

# ARCHITECTURAL REVIEW MANUAL

*The Villages*<sup>®</sup>

Community Development Districts

District 9

VILLAGE OF  
PINELLAS

*The Villages*<sup>®</sup>

Community Development Districts

Community Standards



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## APPENDICES

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I	Courtyard Villa Maintenance and Use Easements
II	Patio Villa Maintenance and Use Easements
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VI	Local Government Road Setbacks
VIII	Front and Rear Side Yard Easements

*\*Appendices are for general informational purposes only. Please consult your property's specific site plans for easements and road setbacks.*



# INTRODUCTION

The purpose of the Architectural Review Committee is to maintain the high quality and consistency of the aesthetics and design of the residences and home sites found throughout The Villages.

Chapter 190 Florida Statutes authorizes certain Community Development Districts to adopt Rules necessary to enforce guidelines for external architectural control. The Community Standards Department is committed to upholding the high standards of our community's design, construction, and aesthetics. Architectural Review ensures every home modification is finished with appropriate materials and built to complement the natural and man-made surroundings. The Architectural Review process is purely administrative in nature. The issuance of permits or variances is through the appropriate city or county building department.

It is the property owner's responsibility to obtain all necessary permits, governmental approvals and maintain compliance with all required permits through the County Building Department or local Municipalities.

Approved ARC applications are valid for a period of nine (9) months from the date of the approved application. One (1) request for additional time may be submitted for that approved ARC application for up to an additional nine (9) months through the ARC. Any additional requests for an extension of time to complete a project must be made in writing and submitted to the community standards department. Subsequently, the request will be submitted to your District Board of Supervisors for review.

**Architectural approval is required for all exterior modifications unless otherwise noted.**

## **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 to 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, it may be obtained at your local building department.*

**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. An accurate hand drawing providing the location of the home, easement location, and dimensions to the property may also be accepted.*

**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. You are reviewing your District approved ARC Manual now.*

**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 the 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.*

**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".*

*Please contact Community Standards at (352) 751-3912 or visit the District website at [DistrictGov.org](http://DistrictGov.org) to view when your application will be reviewed by the ARC.*

**Q: Can the ARC approve an application for improvement not permitted by my Declaration of Restrictions?**

*A: No. The ARC can only approve what is permitted in the District's Adopted Rules and ARC Manual.*

**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.*

Property owners (Owners) seeking Architectural Review Committee (ARC) approval shall submit a completed Architectural Review Committee (ARC) Application Form to the Community Standards Department (Department). Owners have the burden of demonstrating compliance with the requirements set forth herein and that their requested improvement is aesthetically pleasing and benefits and enhances the respective subdivision. It is the Owner's responsibility to contact the Department to obtain the most up-to-date version of the application or print said application from the District's website: [www.districtgov.org](http://www.districtgov.org).

These Policies should be used in conjunction with the Declaration of Covenants, Conditions, and Restrictions relating to the Unit that contains the homesite that is the subject of the Architectural Review Application.

Some Restrictions contain Declarant imposed building setbacks. Certain vertical structures may be prohibited within these setbacks.

**Architectural approval is required for all exterior modifications unless otherwise noted.**



## ALTERNATIVE ENERGY

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### HOMES, COURTYARD VILLAS, PATIO VILLAS

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Windmills, wind turbines, and other forms of technology meant to capture wind energy for electricity production are prohibited.

## ARBORS

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### HOMES, COURTYARD VILLAS, PATIO VILLAS

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Arbors may be freestanding, shall be anchored into the ground for safety purposes, shall not be located in any utility or use easement area. Only one (1) arbor per lot shall be permitted and shall be consistent with the size of the lot and aesthetics of the neighborhood.

## ARTIFICIAL GRASS

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### HOMES, COURTYARD VILLAS, PATIO VILLAS

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Artificial grass is prohibited.

(Exception: Artificial grass may be used for a small putting green. See Putting Green section)

# AWNINGS

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## HOMES, COURTYARD VILLAS, PATIO VILLAS

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1. ARC approval is required for awnings with vertical structures. Awnings with vertical structures are prohibited within any utility or use easement area.
2. Architectural approval is not required for retractable or fixed awnings. Awnings shall maintain a minimum of two (2) feet from any adjoining building or dividing wall.
3. Awning colors must be aesthetically compatible with the exterior colors of the Home, Courtyard Villa, or Patio Villa.

# BIRDCAGES & SCREEN ENCLOSURES

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## HOMES, COURTYARD VILLAS, PATIO VILLAS

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1. Birdcages / Screen enclosures that were not built during the original construction can be added. Screen enclosures/birdcages shall have a concrete floor or some type of finished flooring with the exception of permanently raised landscape planters. Birdcages/screen enclosures must have an approved roof style: mansard, dome, hip, gable-hip, and gambrel. The frame and screen must be black, bronze, or white in color. Screen enclosures/birdcages shall be located in the rear or side quadrant, and shall not encroach into any utility or use easements. The birdcage/screen enclosure cannot exceed the height of the existing roof peak.
2. Canvas roof covers (full and partial) on screen enclosures/birdcages are allowed. The covers shall be on a metal frame, firmly attached to the existing screen enclosures/birdcage. Canvas roof covers shall be a solid color complimenting the color of the home/roof with no stripes or designs allowed. Valances are allowed on full canvas roof covers and may have contrasting piping but cannot exceed sixteen (16) inches in length. Valances are not allowed on partial canvas roof covers unless there are different levels in the birdcage/screen enclosure roof. If different levels exist,



partial valances are permitted as long as the length is no greater than the difference between levels or sixteen (16) inches maximum.

3. Pre-printed or painted screens visible on the exterior of the screen cage are prohibited. Screens must be of solid color that are harmonious with the surrounding neighborhood and will benefit and enhance the entire subdivision in a manner generally consistent with the plan of development.
4. The ARC does not review applications for conversions from glass to screen or screen to glass so long as the original window/door opening does not change in size. If the conversion includes a knee wall/stem wall, ARC approval is required. This is not applicable to pergolas (please see the “Pergolas” section for more information).

## BIRD FEEDERS & BIRDBATHS

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### HOMES, COURTYARD VILLAS, PATIO VILLAS

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Architectural approval is required for bird feeders/birdbaths. Bird feeders/birdbaths are permitted to be installed on the property as long as the size and height are consistent with the lot size and shall be aesthetically compatible with the style of the neighborhood. Bird feeders/birdbaths shall not be attached to any courtyard walls or wall fences. Installation of a birdbath or a pole to hang a bird feeder is not permitted in any utility or use easement area.

## CONCRETE & PAVERS

Site plans shall include all easement areas including but not limited to platted easements, special easements, and easements described in the recorded Declaration of Restrictions and identified in the Rule.

Owners are responsible and liable for any and all easement encroachments regardless of ARC approval. Improvements shall not cause adverse additional drainage flow on

adjacent properties. Owners receiving ARC approval remain liable for any water flow blockage, interruption of water flow, redirection of existing drainage flow, disruption to the grading of the dominant easement area, and any additional drainage flow caused by any improvements made to the property including the installation of landscaping. In addition, said Owner is responsible for any damage that may be caused to any said improvements, including landscaping, should access to the easement area be necessary by any party having rights to the easement area. Must be in accordance with applicable county, state, and federal regulations.

*Note:*

- *Please refer to your Declaration of Restrictions for easement information.*
- *It is the property owner's responsibility to obtain all necessary permits, governmental approvals, and maintain compliance with all required permits through your County Building Department or local Municipalities.*
- *If your property abuts more than one (1) roadway you may be subject to multiple frontage easements.*

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## HOMES

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1. For the purpose of this section, concrete is a flat, impervious horizontal surface, not exceeding 4 inches vertically.
2. Concrete is permitted 3 feet off of the side and rear property lines without any vertical structures. All vertical structures are required to remain out of all easements. Please consult your deed restrictions for those easement requirements.
3. Concrete/pavers for ingress/egress doorway pads for a birdcage/screen room/room addition shall be no larger than four (4) feet by four (4) feet shall remain two (2) feet from the property line.
4. Concrete pads for air conditioner units, mini splits, pool/spa equipment (pumps, filters, heaters), and generators no larger than necessary shall remain two (2) feet from the property lines.

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## COURTYARD VILLAS

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1. Rear Easements: Concrete and pavers shall be kept a minimum of two (2) feet from the rear wall for maintenance and drainage purposes.

2. Side Easements: In the dominant use easement area, concrete and pavers shall be kept a minimum of two (2) feet from the side dwelling wall of the neighboring home, wall, or fence. In the Servient easement area, concrete and pavers shall be kept a minimum of two (2) feet from the side wall/fence for maintenance purposes.

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## **PATIO VILLAS**

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1. Rear Easements: Concrete and pavers must remain out of all rear easements.
2. Side Easements: Concrete and pavers shall be kept a minimum of two (2) feet from the exterior of the side dwelling wall of the servient tenement for maintenance and drainage purposes.

# DOORS & WINDOWS

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## **HOMES, COURTYARD VILLAS, PATIO VILLAS**

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1. ARC approval is not required for size for size window/door replacement.
2. Architectural approval is not required for front door modifications including but not limited to glass inserts, glass side panels, screen doors, storm doors or door color. ARC approval is required if said modification is to change the height or width of the door. Hot, electric, neon, and bright colors are not permitted.

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## **COURTYARD VILLAS, PATIO VILLAS (continued)**

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3. The addition of doors or windows to the side of the home facing the adjacent home's dominant use easement/courtyard is prohibited.

# DRIVEWAYS & WALKWAYS

## HOMES

1. The ARC does not review applications for driveway painting/coating/pavers. Designs are permissible and may include a non-verbiage design. Only colors that are similar with the surrounding neighborhood and will benefit and enhance the entire subdivision in a manner generally consistent with the plan of development are allowed. Hot, electric, neon, or bright colors are not permitted.
2. Driveway extensions: Driveway extensions may be granted only if the extension is affixed to the existing driveway originally constructed/designed by the Developer and accommodates an existing garage, a garage expansion, or addition of a newly constructed garage. Driveway extensions must match the existing driveway color/coating/pavers. Driveway extensions shall not be granted if the proposed expansion violates any Rule provisions. No additional access points or curb cuttings are permitted.

## COURTYARD VILLAS

1. Painting/Coating: No colored coatings are permitted without prior written ARC approval. The courtyard villa driveway / walkway painting is allowed provided a petition, approved by the ARC listing the desired colors is signed by 75% of the homeowners of the villa unit. Only one signature per homesite is permitted. Once a particular villa unit's petition has been approved by the ARC, individual lot owners residing therein are not required to submit an ARC Application Form for review when utilizing the approved petition colors. Additional colors may be approved following the same petition process as identified herein. Floor of front entry way under existing roof line may be tiled, painted or covered with pavers.

As of January 1, 2023, Courtyard Villas with approved petitions are:

- |             |           |          |
|-------------|-----------|----------|
| • Amber     | • Devon   | • Megan  |
| • Atmore    | • Eleanor | • Paige  |
| • Barrineau | • Lauren  | • Sharon |
| • Clifford  | • Lindsey |          |

2. Pavers: Courtyard villa driveway / walkway pavers are allowed provided a petition, approved by the ARC listing the desired color is signed by 75% of the homeowners of



the villa unit. Only one signature per homesite. Pavers shall be flush with the connecting driveway/walkway/roadway. Once a particular villa unit's petition has been approved by ARC, individual lot owners residing therein are not required to submit an ARC Application Form for review when utilizing the approved petition colors. Additional colors may be approved following the same petition process as identified herein.

As of January 1, 2023, Courtyard Villas with approved petitions are:

- No petitions currently exist for this modification.
3. The front entryway is allowed to be widened up to the driveway provided a petition is submitted and signed by a substantial percentage of courtyard villa owners requesting this modification. For the purposes of this policy, the substantial percentage is 75% of the courtyard villa owners. Only one signature per homesite is permitted. The completed petition shall be submitted to and approved by the Architectural Review Committee upon staff verification of ownership. Once the petition has been approved by the ARC, individual lot owners residing therein are not required to submit an ARC Application Form for review when extending the front entryway in accordance with the approved petition.

As of January 1, 2023, Courtyard Villas with approved petitions are:

- Atmore
- Haciendas of Mission Hills

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## COURTYARD VILLAS CORNER/END LOT UNITS

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Driveway extensions: Driveways to golf cart garage additions are allowed if the extension is affixed to the existing driveway originally constructed/designed by the Developer or location is same as originally constructed sidewalk not to exceed eight (8) feet in width, and it matches the existing driveway color/coating. Driveway extensions shall not be granted if proposed expansion violates any Rule provisions. The maximum permissible width of golf cart garage door is eight (8) feet. No encroachment on adjacent properties or adjacent properties' right.

