ARCHITECTURAL REVIEW MANUAL

The Villages®
Community Development Districts
District 8

The Villages®
Community Development Districts
Community Standards

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

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, 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.*

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

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 for assistance in completing the ARC Application Form. You may also visit the Community Standards team at 3571 Kiessel Road, The Villages, FL 32163.*

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 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 for assistance.*

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.

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.

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

ALTERNATIVE ENERGY

HOMES, COURTYARD VILLAS, PATIO VILLAS

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

ARBORS

HOMES, COURTYARD VILLAS, PATIO VILLAS

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

HOMES, COURTYARD VILLAS, PATIO VILLAS

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

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

AWNINGS

HOMES, COURTYARD VILLAS, PATIO VILLAS

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

HOMES, COURTYARD VILLAS, PATIO VILLAS

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

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

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

HOMES, COURTYARD VILLAS, PATIO VILLAS

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.

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

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.***

HOMES

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.

COURTYARD VILLAS

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.

PATIO VILLAS

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

HOMES, COURTYARD VILLAS, PATIO VILLAS

1. ARC approval is not required for window/door replacement, provided the replacement is the same size as the original.

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.

COURTYARD VILLAS, PATIO VILLAS (continued)

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, unless there is an active deed compliance violation on the property. 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:

   - Altamonte
   - Amberjack
   - Azalea
   - Biscayne
   - Fairwinds
   - Hortensia
   - Hydrangea
   - Jacaranda
   - Montbrook
   - Southern Star
   - Southwood
   - Windermere

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

- Cottonwood
- Crestview
- Juniper
- Kingfisher

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:

- Altamonte
- Crestview

4. Driveway extensions may be granted only if the extension if affixed to the existing driveway originally constructed/designed by the Developer and accommodates an existing garage. Driveway extensions must match the existing driveway color/coating/pavers and curvature.

   Driveway extensions shall not be granted if the proposed expansion violates any Rule provisions.

COURTYARD VILLAS CORNER/END LOT UNITS

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

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.

PATIO VILLAS

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. 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 and Walkway 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 & 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.

HOMES, COURTYARD VILLAS, PATIO VILLAS

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.

COURTYARD VILLAS (continued)

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.

PATIO VILLAS (continued)

3. Rear Easements: No vertical structure of any kind shall be permitted in rear easement

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

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 and golf cart garages shall be allowed in the front yard or driveway easement area.

6. Homesites not burdened by side yard easements, may be permitted to construct a golf cart garage addition, so long as the addition does not encroach into any easement. 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.

FENCES, RAILINGS, & GATES

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

HOMES, COURTYARD VILLAS, PATIO VILLAS

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

HOMES (continued)

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.

COURTYARD VILLAS (continued)

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:

   - Boxwood
   - Windermere

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. 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.

PATIO VILLAS (continued)

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

2. Other than originally constructed, fences and railings are prohibited.

3. Removal of the originally constructed fences and railings is not permitted.

FLAGPOLES & FLAGS

HOMES, COURTYARD VILLAS, PATIO VILLAS

1. One (1) free-standing flagpole is allowed, but it shall not exceed a maximum height of twenty (20) 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. One (1) portable flagpole is permitted. It shall not exceed twenty (20) feet in height and may display a flag no larger than 4.5 feet by 6 feet. The flagpole must not encroach upon any easements. Acceptable flags are defined in Florida Statute 720.304 and include:
   - The U.S. Flag
   - The official Florida State Flag
   - Flags representing the U.S. Army, Navy, Air Force, Marine Corps, Coast Guard, or Space Force
   - POW•MIA flag
   - First responder flags
4. The design, material, and subject of the flag is not regulated by the Developer or Districts, except for those displayed on portable flagpoles as defined in Florida Statute 720.304. 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.
5. Low voltage flagpole lighting is permitted but their positioning may not result in light shining or glaring into an adjacent residence.

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

FOUNTAINS & WATERFALLS

HOMES, COURTYARD VILLAS, PATIO VILLAS

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

FRONT ENTRY – SCREENING & FLOORING

HOMES, PATIO VILLAS

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.

COURTYARD VILLAS

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:

   - Azalea
   - Jacaranda
   - Montbrook

- Boxwood
- Juniper

GARAGE DOORS

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.

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.)

HOMES, COURTYARD VILLAS, PATIO VILLAS

Underground or above-ground L.P. tanks are permitted. Architectural approval is required for above ground L.P. tanks. Above ground L.P. tanks are restricted to one (1) tank that 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

HOMES, COURTYARD VILLAS, PATIO VILLAS

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.

