

Community Standards - Frequently Asked Questions

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Deed Compliance

Q: What is an external deed restriction and who can enforce them?

A: Deed restrictions are declarations between the Declarant (Developer named in your individual Declaration of Restrictions) and the Property Owner. Who can enforce the external deed restrictions?

- *Any property owner of any lot may seek to enforce external 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.*
- *Examples of external deed restriction violations include, but are not limited to, external modifications made without ARC approval, overgrown or dead grass and weeds, and inoperable vehicles.*

Q: What is an internal deed restriction and who can enforce them?

A: Deed restrictions are declarations between the Declarant (Developer named in your individual Declaration of Restrictions) and the Property Owner. Who can enforce the internal deed restrictions?

- *Any property owner of any lot may seek to enforce internal restrictions against another property owner.*
- *The Declarant may seek to enforce internal restrictions.*
- *Examples of internal deed restriction violations include, but are not limited to, underage children living in the home or running a business from the home.*

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Q: Why can't the Districts enforce internal deed restrictions?

A: 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.

Q: If the District only enforces certain external restrictions, what do I do if I have a complaint about something occurring inside the home?

A: 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, and the information will be forwarded to the Developer to address.

Q: How can I submit a concern?

A: 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.

Q: Do I have to provide my name when submitting a complaint?

A: Each of the District Boards determined that reporting potential violations will be an anonymous complaint system; except for District 5. District 7 only allows one complaint per day from an individual. 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.

Q: Once I submit a concern, what happens next?

A: Once Community Standards receives a complaint about an external violation, the Staff verifies the complaint. If the complaint is verified, the Staff works with the property owner in an attempt

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to bring the property into compliance. If contact is not made with the Owner, Staff begins the process as adopted by each District Board. If a complaint is received for an internal violation, the complaint is provided to the Declarant.

Q: How do I know what my deed restrictions are?

A: To view your District's Adopted Rule, please visit

<https://www.districtgov.org/departments/communitystandards/DistrictAdoptedRules.aspx>

A: To download your Declaration of Restrictions, please visit

<https://www.districtgov.org/departments/community-standards/download.aspx>

Quick Links

- Community Standards Home
- Department Staff
- Forms & Publications
- District Adopted Rules
- Architectural Review Committee
- Architectural Review Manuals
- Deed Compliance
- Download Your Declaration of Restrictions
- Department FAQ

Submit Feedback, Inquiry, or Concern

Sign up for e-Notifications

Public Records Information

Community Standards

- Architectural Review Committee (ARC) Application Form
- Architectural Review Application Step-by-Step Guide

MISSION

To assist residents in upholding the aesthetic value of their property in The Villages.

The Community Standards Department is committed to upholding the high standards of our community's residential architectural design, landscaping and aesthetics. The department has two divisions: Deed Compliance and Architectural Review.

You have chosen to live in a community protected by Restrictive Covenants. The Declaration of Restrictions was issued to you at the closing on your home. It was at that time you signed a covenant with the Developer to comply with the Restrictive Covenants. We urge all homeowners to read their Restrictive Covenants.

Contact Us

984 Old Mill Run
The Villages, FL 32162

Community Standards
Phone: 352-751-3912
[Email Deed Compliance](#)

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

[Email Architectural Review](#)

Business Hours:
8am to 5pm, EST
Monday - Friday
[Excluding Holidays](#)

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

A: 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.

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

A: 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 makes 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, and seek all available legal remedies which may include initiating a lawsuit, seeking an injunction against the owner, and placing a lien against the property.

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

A: Yes. 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.

Q: At what height are grass and weeds considered a violation?

A: 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.

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Architectural Review

Q: When do I need to submit an ARC Application Form?

A: If you are considering performing 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.

Q: Why does a site plan need to be included with an ARC Application Form?

A: 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 with the location of the new project, dimensions of property lines, and easement locations.

Q: Where can I obtain a site plan?

A: 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*

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- *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)*

Q: What if my county building department does not have the site plan for my property?

A: 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 of the property may also be accepted.

Through a 3rd party provider, Age Wave Solutions, site plans may be obtained for properties that are older than 10 years old. (352) 391-9669.

Q: How do I know what the guidelines are for modifications to the home and/or lot?

A: 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 deciding on modification requests. To view, click on the '[Architectural Review Manual](#)' Quick Link and choose the District in which you reside.

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

A: If you are anticipating an alteration / modification to your home or lot, you may contact Community Standards Department at 352-751-3912 and they can assist you in completing the ARC Application Form. You may also visit the Community Standards team at their main office, 984 Old Mill Run, The Villages, FL 32162.

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

A: The ARC meetings are open to the public and operate under the Florida “Sunshine Law”.

The ARC meetings for the Lady Lake / Lake County Portion of the Villages and Districts 1 – 10 are held every Wednesday at 8:00 a.m., District Administration, 984 Old Mill Run, The Villages, Florida, 32162.

The ARC Meetings for Districts 11 – 13 are held every Wednesday at 1:00 p.m., District Administration, 984 Old Mill Run, The Villages, Florida, 32162.

Q: Where can I obtain my ARC results?

A: The ARC results are available on the District Website at districtgov.org. The results are available on the Friday following the ARC meeting after 2:00 p.m. If you have difficulty obtaining the results from the website, please contact the Community Standards Department at 352-751-3912 and staff will be happy to assist you.

Quick Links

- Committees Home
- Architectural Review Committee
- Public Meeting Notices and Results
- Committee Members
- Community Standards Home
- Forms and Publications
- Meeting Information

Architectural Review

Lady Lake/Lake County & Districts 1-10 meet every Wednesday 8:00a.m.

Districts 11-13 meet every Wednesday 1:00 p.m |

[Landscape Presentation 2/22/2019](#)

The District is now posting electronic agendas for public review. Once you have opened the Agenda, a “#” signifies documentation is attached for review. Simply click on the number and it will link you to the documentation for the corresponding number. To return to the agenda hit Ctrl and Home.

Q: Where can I find Original Product Information pertaining to my home?

A: For original product information pertaining to your home, please visit <http://www.thevillageshomewarranty.com/product-search/>.