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## PATIO VILLAS

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1. Driveways and walkways may be painted only colors that are harmonious to the home and surrounding neighborhood and may include non-verbiage designs no larger than five (5) feet by five (5) feet in circumference. Borders are permitted no

larger than four (4) inches wide. Patio villa driveways and walkways may be painted utilizing a paver-like stamped pattern. Only colors that are similar with the surrounding neighborhood and will benefit and enhance the entire subdivision in a manner generally consistent with the plan of development are allowed. Hot, electric, neon, or bright colors are not permitted.

2. Driveways and walkways may use pavers.

3. Driveway, Walkway, and Path extensions:

- Patio Villas may widen their driveway no more than two (2) feet on the side not burdened by a side yard easement.
- Patio Villa homesites that are benefitted but not burdened by side yard easement, may widen their driveway no more than two (2) feet on each side of the driveway

## EASEMENTS AND PROPERTY LINES

Site plans shall include all easement areas including but not limited to platted easements, special easements, and easements described in the recorded Declaration of Restrictions and identified in the Rule.

Owners are responsible and liable for any and all easement encroachments regardless of ARC approval. Improvements shall not cause adverse additional drainage flow on adjacent properties or interfere with the full use easement. Owners receiving ARC approval remain liable for any water flow blockage, interruption of water flow, redirection of existing drainage flow, disruption to the grading of the dominant easement area, and any additional drainage flow caused by any improvements made to the property including the installation of landscaping. In addition, said Owner is responsible for any damage that may be caused to any said improvements, including landscaping, should access to the easement area be necessary by any party having rights to the easement area. Must be in accordance with applicable county, state, and federal regulations.

*Please refer to your Declaration of Restrictions for easement information.*

*Note: If your property abuts more than one (1) roadway you may be subject to multiple frontage easements.*

Notes:

1. *All structures/building additions must be attached to the existing dwelling, including being attached by a roof of the same materials, design, and roof pitch consistent with the existing home. All building addition materials and design, including roof pitch, shall be consistent with the existing home. No building addition roof shall be higher than the roof of the existing home.*
2. *Any structure that has a ceiling is considered to be a building addition and shall have a roof that matches the home's roof style, design, materials and color.*

## **STRUCTURES & BUILDING ADDITIONS**

*Note: Landscape walls, curbing, edging, and concrete/pavers do not constitute a "structure" for purposes of this section.*

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### **HOMES, COURTYARD VILLAS, PATIO VILLAS**

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No vertical structure of any kind shall be permitted in the utility or use easement areas except for the following:

1. Stairs not exceeding four (4) feet by four (4) feet unless necessary to accommodate land elevations shall remain two (2) feet from the property line.
2. Pool pumps/equipment, air conditioner units, mini splits, generators, and related parts must be concealed when visible from the street. Methods to conceal the aforementioned include fences and/or landscaping and must be located in the rear or side of the property. Aforementioned shall remain two (2) feet from the property lines.

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### **COURTYARD VILLAS (continued)**

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3. Rear Easements: No vertical structure of any kind shall be permitted in rear easement areas.
4. Side Easements: Dominant Easement (Owner's side yard enjoyment area) / Servient Easements (Owner's side yard burden): No vertical structure of any kind shall be permitted in the servient or dominant easement areas. All structures shall be kept a minimum of five (5) feet from the side property line on the dominant easement side. Additionally, rear room additions may extend to the servient easement side wall/fence. All other vertical modifications (i.e. birdcages, pergolas, gazebos) to the rear of the home must remain two (2) feet from the servient easement side wall/fence for maintenance purposes.

5. Front Yard / Driveway Area Easements: The courtyard villa front yard area consists of all the area in front of the gate. Due to the courtyard villa's unique design, easement rights, limited pervious surface, and aesthetic uniformity, no modifications shall be allowed in the front yard or driveway easement area with the following exceptions:
- landscaping in accordance with landscaping provisions.
  - corner/end lots for courtyard villas may be permitted to construct additions which may require moving the gate forward but not past the existing structure and so long as the addition does not encroach into any easement. If it is necessary to adjust a sidewalk, as originally constructed by the Developer, to accommodate the addition and gate movement, the adjusted sidewalk shall not exceed four (4) feet in width and shall not be permitted to any walkway, cart path, or road right-of-way. This exception does not permit additional sidewalks.
  - corner/end lot walkway expansions to the original developer-constructed walkway, or new walkway improvements that are not situated at or near an intersection, does not encroach into any easement, cart path, or road right-of-way, the expansion is being requested to accommodate a legally existing golf cart garage or simultaneously with a golf cart garage addition request. The completed walkway and garage door cannot exceed eight (8) feet in width. The walkway is permitted to be attached to an existing driveway.

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### **PATIO VILLAS (continued)**

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3. Rear Easements: No vertical structure of any kind shall be permitted in rear easement areas.
4. Side Easements: Dominant Easement (Owner's side yard enjoyment area)/ Servient Easements (Owner's side yard burden): No vertical structure of any kind shall be permitted in the servient easement area. No vertical structure of any kind, shall be permitted within the dominant easement area. If the Rule does not address side easements, all vertical structures, shall be kept a minimum of five (5) feet from the side property line.
5. Front Yard / Driveway Easements: Due to the patio villa's unique design, easement rights, limited pervious surface and aesthetic uniformity, no structural modifications, other than permitted driveway extensions, shall be allowed in the front yard or driveway easement area.



# FENCES, RAILINGS, GATES

*Note: This section does not prevent statutorily required fencing such as pool fencing.*

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## HOMES, COURTYARD VILLAS, PATIO VILLAS

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1. Invisible electronic fences for pets are permitted but must be wholly within the confines of the property, and ARC approval is not required.

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### HOMES (continued)

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2. Fences may be used to screen condenser/compressor units, gas tanks/liquid propane (L.P.), pool pumps, and related equipment and shall be no higher than the unit(s) itself.
3. Railings or fences are permitted around concrete/paver patios so long as they are wrought iron, aluminum, brick, stone, plastic, concrete, or any other aesthetically pleasing material and no higher than 48" at their highest point.
4. Railings or fences are permitted across the front of the home and/or abutting the front walkways so long as they are wrought iron, aluminum, plastic, concrete, or any other aesthetically pleasing material no higher than 48" at its highest point.
5. Gates are permitted; however, they may not exceed 12" above the height of the fence/railing or a maximum of 60" at its highest point.
6. No other fences or railings are permitted.
7. Railings or fences are not permitted on either side lengthwise of the driveways.

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### COURTYARD VILLAS (continued)

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2. Courtyard villa railings, under existing roof line, are permitted provided a petition is signed by 75% of the homeowners of the villa unit. Only one signature per homesite is permitted. Once a particular villa unit's petition has been approved by the ARC, individual lot owners residing therein are not required to submit an ARC Application Form for review when installing a railing under the existing roof line in accordance

with the approved petition.

As of January 1, 2023, Courtyard Villas with approved petitions are:

- Lauren Villas
3. Should the construction of an addition to a Courtyard Villa require the removal of any section of a neighboring common wall or fence, District Property Management shall be notified. At the cost to the Owner, the removed section of a wall or fence shall be returned to its original form as either a portion of the new construction, where permitted, and/or as a “stand-alone” section as it originally existed.
  4. Railings or fences are permitted around concrete/paver patios so long as they are wrought iron, aluminum, brick, stone, plastic, concrete, or any other aesthetically pleasing material and no higher than 48” at their highest point.

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### **PATIO VILLAS (continued)**

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2. Other than originally constructed, fences and railings are prohibited.
3. Removal of the originally constructed fences and railings is not permitted.

## FLAGPOLES & FLAGS

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### **HOMES, COURTYARD VILLAS, PATIO VILLAS**

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1. One (1) free-standing flagpole is allowed, but it shall not exceed a maximum height of twenty-two (22) feet and shall not encroach any easements. ARC approval is required.
2. One (1) flagpole attached to the dwelling is allowed, but the size must be consistent with the dwelling size and style compatible with the aesthetics of the neighborhood. ARC approval is not required.
3. The design, material, and subject of the flag is not regulated by the Developer or Districts. All flags must be consistent with the size of the lot and flag pole. All flags must be hung from a flagpole that is either free-standing or attached to the dwelling.

4. Low voltage flagpole lighting is permitted but their positioning may not result in light shining or glaring into an adjacent residence.

## FOUNTAINS & WATERFALLS

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### HOMES, COURTYARD VILLAS, PATIO VILLAS

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Fountains and waterfalls shall be consistent with the lot size and not encroach any utility or use easement area.

## FRONT ENTRY – SCREENING & FLOORING

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### HOMES, COURTYARD VILLAS, PATIO VILLAS

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Architectural approval is not required for screening of the front entryway provided a black, bronze or white frame is used and only if the frame is installed under the roof line (not eave line) and on the existing entryway concrete slab.

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### COURTYARD VILLAS (continued)

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1. Floor of front entryway under existing roof line may be tiled, painted or covered in pavers. Pavers shall be a color harmonious to the existing home and flush with the connecting driveway/walkway/roadway. Hot, electric, neon or bright colors are not permitted. Architectural approval is not required.
2. Courtyard villa owners may submit a petition signed by a substantial percentage of the Courtyard villa owners requesting the screening of their front entryway. For purposes of this policy, the substantial percentage is 75% of the Courtyard villa owners. Only one signature per lot is permitted. The completed petition shall be submitted and approved by the ARC upon staff verification of ownership. Once the

petition is approved by ARC, individual lot owners residing therein are not required to submit an ARC Application Form for screening the front entryway.

As of January 1, 2023, Courtyard Villas with approved petitions are:

- Amber
- Bartow
- Clifford
- Devon
- Eleanor
- Lauren
- Paige
- Sharon

## GARAGE DOORS

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### HOMES

Architectural approval is not required for garage door or screen modifications to install or remove glass inserts, decorative panels, or garage door screen. Architectural approval is not required for garage door painting as long as the color is within the hue range of the base and trim colors of the home. Hot, electric, neon and bright colors are not permitted. ARC approval is required if said modification is to change the height or width of the door.

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### COURTYARD VILLAS, PATIO VILLAS

The ARC does not review applications regarding garage door or screen modifications to install or remove glass inserts, decorative panels, garage door screen or garage door painting if the chosen color is the color used at the time of original construction. All other exterior painting of the garage door requires ARC approval. Garage doors shall remain the same size as originally constructed.

## GAS TANKS, LIQUID PROPANE (L.P.)

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### HOMES, COURTYARD VILLAS, PATIO VILLAS

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Underground or above-ground L.P. tanks are permitted. Maximum size of tank(s) cannot exceed 120 gallons and must not be visible from the road or the adjacent neighbors' property and cannot encroach any utility or use easement area. All L.P. tanks must meet local, state, and federal policies and regulations including any easement regulations.

## GAZEBOS

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### HOMES, COURTYARD VILLAS, PATIO VILLAS

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A gazebo is a roofed structure that offers an open view of the surrounding area. Only one (1) gazebo per lot is permitted. A gazebo shall not be in any utility or use easement area, shall be located in the rear or side quadrant of the homesite and shall be consistent with the size of the lot.

## GENERATORS

*Owners seeking to provide a back-up energy source to their dwelling are only required to fill out an Architectural Review application for generators that will be permanently affixed to the property and dwelling.*

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### HOMES, COURTYARD VILLAS, PATIO VILLAS

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Permanently fixed generators shall be placed in the rear or the side of the home site, must remain at least 2 feet off all property lines, and must not be visible from the street. Fences



may be used to screen generators and shall be no higher than the generator. The exhaust of the generator must be directed away from the adjacent neighboring properties.

## GUTTERS & DOWNSPOUTS

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### HOMES, COURTYARD VILLAS, PATIO VILLAS

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ARC approval is not required for gutters and downspouts.

## LANDSCAPING – FLORIDA FRIENDLY

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### HOMES, COURTYARD VILLAS, PATIO VILLAS

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Florida Statute 373.185 (Effective 7/1/09) provides: 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. Florida-friendly landscaping refers to the utilization of drought tolerant “plants”. 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 around plantings in designated landscaping beds.

1. For all requests seeking to replace sod with Florida-friendly plantings, said plantings shall constitute “ground cover” providing full ground coverage to maintain “a lawn appearance” in keeping with the aesthetics of the community. “Ground cover” plantings are those Florida-friendly plantings that grow low to the ground providing a permanent covering. Ground cover shall be fast growing, appropriate to the region and have a mature height of one (1) foot or less. Full ground coverage (i.e. providing a “lawn appearance”) shall be achieved within eight (8) months of the ARC Application Form’s expiration date. The intent is to permit sufficient time for the plants to reach their mature spread. Mulch may be utilized in the interim period between plant installation and mature spread. After the time period identified herein, mulch shall not be visible as the ground coverage

shall have filled in the spacing between plantings providing a “lawn appearance.” The Florida-Friendly Landscaping Guide to Plant Selection and Landscape Design provided by the University of Florida, IFAS Extension can be used as a guideline when approving Florida- friendly sod replacements. The following are some examples of acceptable Florida-friendly ground covers: Buglewood, Perennial Peanut, Blue Daze, Algeria Ivy, English Ivy, Twin Flower, Oblongleaf Snakeherb, Creeping Juniper, Horizontal Juniper, Sunshine Mimosa, Mondo Grass, Dwarf Lilyturf, Dwarf Liriope, Turkey Tangle Fogfruit and Capeweed.

