

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

(352) 751-3912  
984 Old Mill Run  
The Villages, FL 32162

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Community Development Districts

*Hospitality ~ Stewardship ~ Hard Work ~ Innovation & Creativity*

[www.DistrictGov.org](http://www.DistrictGov.org)

# Community Standards

Mission:

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

# Community Standards

- Two Divisions:
  - Architectural Review
  - Deed Compliance

# Why Is An ARC Application Required?

- Architectural Review Committee (ARC) approval is required prior to any external modification / alteration being done to the outside of your home / homesite.
- The District's adopted Rule to enforce certain external deed restrictions and have architectural oversight states that no reconstruction, additions, alterations or modification to the home / homesite will be permitted without prior written approval of the ARC.

# Application Instructions And Requirements

The application is easy to complete but if you need assistance, the Community Standards Department is available to assist! Our hours of operation are Monday through Friday from 8:00 a.m. until 5:00 p.m.

The following shall be attached to each ARC Application:

- Current tax bill, deed or property record card. This is required to ensure the property owner is submitting the application.
- A site plan, boundary survey, or sketch (if site plan is not available) which shall identify: All existing easements, the placement of the home, and all proposed modification(s) shall be drawn on the site plan.
- Building plans or elevation drawings, if available.

# Architectural Review

It is the property owner's responsibility to obtain all necessary permits, governmental approvals and maintain compliance with all governmental laws, water management district plans, and private restrictions, including but not limited to: Building regulations, zoning regulations, plat requirements, permitting and declaration of restrictions.

# Landscaping

Florida State Statute 373.185 states: A deed restriction or covenant may not prohibit or be enforced to prohibit any property owner from implementing Florida-friendly landscaping on his or her land. (Effective 7/1/09)

Florida-friendly landscaping refers to the utilization of drought tolerant “ground cover.” It does not mean that sod may be replaced with rocks, decorative stone, pine straw, mulch, pine bark or similar non-plant material; however, those non-plant materials may be used as an accent in approved landscaping beds.

# Architectural Review

The Architectural Review Committee (ARC) and Architectural Review Hearing Officer shall administratively review for approval or denial all owner applications seeking to make **EXTERNAL** structural alterations (including but not limited to landscaping, fencing, sheds, arbors or similar items) home re-paintings, additions, repairs or improvements to their home.

- Districts 1 - 10 & LL/LC - ARC
- District 11-13 - Architectural Review Hearing Officer



# Architectural Review

- The Architectural Review process is purely administrative in nature.
- Applications are either approved or denied based on the adopted Rule, guidelines, procedures and standards for the respective district.
- Enforcement power remains with the respective District's Board of Supervisors.

# Architectural Review Committee Membership

- The current Architectural Review Committee consists of eleven (11) volunteer members.
  - A) District No. 1
  - B) District No. 2
  - C) District No. 3
  - D) District No. 4
  - E) District No. 5
  - F) District No. 6
  - G) District No. 7
  - H) District No. 8
  - I) District No. 9
  - J) District No. 10
  - K) VCCDD for Lady Lake / Lake County portions of The Villages
- Each District Board of Supervisors has appointed a primary and alternate member from its respective District.

# Architectural Review

- The ARC for Districts LL/LC & 1 – 10 meet every Wednesday at 8:00 a.m.
- The Architectural Review Hearing Officer for District 11-13 meets every Wednesday at 1:00 p.m.
- Meetings are open to the public
- Operates under the Florida “Sunshine Law”
- Meets for approximately 2 – 4 hours each week
- Review approximately 100 applications per week

# Architectural Review Applications January 2021 thru December 2021

## Applications Processed

|             |       |
|-------------|-------|
| LL/LC       | 293   |
| District 1  | 310   |
| District 2  | 244   |
| District 3  | 256   |
| District 4  | 484   |
| District 5  | 524   |
| District 6  | 767   |
| District 7  | 354   |
| District 8  | 435   |
| District 9  | 502   |
| District 10 | 920   |
| District 11 | 395   |
| District 12 | 2,027 |
| District 13 | 1,547 |
| Total       | 9,058 |

# Deed Compliance

- New residents may be unfamiliar with the deed restrictions placed upon their property and the importance of maintaining the overall aesthetic qualities desirable in a first-class community.
- The Community Standards Department is tasked with educating residents as to what **EXTERNAL** deed restrictions are and how deed restrictions enhance our community.

# What Are Deed Restrictions

Deed restrictions are declarations between the declarant (developer) and property owner. Through the document (contract) the owners agree to certain standards of maintenance and aesthetic values in order to make the community as attractive as possible to maintain or enhance property values.

# Deed Restriction Summary

This summary is meant to call attention to some of the major deed restriction items and by no means is a comprehensive list.

Overgrown lawns, window air-conditioners, lawn ornaments, signage, fences, arbors, pergolas, additions, etc.

# Who Can Enforce Deed Restrictions

- Any property owner of any lot may seek to enforce external and internal restrictions against another property owner.
- The Declarant (developer) may seek to enforce external and internal restrictions.
- The Districts through adopted Rule may enforce certain **EXTERNAL** restrictions that have been adopted by each Board to enforce as authorized by Chapter 190, Florida Statute.



# How To Provide A Concern To Staff

The Community Standards Department is a complaint driven department and we do take calls of concern anonymously with the exception of District 5. You may call us at 352-751-3912, e-mail, regular mail or stop by the office.

Please keep in mind that we are subject to public records law and if you provide an e-mail address, your name or your home address, staff is required to disclose that information if it was requested.

# Procedures for Compliance On Residential Property

- Staff receives a complaint.
- Staff verifies the violation – if no violation exists the case is closed. If a violation is verified, staff knocks on the door to make contact with the resident.
- If no contact is made staff initiates a phone call, when they return from the field, to educate the resident regarding the deed restrictions.
- If no contact is made through a phone call, staff returns to the property the following day and knocks on the door. If contact is made staff strives for voluntary compliance. If no contact is made at that time, a Deed Restriction Reminder is written.
- Staff follows its process to bring the property into compliance which is up to three letters and a Public Hearing to be held before the respective Board of Supervisors.

# Complaints and Deed Restrictions Written January 2021 thru December 2021

|              | Complaints   | Written    | Public Hearings |
|--------------|--------------|------------|-----------------|
| LL/LC        | 460          | 70         | 11              |
| District 1   | 287          | 45         | 7               |
| District 2   | 278          | 51         | 9               |
| District 3   | 203          | 16         | 7               |
| District 4   | 375          | 43         | 12              |
| District 5*  | 218          | 26         | 6               |
| District 6   | 322          | 36         | 8               |
| District 7   | 193          | 19         | 3               |
| District 8   | 333          | 36         | 2               |
| District 9   | 205          | 18         | 2               |
| District 10  | 303          | 20         | 4               |
| District 11  | 55           | N/A        | N/A             |
| District 12  | 106          | 51         | 0               |
| District 13  | 131          | N/A        | N/A             |
| <b>Total</b> | <b>3,469</b> | <b>331</b> | <b>71</b>       |



# *Thank you!*

- Information provided in this presentation may be found on the Village Community Development District web site: [www.DistrictGov.org](http://www.DistrictGov.org).
- Contact information for Community Standards

984 Old Mill Run  
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Phone: 352-751-3912

# Thank you!

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