If you are considering doing any external modification, whether it is a building extension, landscaping upgrade, tree removal, concrete patio, etc., you are required to complete and submit an ARC Application Form for review and approval by the Architectural Review Committee (ARC). This application must be approved prior to any work being performed. If you have any questions on whether or not an application is required, contact Community Standards for assistance.*

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- Why does a site plan need to be included with an ARC Application Form?  
*The site plan indicates your property lines, easements and the location of your home. When you submit an ARC Application Form, this document is required with your proposed modification indicated on the site plan. It provides the ARC the location of the new project, dimensions to property lines and easement locations.*
  
- Where can I obtain a site plan?  
*You should have received a copy with your closing documents. If you cannot locate your site plan, they are obtainable at your local building department.*
  - Fruitland Park Building Department, 506 W. Beckman Street, Fruitland Park, Fl., 352-360-6727
  - Town of Lady Lake Building Department, 409 Fennell Boulevard, Lady Lake, Fl., 352-751-1511
  - Lake County Building Department, 315 West Main Street, Tavares, Fl., 352-343-9653
  - Marion County Building Department, 2710 E. Silver Springs Blvd., Ocala, Fl., 352-438-2400
  - The Villages Sumter County Service Center, 7375 Powell Road, Wildwood, Fl., 352-689-4460 (The Villages Sumter County Service Center has site plans for Sumter County and City of Wildwood)
  
- What if my county building department does not have the site plan for my property?  
*For properties where a site plan is not obtainable from the county, a boundary survey may be used. A hand drawing providing the location of the home, easement location and dimensions to the property may also be accepted.*
  
- How do I know what the guidelines are for modifications to the home and/or lot?  
*The individual District Board of Supervisors approved an Architectural Review Manual utilized as a guideline, in concert with the District's adopted Rule, to assist the ARC in making a determination on modification requests. To view, click on the 'Architectural Review Manual' Quick Link and choose the District in which you reside.*

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- What do I do if I need assistance in completing the Architectural Review Committee Application Form?

*If you are anticipating an alteration / modification to your home or lot, you may contact Community Standards Department at 352-751-3912 for assistance in completing the ARC Application Form.*

- Am I allowed to attend the ARC meeting where my application will be approved or denied?

*The ARC meetings are open to the public and operate under the Florida “Sunshine Law”. The ARC meetings are held every Wednesday at 8:00 a.m., at the District office located at 984 Old Mill Run, The Villages, Florida.*

- Where can I obtain the results?

*The ARC results are available on the District Website, [www.DistrictGov.org](http://www.DistrictGov.org). Results are available on the Thursday following the ARC meeting after 2:00 p.m. If you have difficulty in obtaining the results from the website, please contact the Community Standards Department at 352-751-3912 for assistance.*