2. Refer to your District Adopted Rule or Deed Restrictions for sod requirements.
3. Owners shall comply with, and be liable for any non-compliance with, the applicable construction plan for the surface water management system pursuant to the approved plan on file with the applicable state water management district.
4. Property owner is liable for any resulting blockage, interruption, or redirection of existing drainage flow, any additional drainage flow or any type of easement encroachment(s).

**Homes and Patio Villas:** Existing sod shall only be replaced with sod or Florida-friendly ground cover. Rock is not an acceptable replacement for sod or other plant material(s) except as an accent material in approved landscaping beds.

**Courtyard Villas:** Existing sod may be replaced with sod, other plant material(s), rocks, or decorative stones; however, the front yard area must include some plant material (planted in the ground) for aesthetic purposes.

## LANDSCAPING - MODIFICATIONS

*Note: This section refers to new/additional landscaping and not landscaping originally installed at the time of construction.*

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### HOMES

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*Note: Curbing, edging and landscape walls shall only be permitted around approved landscaping beds and not to be utilized as a dividing instrumentality.*

1. Landscaping beds and/or plantings that do not include curbing, edging, or landscape walls, shall be kept a minimum of two (2) feet from all property lines for aesthetics, maintenance, stormwater maintenance, and drainage purposes.
  2. Landscaping beds and/or plantings that do include curbing, edging, or landscape walls, those items shall be kept a minimum of three (3) feet off all property lines for aesthetics, maintenance, stormwater maintenance, and drainage purposes.
  3. Landscape walls shall be no higher than eighteen (18) inches; however, landscaping walls may exceed eighteen (18) inches in height, if necessary, due to existing lot elevations.
1. Existing sod shall only be replaced with sod or other plant material, rock, or decorative stone. The front yard area must include some plant material, planted in the ground, for aesthetic purposes.
  2. A maximum of an 18-inch wide landscaping drip edge is permitted to surround the home for maintenance purposes (plantings are not required).

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## COURTYARD VILLAS

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*Note: Curbing, edging and landscape walls shall only be permitted around approved landscaping beds and not to be utilized as a dividing instrumentality.*

1. Side Yard: Landscaping shall not disturb the grading of the dominant easement area; all plantings shall be kept a minimum of two (2) feet off the dominant and servient tenement side yard wall/fence. When landscaping plans include curbing, edging or landscaping walls, shall be kept a minimum of three (3) feet from the dominant and servient tenement side yard wall/fence. Landscape bedding material such as rock, mulch, pine straw, etc. is allowed to extend to the side yard wall/fence.
2. Front Yard: The courtyard villa front yard area consists of the area in front of the gate. Landscaping bedding material (i.e., rock, mulch, pine straw) to the street pavement is permitted. When landscaping plans include curbing, edging, and landscape walls, those items can be permitted up to the front property line. No bush, shrub, tree, or other similar plant may be placed within the road right-of-way.

All plantings shall be kept a minimum of two (2) feet off the front fence/wall and the neighboring home. When landscaping plans include curbing, edging, or landscape walls, they shall be kept a minimum of three (3) feet from the front fence/wall and neighboring home for aesthetics, maintenance, stormwater maintenance, and

drainage purposes. Landscape bedding material such as rock, mulch, pine straw, etc. is allowed to extend to the neighboring home wall/fence.

3. Rear Yard: Landscaping is permitted, but shall not disturb the grading, aesthetics, maintenance, stormwater maintenance, and drainage. All plantings must be kept a minimum of two (2) feet off the rear property line. When landscaping plans include curbing, edging, or landscaping walls they shall be kept a minimum of three (3) feet from the rear property lines. Landscape bedding material such as rock, mulch, pine straw, etc. is allowed to extend to the rear wall/fence.
4. Existing sod shall only be replaced with sod or other plant material, rock, or decorative stone. The front yard area must include some plant material, planted in the ground, for aesthetic purposes.
5. Landscape walls shall be no higher than eighteen (18) inches; however, landscaping walls may exceed eighteen (18) inches in height, if necessary, due to existing lot elevations.

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## PATIO VILLAS

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*Note: Curbing, edging, and landscape walls shall only be permitted around approved landscaping beds and not to be utilized as a dividing instrumentality.*

1. Side Yard: Landscaping shall not disturb the grading of the dominant easement area. Landscape bedding material such as rock, mulch, pine straw, etc. is allowed to extend to the dominant tenement side yard wall (neighboring home). All plantings shall be kept a minimum of two (2) feet off the dominant tenement side yard wall (neighboring home). If landscaping includes curbing, edging, and landscape walls, it shall be kept a minimum of three (3) feet off the dominant tenement side yard wall (neighboring home).

Front Yard: Landscaping in the front yard area is permitted up to the front property line; however, it is not permitted in the front servient easement areas. When landscaping plans include curbing, edging and landscape walls, those items shall not disturb the grading of the dominant easement area and shall be kept a minimum of three (3) feet from the neighbor's driveway for aesthetics, maintenance, storm water maintenance, and drainage purposes. Hedges are only permitted in front of the fence as originally constructed, repaired, or replaced. No bush, shrub, tree or other similar plant may be placed within the road right-of-way.

2. Rear Yard: Landscaping beds, including plantings that do not include curbing, edging or landscape walls, shall be kept a minimum of two (2) feet from the rear property line for maintenance and drainage purposes. If the landscaping includes curbing, edging or landscaping walls, the landscaping bed shall be kept a minimum of three (3) feet from the rear property line for aesthetics, maintenance, stormwater maintenance and drainage purposes.
3. Existing sod shall only be replaced with sod or Florida Friendly plant material, said plantings shall constitute “ground cover”. Rock is not an acceptable replacement for sod or other plant material except as an accent material in approved landscaping beds.
4. Landscape walls shall be no higher than eighteen (18) inches; however, landscaping walls may exceed eighteen (18) inches in height, if necessary, due to existing lot elevations.

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### **HOMES, COURTYARD VILLAS, PATIO VILLAS (continued)**

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ARC approval is not required for sod replacement as long as the sod being used is Zoysia or St. Augustine.

## **LIGHTS – EXTERIOR**

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### **HOMES, COURTYARD VILLAS, PATIO VILLAS**

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The Architectural Review Committee does not review applications for lighting. Exterior lighting must be attached to the home or screen cage and shaded so as not to create a nuisance to others. No other light poles may be erected. Exterior strip lighting, liquid lights, and similar light sources are prohibited.



## LIGHTS – LANDSCAPING

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### HOMES, COURTYARD VILLAS, PATIO VILLAS

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The Architectural Review Committee does not review applications for landscape lighting. Low-voltage landscape lighting is permitted but their positioning may not result in light shining or glaring into an adjacent residence.

## OUTSIDE STRUCTURE FOR STORAGE

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### HOMES, COURTYARD VILLAS, PATIO VILLAS

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Please consult your Deed Restrictions for your Units applicable exterior storage requirements.

## PAINTING OF RESIDENCE (BASE, TRIM, ACCENT – USE OF SIDING/CLADDING)

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### HOMES

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1. Architectural approval is not required if the chosen color is the color at time of construction, a color included on the current District approved color palette or is a color within the hue range of the District approved palette. The commingling of paint pallets is prohibited.
2. Architectural approval is required if the chosen color is not on the current District approved color palette or within the approved hue range.
3. Only solid colors that are harmonious with the surrounding neighborhood and will benefit and enhance the entire subdivision in a manner generally consistent with the plan of development shall be approved by the ARC.

4. The bottom two (2) rows of the of color palettes 1, 2, & 3 are not permitted for base home colors selection. The bottom two (2) rows may be utilized as trim and accent colors only.
5. Palettes 4, 5, 6, & 7 may not be utilized.
6. Color Palettes are located at the District Office.

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## COURTYARD VILLAS

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ARC approval is not required when an owner repaints the exterior of their residence, the same color used at the time of original construction, or a color previously approved already existing in the villa unit as long as villas on either side are not of the same color.

When an owner repaints the exterior of their stucco residence, it is not considered a substantial alteration if the chosen color is the color used at the time of original construction or a color that has been approved through a petition process as described herein. Courtyard villa owners may submit a petition by a substantial percentage of the Courtyard villa owners requesting additional approved colors. For purposes of this policy, the substantial percentage is 75% of the Courtyard villa owners. Only one signature per homesite. The completed petition shall be submitted and approved by the ARC upon staff verification of ownership. Hot, electric, neon, or bright colors are not permitted.

As of January 1, 2023, Courtyard Villas with approved petitions are:

- Barrineau
- Hacienda of Mission Hills
- Eleanor
- Paige

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## PATIO VILLAS

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ARC approval is not required for the replacement or repainting of the siding as long as the color being used is the same color used at the time of original construction. ARC approval is required if the chosen color is different from the color used at the time of original construction, but must be a color that already exists in that villa neighborhood, and the homes on either side are not the same color. No other colors shall be allowed.

# PATIOS & DECKS

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## HOMES

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Patios/decks are allowed on the front, side, and rear of the property as long as the size of the patio/deck is consistent with the size of the lot and it does not encroach into any utility or use easement area and for aesthetics, maintenance, storm water maintenance and drainage purposes.

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## COURTYARD VILLAS, PATIO VILLAS

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Patios/decks are allowed on the side and rear of the property as long as the size of the patio/deck is consistent with the size of the lot.

*Please refer to the Concrete & Pavers section for specifications.*

# PERGOLAS

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## HOMES, COURTYARD VILLAS, PATIO VILLAS

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Pergolas shall not be located in any easement area, shall be anchored into the ground for safety purposes, and shall be located in the side or rear quadrant. Pergolas shall be consistent with size of lot. Pergolas constructed with a concrete pad may be screened on the sides. Pergola roofs may be screen, canopy (including retractable, shade sail), or louvered. All canopy products shall be a solid color harmonious to the home. Elite” roof systems or “Santa Fe” style pergolas are not permitted. Any structure that has a ceiling is considered to be a building addition and shall have a roof that matches the home’s roof style, design, materials, and color.

## PUTTING GREENS

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### HOMES, COURTYARD VILLAS, PATIO VILLAS

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Putting greens are permitted as long as:

1. They are built on the side or rear of the property.
2. They are consistent with the size of the lot and are aesthetically compatible with the neighborhood.
3. Not located in any easement area or setback for aesthetics, maintenance, storm water maintenance and drainage purposes.

*Note: Artificial grass may be used in the construction of a putting green.*

## RAIN BARRELS

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### HOMES, COURTYARD VILLAS, PATIO VILLAS

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Rain Barrels are permitted, must not be visible from the street, and must remain out of all utility or use easement areas.

## ROOF – RESHINGLE / RE-ROOF GUIDELINES

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### HOMES, PATIO VILLAS

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1. All roofs shall be consistent in color within a given community and shall require architectural approval.

2. Telsa and metal roofs may be permitted but architectural approval is required.
3. Please refer to your Deed Restrictions for permitted roofing material.

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## COURTYARD VILLAS

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1. When re-shingling the color shall be the same color used at the time of original construction. If the original color is not available, a color closely resembling the original color shall be used.
2. The shingles can be upgraded to an architectural style shingle.

## SHUTTERS

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## HOMES, COURTYARD VILLAS, PATIO VILLAS

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1. Architectural approval is not required for the installation of shutters and shall be a color harmonious with the home and surrounding homes. Hot, electric, neon, or bright colors are not permitted.
2. Storm Shutters are permitted as long as they are professionally manufactured and are aesthetically compatible with the home. Temporary hurricane protections are not subject to Architectural Review, but must be removed within seven (7) days of the storm passing.

## SOLAR PANELS

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## HOMES, COURTYARD VILLAS, PATIO VILLAS

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Solar panels may be permitted if mounted on the roof (see Ch.163.04 F.S.). On-ground solar panels are prohibited. No exposed wires, conduits, or junction boxes are permitted on the roof. Conduits on the exterior walls for utility connections shall be run in the

soffit when possible. Conduits shall be painted to color-match the house and soffit and placed as inconspicuously as possible from all frontages. String inverters shall be mounted in the garage and are not permitted on the exterior wall.

## SPLIT A/C UNITS

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### HOMES, COURTYARD VILLAS

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Split A/C units are permitted. The outside portion of the split unit must be placed along the side or rear of the home.

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### COURTYARD VILLAS (Continued)

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The outside portion of the split unit shall not be placed in any adjacent homesites dominant use easement.