HOMES, COURTYARD VILLAS, PATIO VILLAS

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

HOMES, COURTYARD VILLAS, PATIO VILLAS

ARC approval is not required for gutters and downspouts.

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

LANDSCAPING – FLORIDA FRIENDLY

HOMES, COURTYARD VILLAS, PATIO VILLAS

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.

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

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.

HOMES

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.

4. Existing sod or Florida Friendly plant material shall only be replaced with sod or other

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.

5. A maximum of a 24-inch-wide landscaping drip edge is permitted to surround the home for maintenance purposes (plantings are not required).

COURTYARD VILLAS

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 in the dominant tenement easement.

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 line~~s~~. Landscape bedding material such as rock, mulch, pine straw, etc. is allowed to extend to the rear wall/fence.

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

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.

PATIO VILLAS

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).

2. 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.

3. 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.

4. 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.

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

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.

HOMES, COURTYARD VILLAS, PATIO VILLAS (continued)

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

LIGHTS – EXTERIOR

HOMES

Please refer to the deed restrictions specific to your property to determine any regulations pertaining to exterior lighting.

The Architectural Review Committee does not review applications for lighting. Homeowners may add exterior lighting beyond what was included in the home's original construction, provided it meets the following requirements: Exterior lighting must be attached to the home or screen cage and shall be shielded and directed downward so as not to create glare, light trespass, or nuisance conditions affecting adjacent properties or common areas. Lighting shall not include flashing, chasing, strobe, rotating, or color changing effects except during an approved Seasonal Display period. No exterior lighting shall project illumination above the roofline or directly onto neighboring structures.

LIGHTS – LANDSCAPING

HOMES

The Architectural Review Committee does not review applications for landscape lighting. Landscape lighting is defined as low-voltage, solar, or hardwired outdoor lighting fixtures that are installed on a residential property for the purpose of illuminating approved pathways, walkways, driveways, landscaping beds, trees, shrubs, or architectural features of the home.

The following guidelines shall apply to landscape lighting:

- Landscape lighting shall be limited to the immediate areas of the home's foundation, landscaping beds, pathways, and driveways
- All lighting must be directed downward or shielded so as not to create a nuisance, glare, or disturbance to neighboring properties or common areas. Notwithstanding the foregoing, low-voltage landscape lighting used solely to illuminate trees, flagpoles, or architectural features of the home may be directed upward, provided it is of low intensity, properly shielded , and does not create glare, light trespass, or nuisance conditions affecting adjacent properties or common areas.
- Hot, electric, neon, or excessively bright colored lighting is not permitted
- Lighting shall not be installed along property lines, on walls, fences, or in a manner that would encroach upon neighboring properties or easements
- The quantity and placement of landscape lighting shall be reasonable and consistent with the size of the homesite / lot.

OUTSIDE STRUCTURE FOR STORAGE

HOMES, COURTYARD VILLAS, PATIO VILLAS

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

PAINTING OF RESIDENCE (BASE, TRIM, ACCENT – USE OF

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

HOMES

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 palettes 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. Color Palettes are located at the District Office or on Districtgov.org

5. Please Note: Not all colors can be used interchangeably for base and trim applications. Some colors are designated exclusively for trim use only. Please verify that the color you are selecting to paint your home is permitted for your intended use (base or trim) and is approved within your District.

COURTYARD VILLAS

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:

- Altamonte
- Amberjack
- Hydrangea
- Jacaranda
- Montbrook
- Southern Star

PATIO VILLAS

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

HOMES

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.

COURTYARD VILLAS, PATIO VILLAS

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

HOMES, COURTYARD VILLAS, PATIO VILLAS

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

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.

POOLS

HOMES, COURTYARD VILLAS, PATIO VILLAS

- Free standing outdoor bathrooms, showers and changing areas are not permitted. They must be compliant with the requirements under Building Additions.
- Privacy walls are permitted on pool decks, patios or lanais. The privacy walls may not be higher than the eves of the existing home.
- Any improvements requiring a stem wall or elevated foundation shall be noted, and approximate heights listed on the site plan attached to the Architectural Review Application.
- When any pool deck requires a stem wall or elevated foundation, the applicant is encouraged to install landscaping along the pool deck for aesthetic purposes.