## STUCCO, WOOD & STONE VENEER

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### HOMES

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Stucco on a portion or all of a home is permitted. Wood or stone veneer is only permitted on a portion of the home as an accent. The color and style of stucco/wood or stone veneers must be compatible with the aesthetics of the home and neighborhood.

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### COURTYARD VILLAS

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When an owner requests stone veneer on the exterior of their stucco residence, it is not considered a substantial alteration when an owner uses stone veneer that has been approved through a petition process as described herein. Courtyard villa owners may submit a petition by a substantial percentage of the courtyard villa owners requesting stone veneer. For purposes of this policy, the substantial percentage is 75% of the courtyard villa owners. Only one signature per homesite. The completed petition shall be submitted and approved by the ARC upon staff verification of ownership. Once the

petition is approved by ARC, individual lot owners residing therein are not required to submit an ARC Application Form for stone veneer on the exterior of the residence.

As of January 1, 2023, Courtyard Villas with approved petitions are:

- Clifford
- Paige

*Note: Adding stucco/wood/stone veneers to a home not originally with stucco/wood/stone veneers may void structural warranties.*

TANK-LESS WATER HEATERS &  
SOFTENERS

HOMES, COURTYARD VILLAS, PATIO VILLAS

Tank-less water heaters or water softeners are permitted to be installed on the outside of the home or villa. They may not be placed on the front of the dwelling facing the road. Tank-less water heaters/water softeners are prohibited in any utility or use easement area.

TIKI HUTS

HOMES, COURTYARD VILLAS, PATIO VILLAS

A Tiki Hut is a freestanding, thatched roofed (natural and synthetic), open-sided structure providing a shady resting or dining place, outdoor kitchen and/or bar and is only permitted within an approved screen cage, pool cage, or lanai. Tiki Huts shall be consistent with the size of the screen cage, pool cage, or lanai and shall be compatible with the aesthetics of the dwelling unit and neighborhood. ARC approval is not required.



## TREE REMOVAL

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### HOMES, COURTYARD VILLAS, PATIO VILLAS

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ARC approval is not required for tree removal. (see Ch.163.045).

## TRELLIS

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### HOMES, COURTYARD VILLAS, PATIO VILLAS

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A trellis is a two-dimensional structure of open lattice work which may be freestanding and is permitted but shall not be permitted in any easement area. The trellis shall be consistent with the size of the lot and compatible with the aesthetics of the neighborhood.

## WEATHERVANES / STATIONS & LIGHTNING RODS

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### HOMES, COURTYARD VILLAS, PATIO VILLAS

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Weather vanes/ stations and lightning rods are permitted as long as they are securely attached to the roof of the dwelling. The size and height must be consistent with the lot size and the style must be aesthetically compatible with the neighborhood. ARC approval is required for weather vanes and weather stations. ARC is not required for lightning rods.

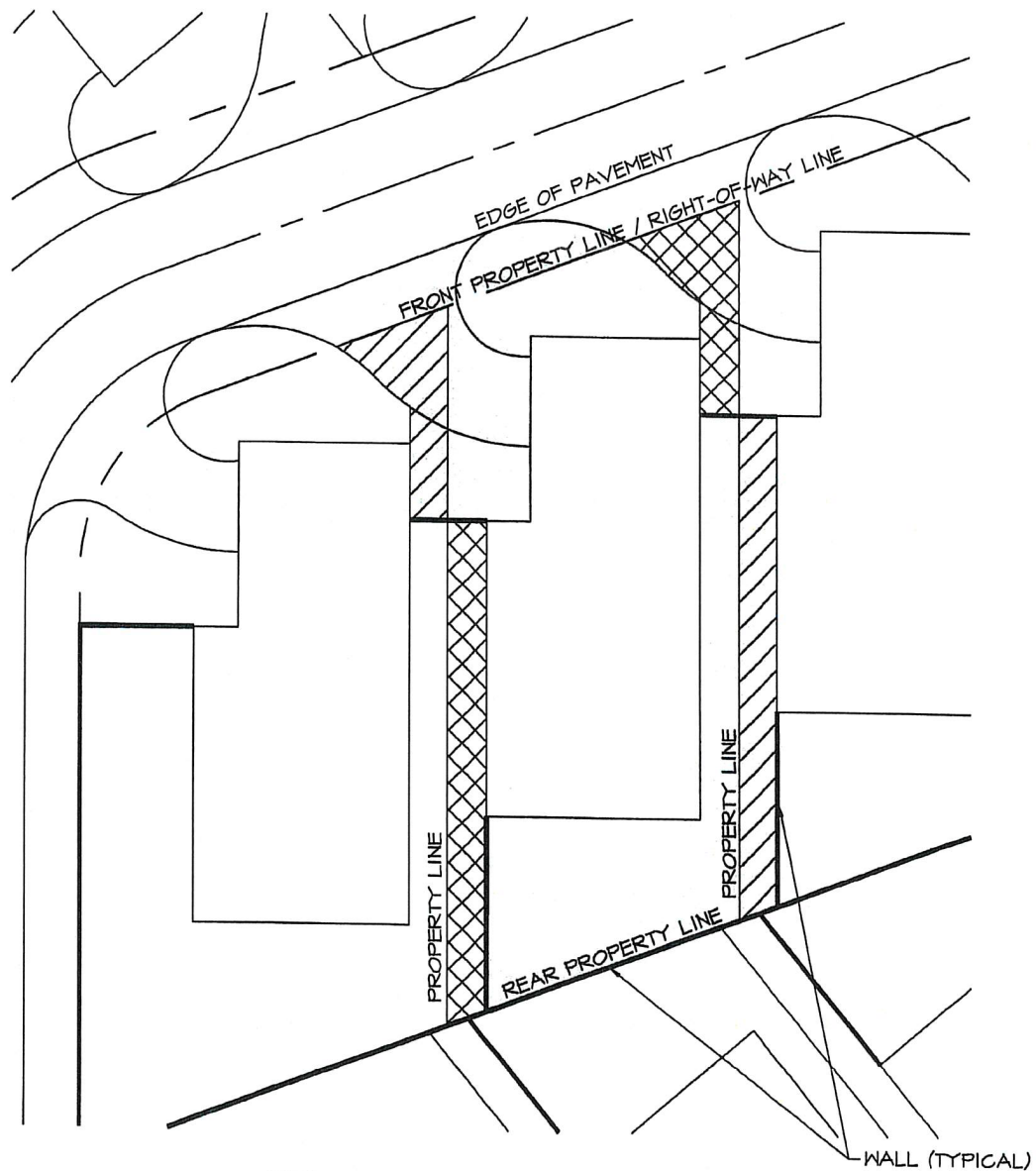
# APPENDICES

I	Courtyard Villa Maintenance and Use Easements
II	Patio Villa Maintenance and Use Easements
V	Utility Easements
VI	Local Government Road Setbacks
VIII	Front and Rear Side Yard Easements

*\*Appendices are for general informational purposes only. Please consult your property's specific site plans for easements and road setbacks.*



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- ☒ DOMINANT USE EASEMENT AREA
- ☒ SERVIENT USE EASEMENT AREA

## STANDARD LOT "SIDE LOAD" MAINTENANCE AND USE EASEMENTS

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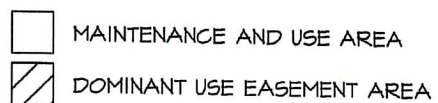
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FLORIDA

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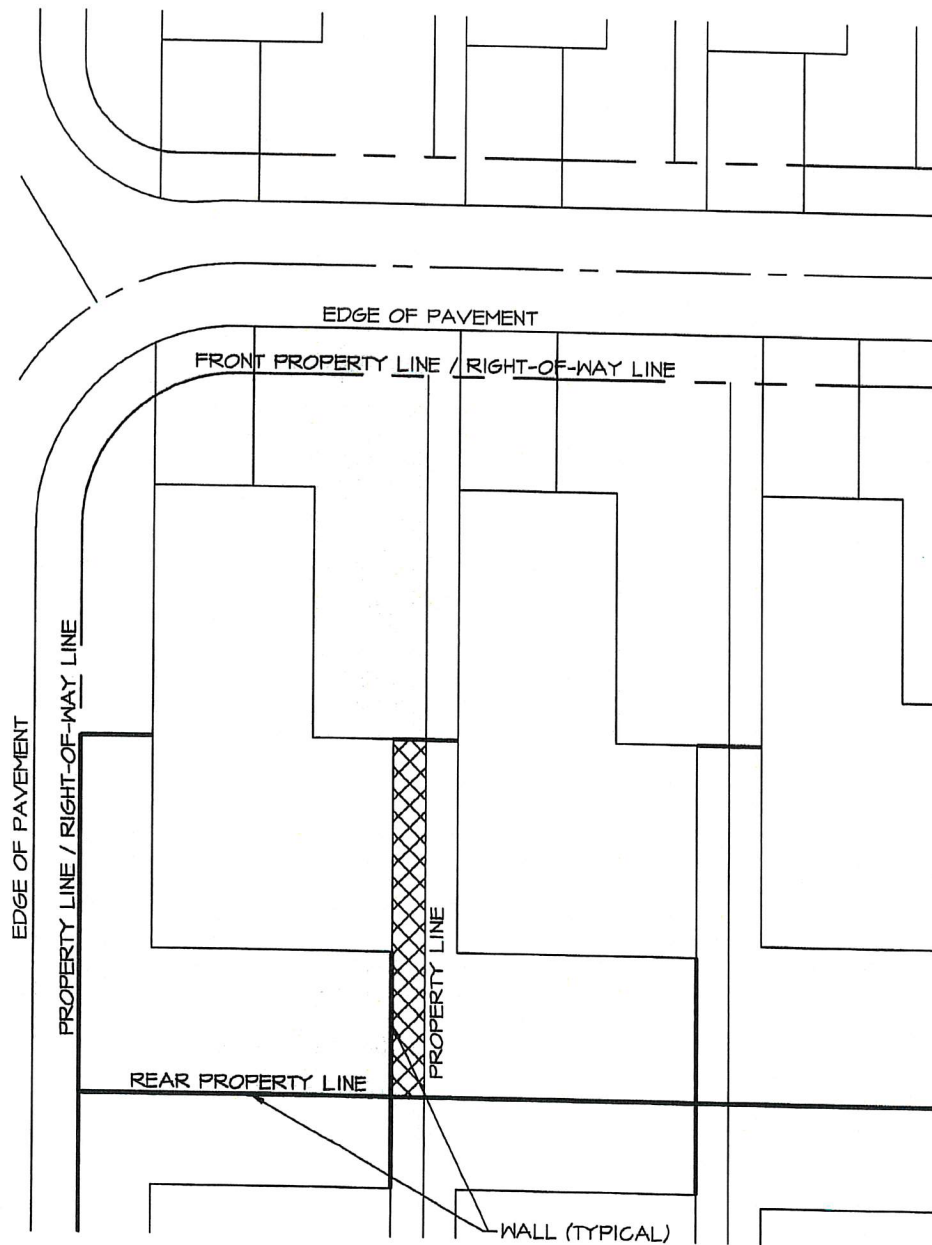
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# CORNER LOT "FRONT LOAD" MAINTENANCE AND USE EASEMENTS

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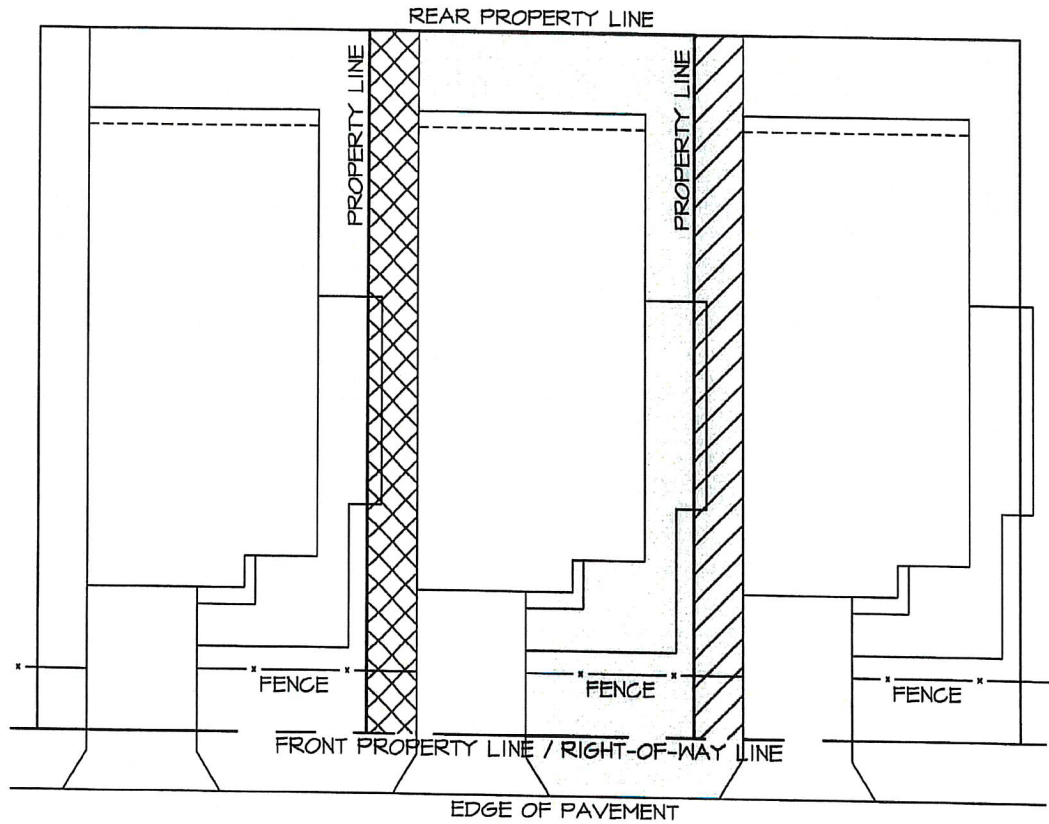
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

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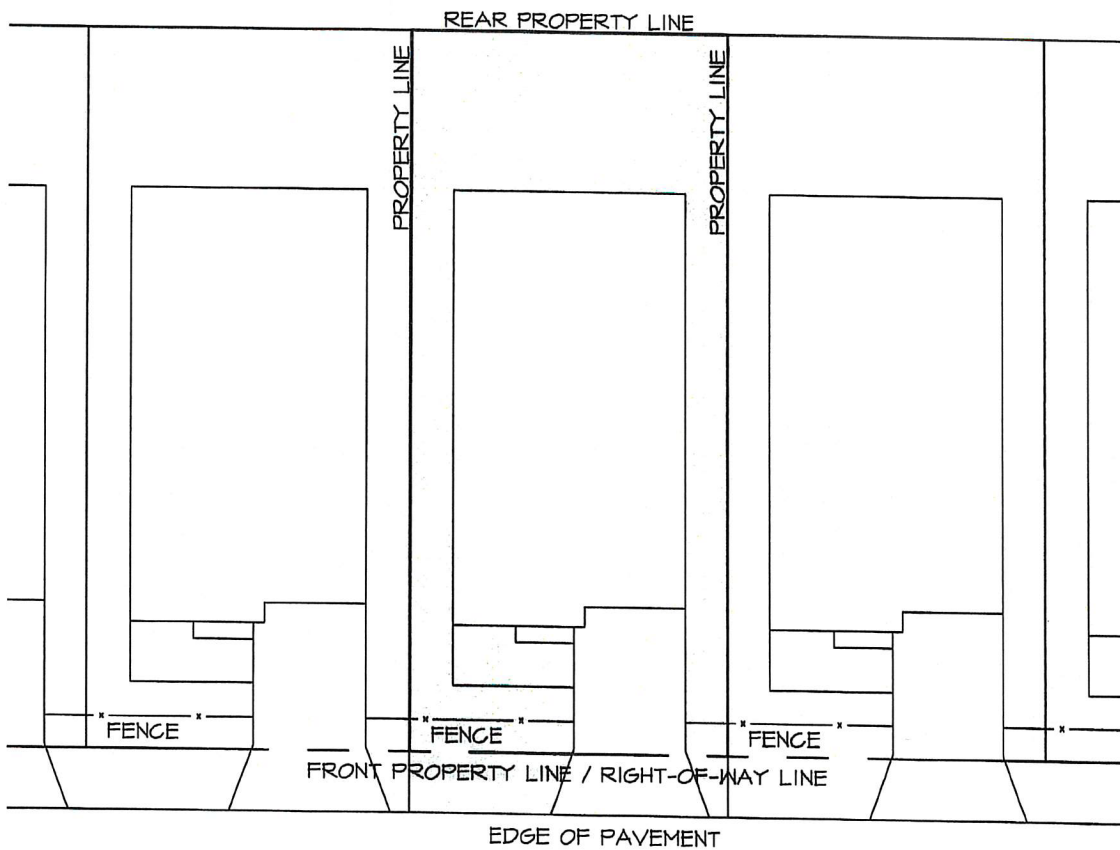
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-  DOMINANT USE EASEMENT AREA
-  SERVIENT USE EASEMENT AREA

### PATIO SIDE LIVING LOT MAINTENANCE AND USE EASEMENTS

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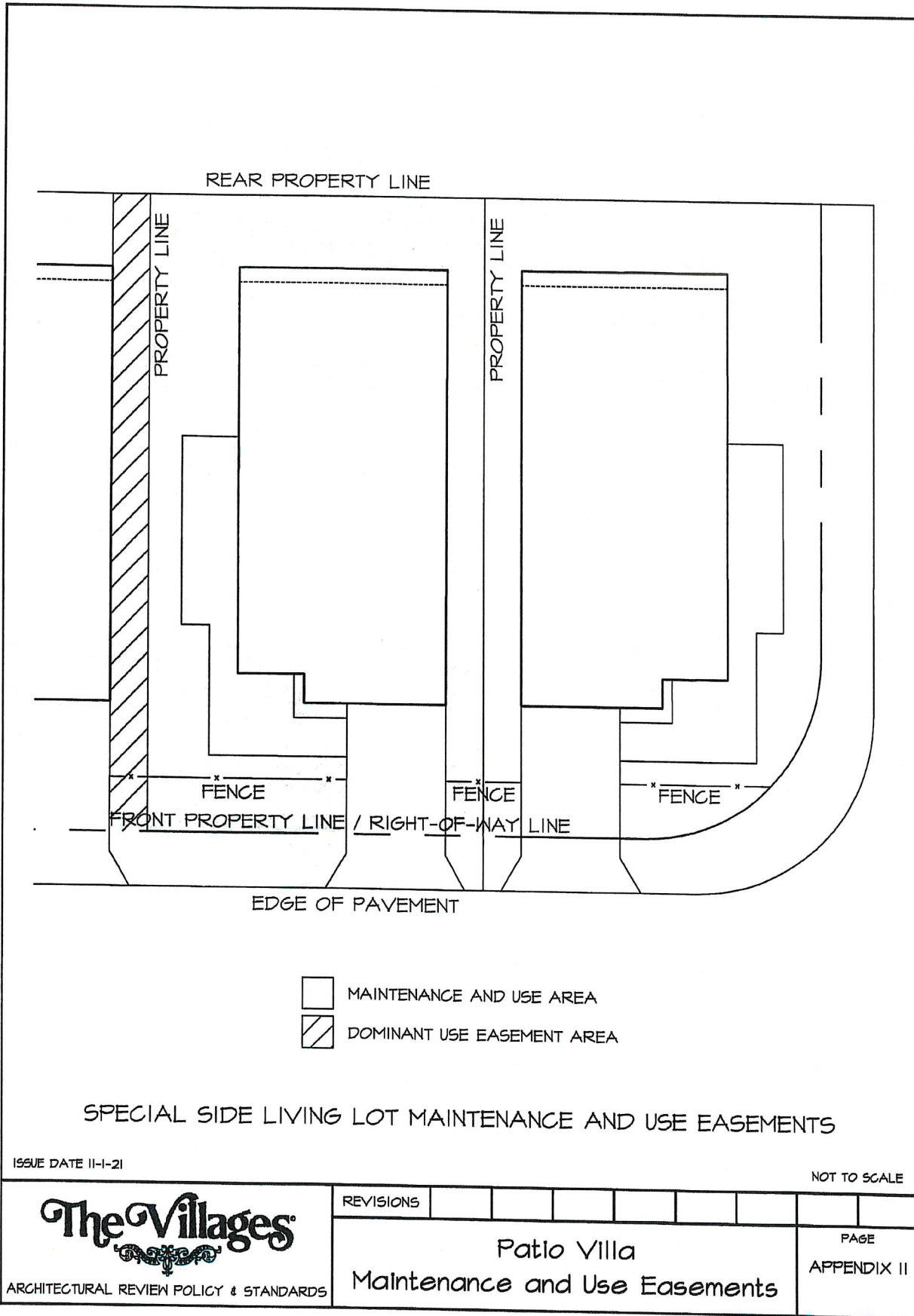
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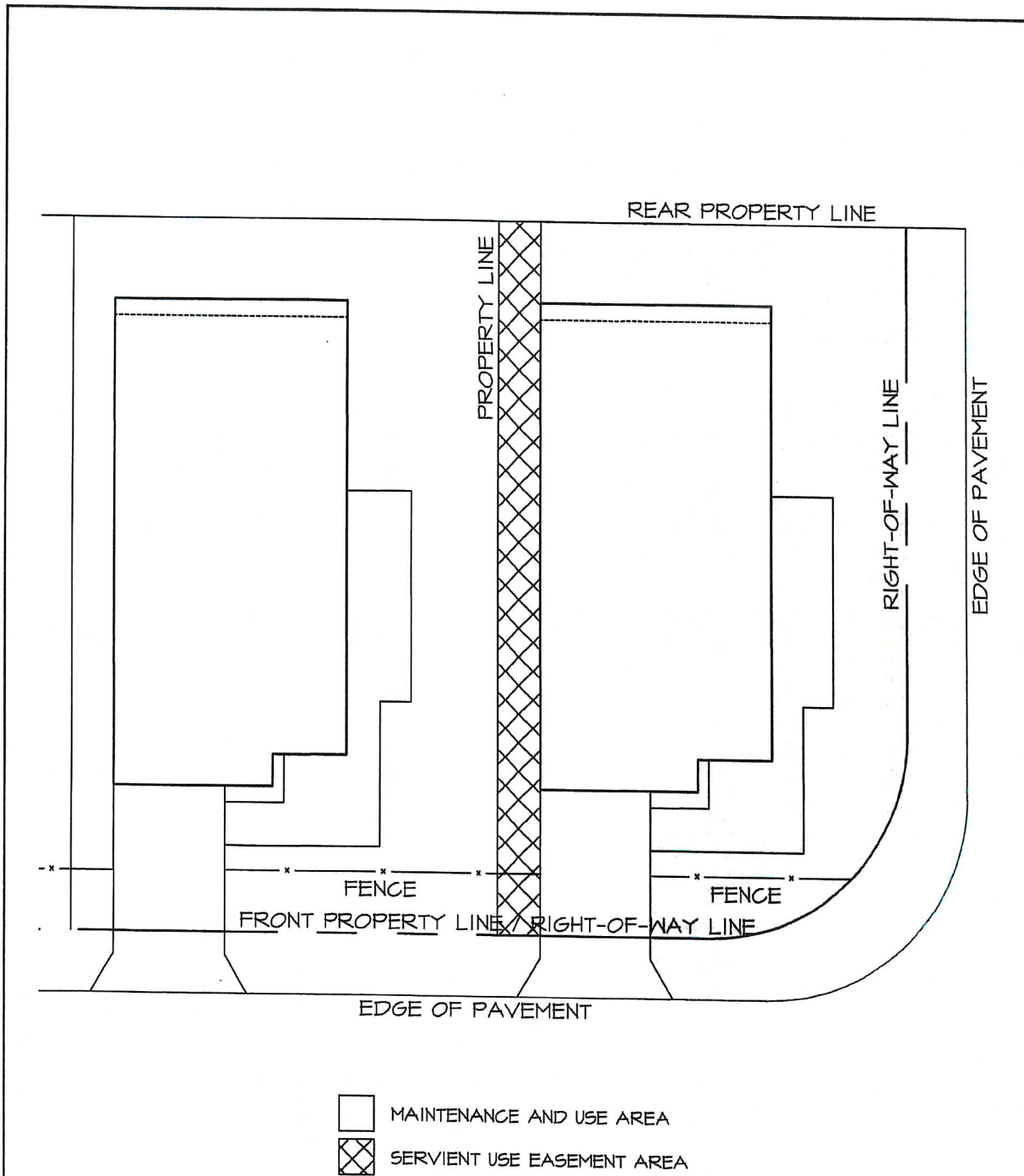
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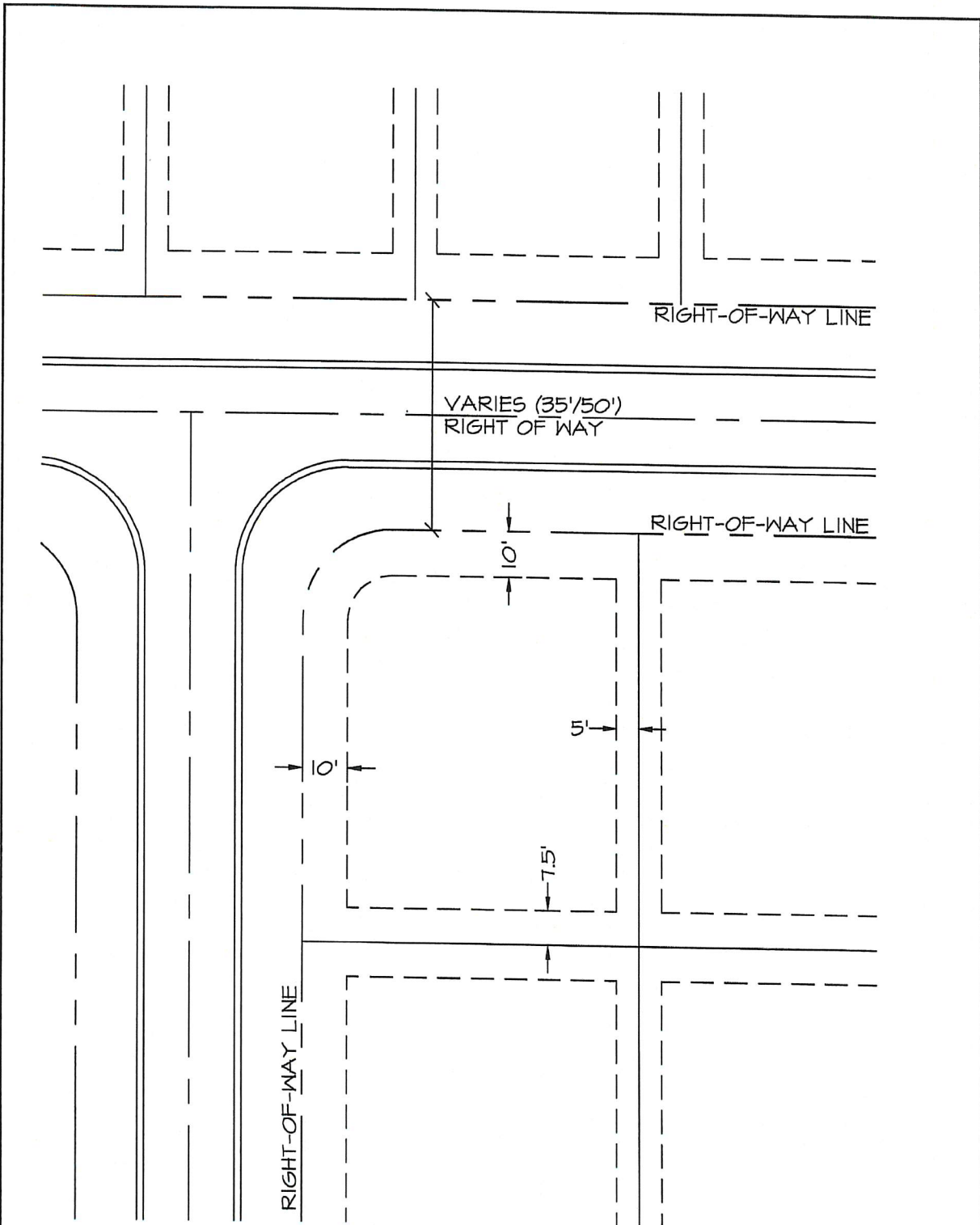