PUTTING GREENS

HOMES, COURTYARD VILLAS, PATIO VILLAS

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

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

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

HOMES, COURTYARD VILLAS, PATIO VILLAS

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

HOMES, PATIO VILLAS

1. **Re-Shingling Requirements:**
   All roofs shall be consistent in color within a given community and shall require architectural approval.

2. **Shingle Upgrades:**
   Telsa (including other solar shingle manufacturers), and metal roofs (styles such as shingle, tile, or standing seam) may be permitted and shall require architectural approval. Only solid colors that are consistent in color within a given community and are harmonious with the home and neighborhood are permitted.

3. Please refer to your Deed Restrictions for permitted roofing material.

COURTYARD VILLAS

1. **Re-Shingling Requirements:** When re-shingling, only solid colors that closely

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

resemble and fall within the hue range of the original color shall be used. This requirement applies to all villa units except villa units that originally featured varied shingle colors during initial construction (refer to Variety Roof Provisions section for details). Shingles must be consistent in color within a given villa unit.

2. **Shingle Upgrades**:
   The shingles can be upgraded to an architectural style shingle.

- **Alternative Roofing Materials**:
  Tesla (including other solar shingle manufacturers) and metal roofs (styles such as shingle, tile, or standing seam) may be permitted. Only solid colors that closely resemble and fall within the hue range of the original color shall be used. This requirement applies to all villa units except villa units that originally featured varied shingle colors during initial construction (refer to Variety Roof Provisions section for details). Shingles must be consistent in color within a given villa unit.

3. **Variety Roof Provisions**:
   Courtyard villas that were originally built with varied shingle colors throughout the neighborhood shall choose a color that is consistent in color within a given villa unit and shall require architectural approval. Courtyard villas with a variety of shingle colors include:
   - Kingfisher Villas
   - Cabanas at Creekside Landing

SHUTTERS

HOMES, COURTYARD VILLAS, PATIO VILLAS

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.

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.

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

SOLARIUMS

HOMES, COURTYARD VILLAS, PATIO VILLAS

A solarium is an enclosed room or structure featuring transparent walls and roof designed to provide a sun-filled space year-round. Transparent materials may include glass, acrylic, or clear rigid plastic, such as polycarbonate.

Only one (1) solarium per lot is permitted. Solariums shall not be located in any easement or setback and must be on a concrete pad. Solariums must be attached to the rear or side of the home. Transparent walls and roof panels may be constructed of glass, acrylic, or clear rigid plastic with an aluminum or comparable frame. The roof must be pitched, flat roofs are not permitted. Solariums must be consistent with the lot size and compatible with the aesthetics of the home and neighborhood. Solariums may have an interior retractable or louvered sunshade canopy.

Ceilings are prohibited, 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, color and roof pitch.

SOLAR PANELS

HOMES, COURTYARD VILLAS, PATIO VILLAS

Solar panels may be permitted if mounted on the roof (see Ch.163.04 F.S.). On-ground solar panels are prohibited.

SPAS, HOT TUBS, JACUZZIS

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

HOMES, COURTYARD VILLAS, PATIO VILLAS

Spas, Hot Tubs, Jacuzzis inground or above ground, with or without sides and a roof are permitted on lanais, pool decks with screen cages or patios with screen cages without Architectural Review approval.

Spas, Hot Tubs, Jacuzzis inground or above ground, with or without sides and a roof, outside of a lanai, pool deck with screen cage or patio with screen cage (free standing) must have Architectural Review approval.

- They must be built on the rear or side of the property.
- Hot tubs positioned in locations visible from the street must be adequately screened from view. Acceptable screening methods include:
    - A privacy fence (maximum of 48 inches in height)
    - Landscaping or hedges
- They must be consistent with the size of the home site and home and aesthetically compatible with the home, home site and neighborhood.
- They must not be located in any easement area.
- Only one (1) per home site.

They may have a pitched roof or an approved pergola style roof (*please refer to "Pergola" section for additional details).*

SPLIT A/C UNITS

HOMES, COURTYARD VILLAS

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

COURTYARD VILLAS (Continued)

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

STUCCO, SIDING, WOOD & STONE VENEER

HOMES

Stucco or fiber cement siding 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.

Note: Adding stucco/ fiber cement siding/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

HOMES, COURTYARD VILLAS, PATIO VILLAS

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

TRELLIS

HOMES, COURTYARD VILLAS, PATIO VILLAS

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

HOMES, COURTYARD VILLAS, PATIO VILLAS

Weathervanes/ 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 weathervanes and weather stations. ARC is not required for lightning rods.

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

The Villages®
Community Development Districts
Community Standards

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