# CORNER SIDE LIVING LOT MAINTENANCE AND USE EASEMENTS

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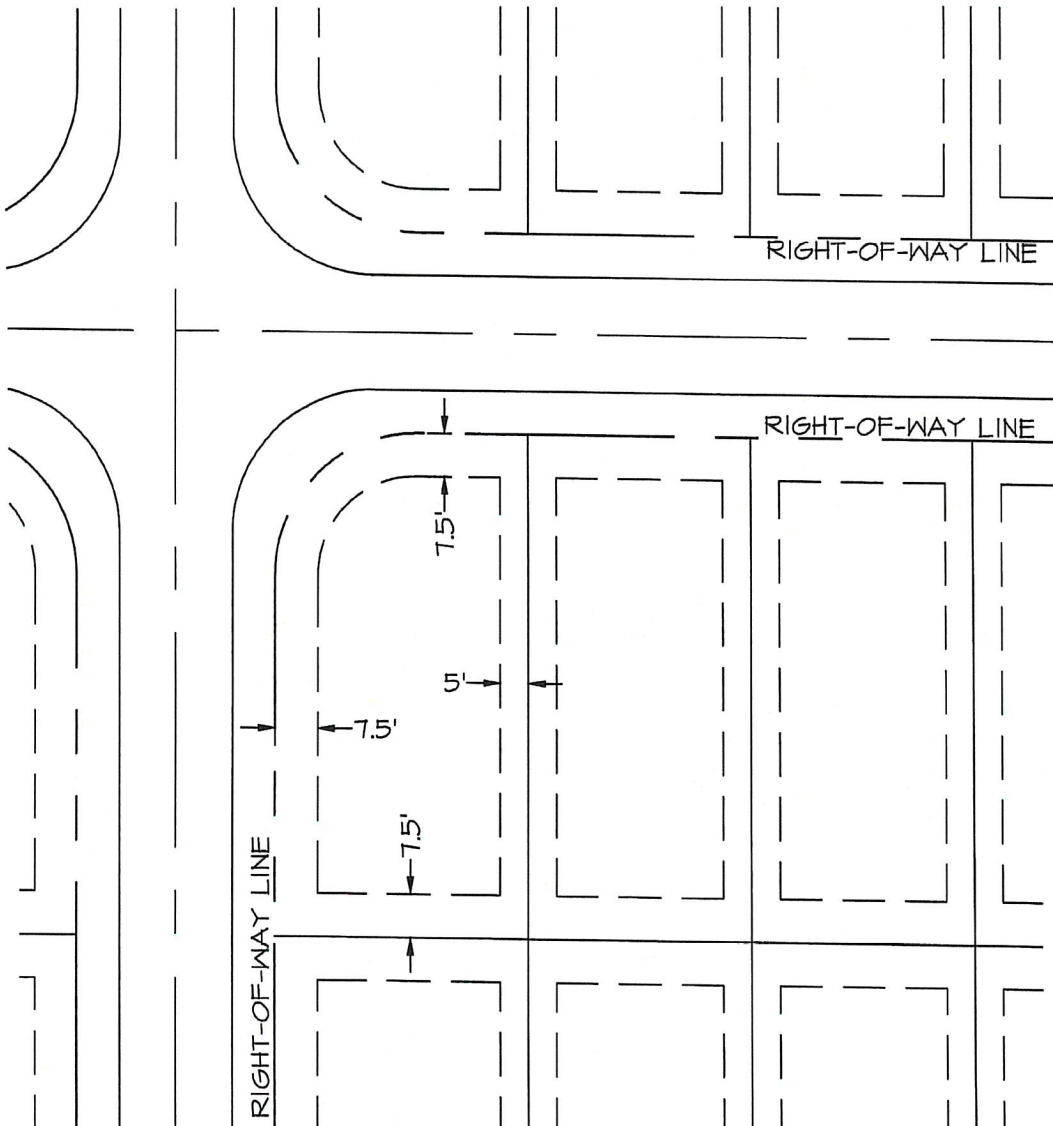
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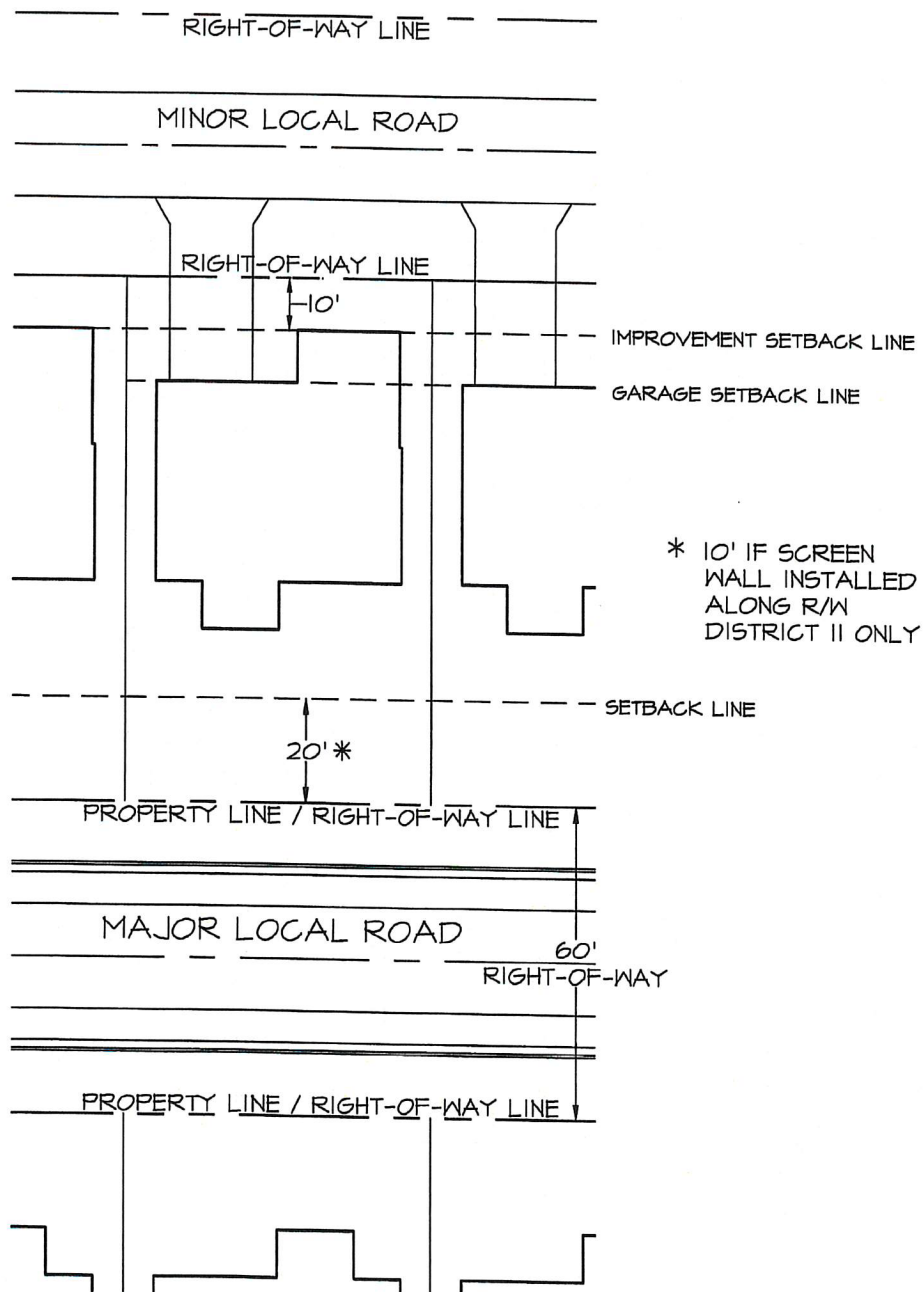
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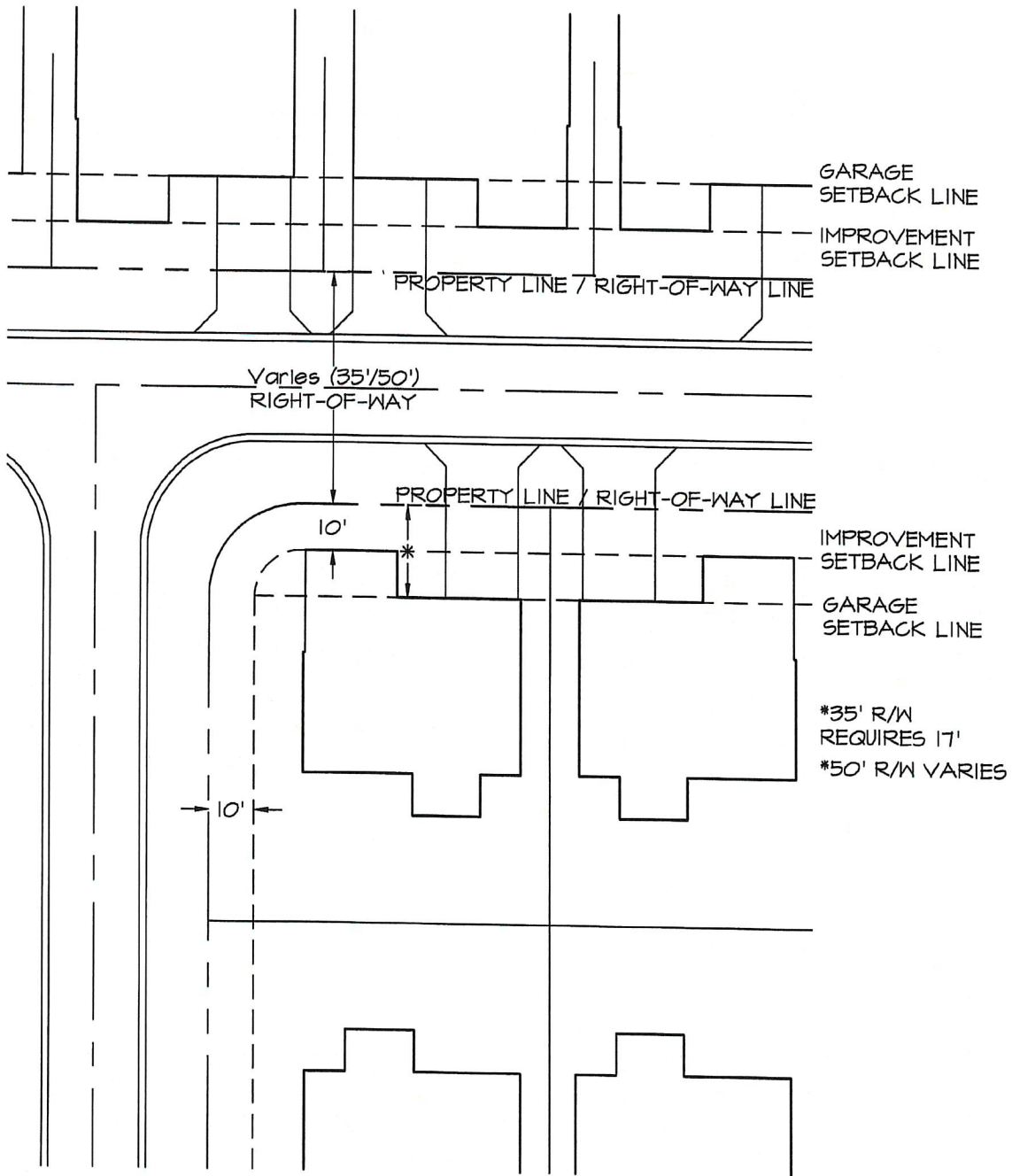
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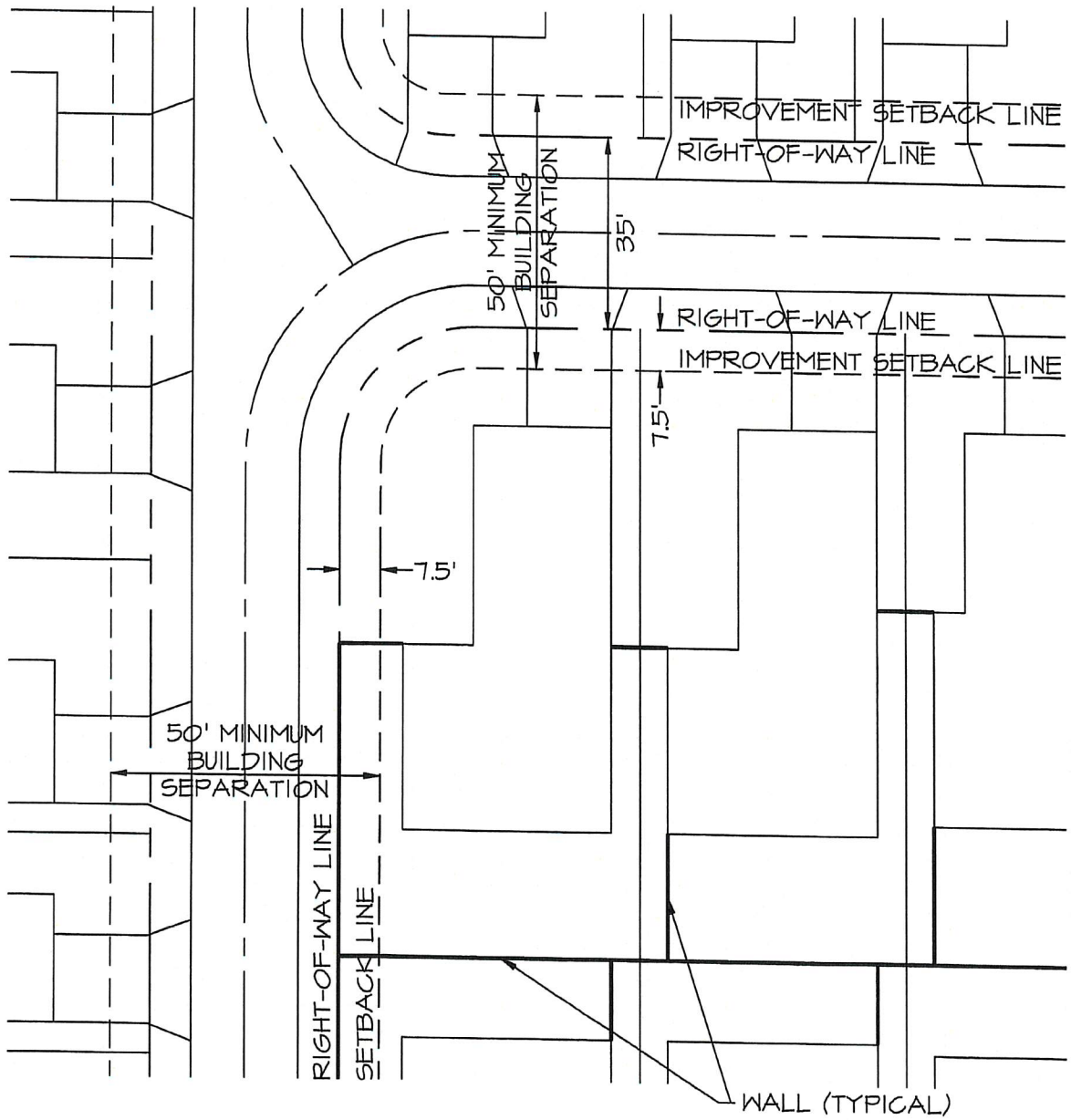
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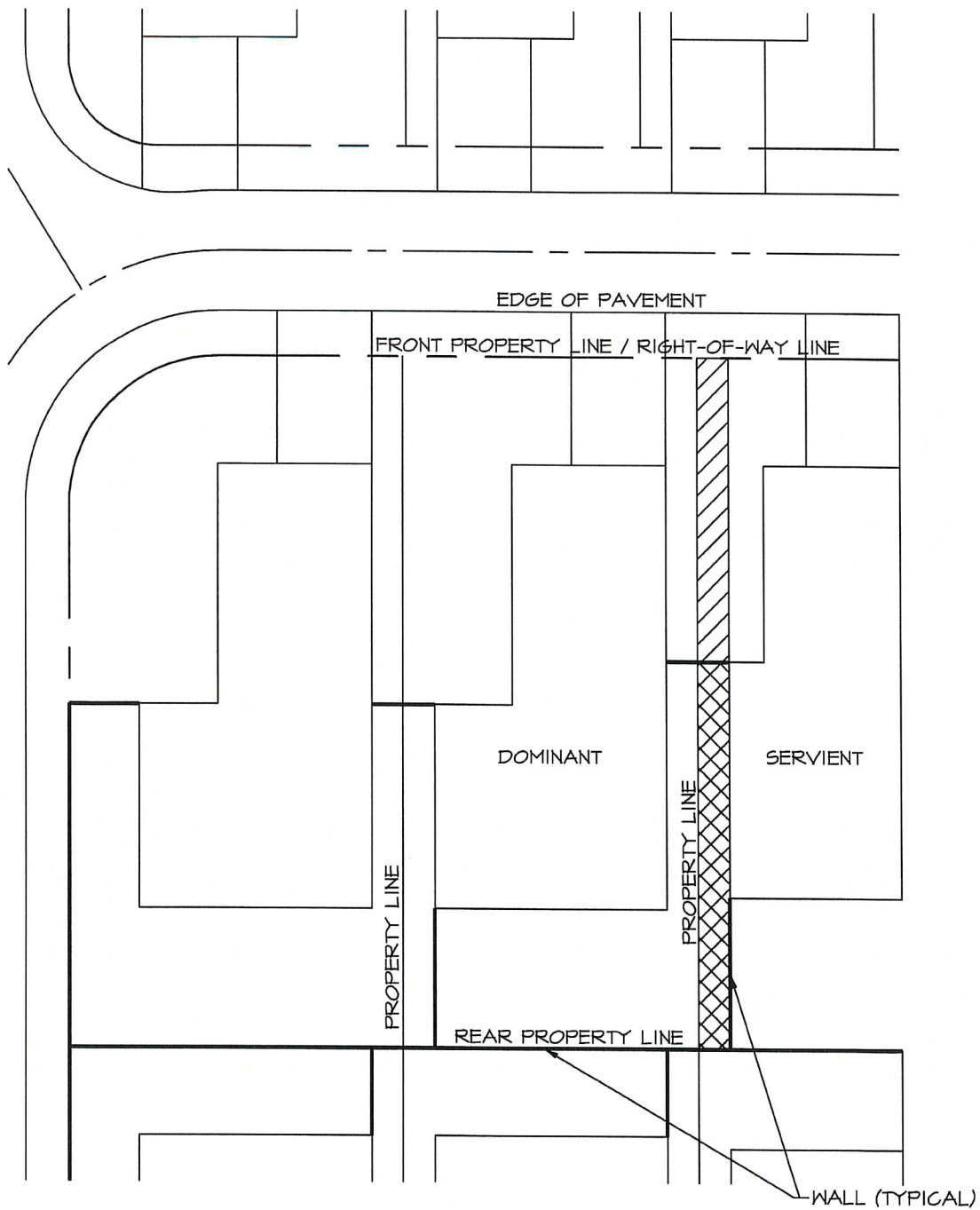
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STANDARD LOT "FRONT LOAD"  
FRONT & REAR SIDE EASEMENTS

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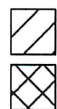
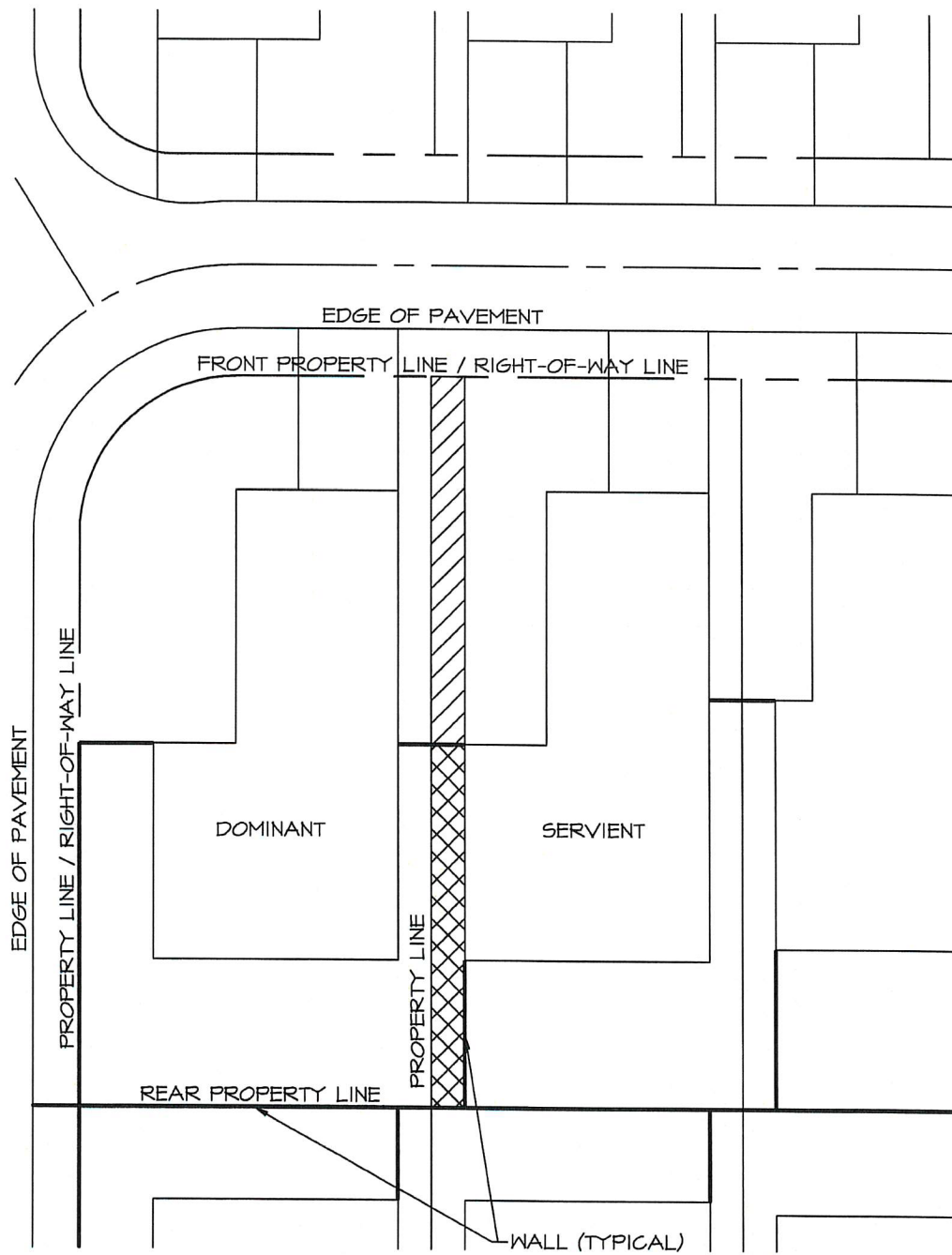
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FRONT SIDE YARD EASEMENT

REAR SIDE YARD EASEMENT

CORNER LOT "FRONT LOAD"  
FRONT & REAR SIDE YARD EASEMENTS

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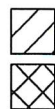
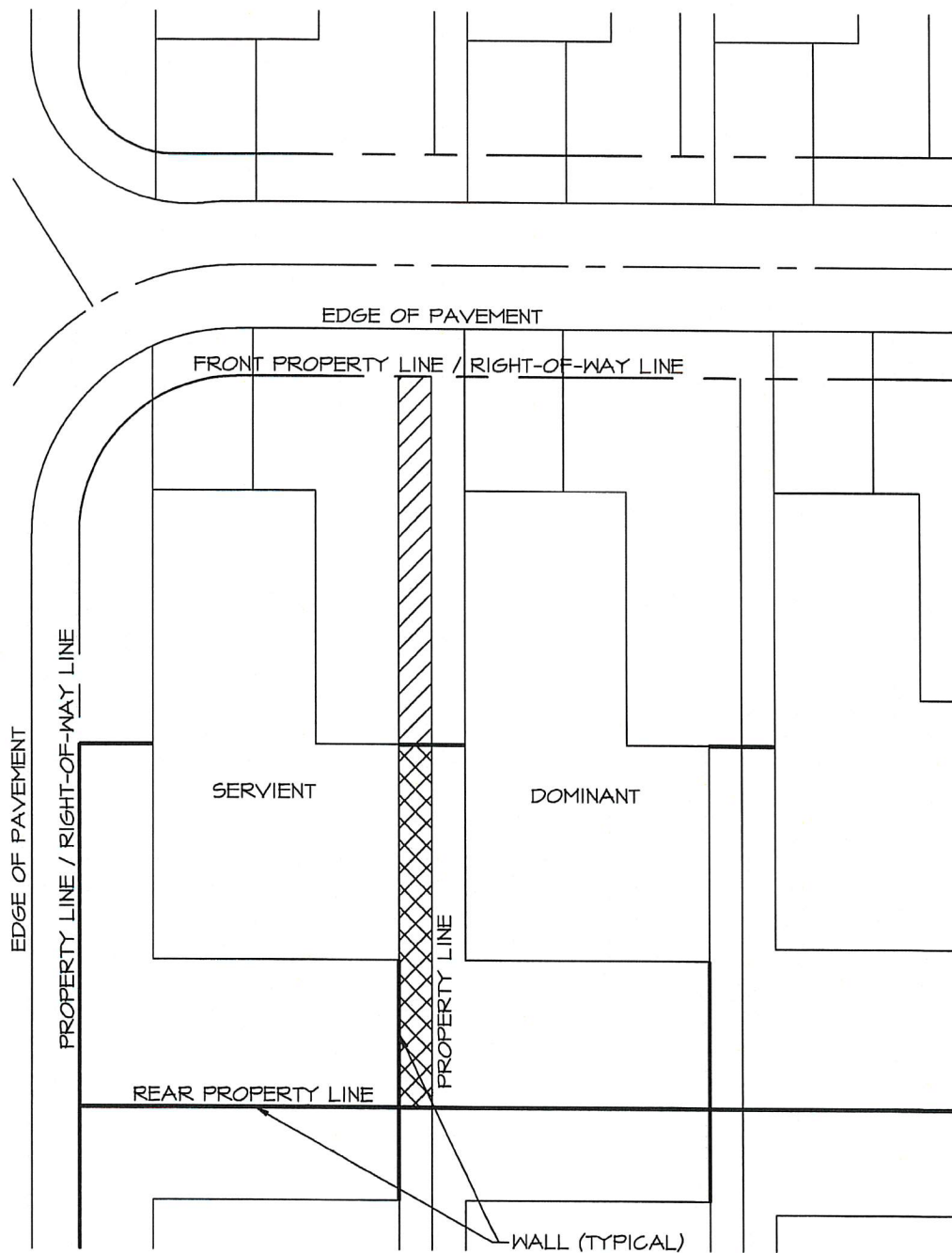
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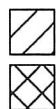
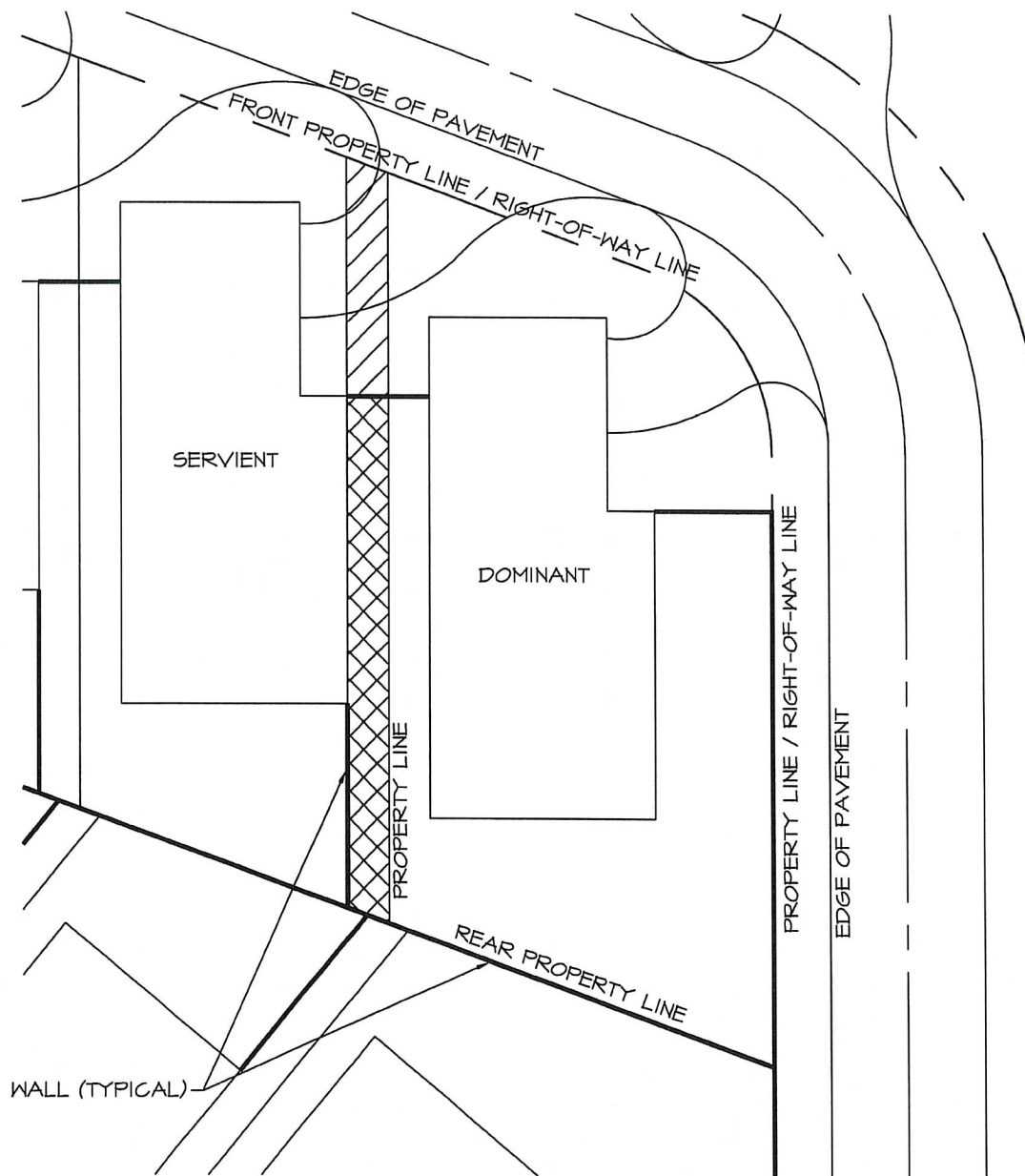


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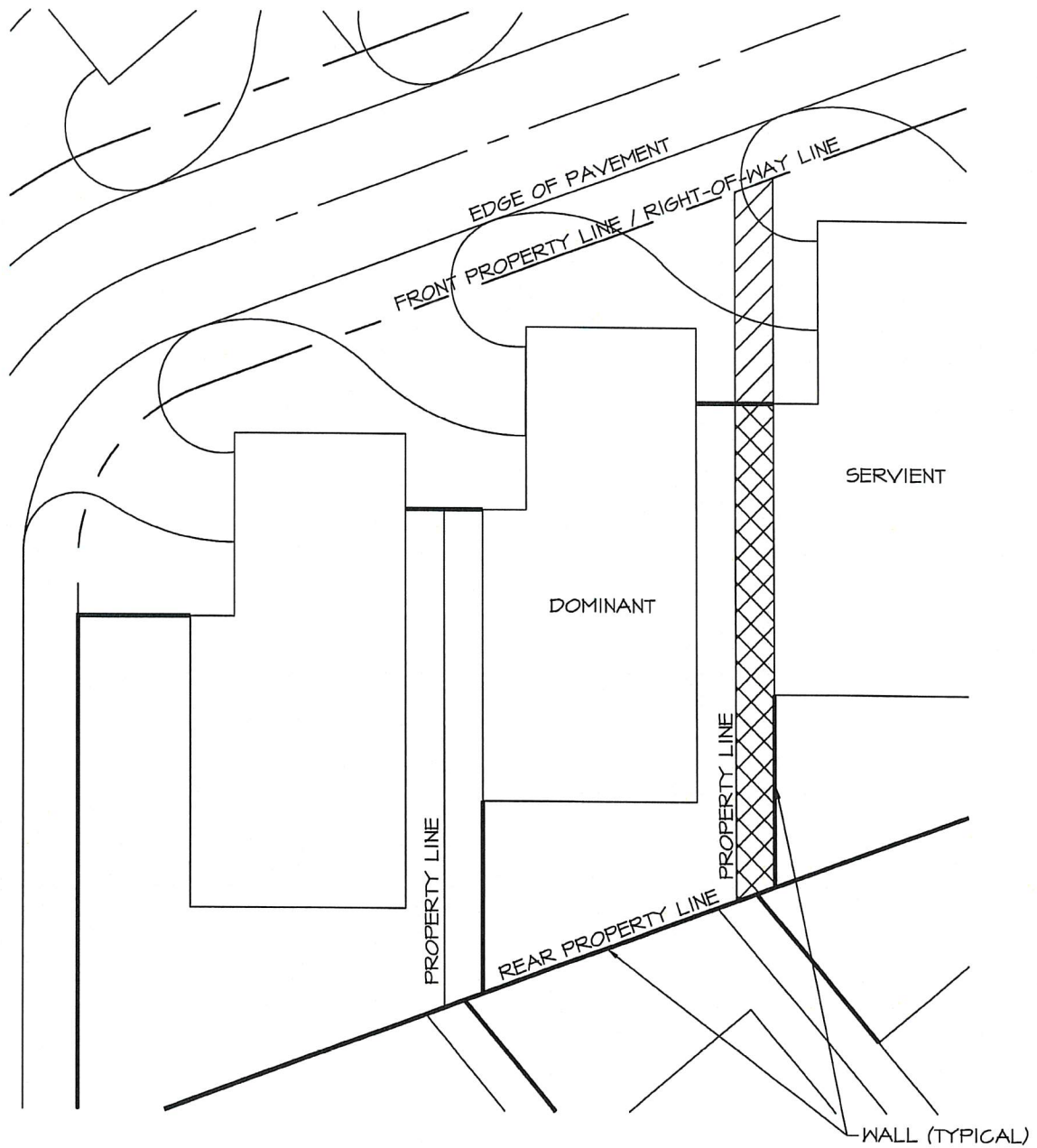
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-  FRONT SIDE YARD EASEMENT
-  REAR SIDE YARD EASEMENT

STANDARD LOT "SIDE LOAD"  
FRONT & REAR SIDE YARD EASEMENTS

ISSUE DATE 5-1-22

NOT TO SCALE

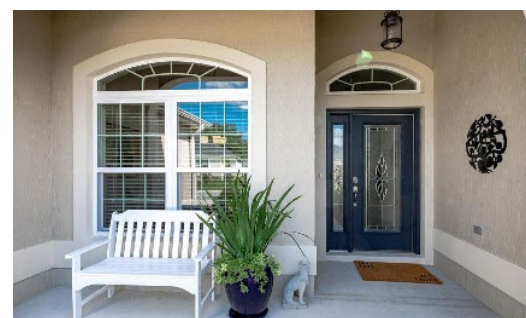
**The Villages**  
ARCHITECTURAL REVIEW POLICY & STANDARDS

REVISIONS

Courtyard Villa  
Front & Rear Side Yard Easements

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# The Villages®

Community Development Districts

## Community Standards