

Community Development District 7

Seat 1 - Daryl Klinko, Supervisor

Seat 2 - Judi-ann Rutherford, Supervisor

Seat 3 - Steve Lapp, Vice Chairman

Seat 4 - Jerry Vicenti, Chairman

Seat 5 - Ed Coleman, Supervisor



April 28, 2023 at 6:00 PM
SeaBreeze Recreation Center
2384 Buena Vista Blvd.
The Villages, FL 32162

AGENDA

The District encourages citizen participation in the democratic process and recognizes and protects the right of freedom of speech afforded to all. As the Board conducts the business of the District, rules of civility shall apply. District Board Supervisors, Staff members, and members of the public are to communicate respectfully. It is preferred that persons speak only when recognized by the Board Chair and, at that time, refrain from engaging in personal attacks or derogatory or offensive language. Persons who are deemed to be disruptive and negatively impact the efficient operation of the meeting shall be subject to removal after two verbal warnings. Audience Comments on all issues will be received by the Board.

1. Call to Order

- 1.A. Roll Call
- 1.B. Pledge of Allegiance
- 1.C. Observation of Moment of Silence
- 1.D. Welcome Meeting Attendees
- 1.E. Audience Comments

2. New Business

- 2.A. District 7 Town Hall Presentation

3. Adjourn

HOSPITALITY

STEWARDSHIP

INNOVATION & CREATIVITY

HARD WORK

NOTICE

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Audio recordings of Board meetings, workshops or public hearings are available for purchase per Florida Statute 119.07 through the District Clerk for \$1.00 per CD requested. Any person requiring special accommodations at this meeting because of disability of physical impairment should contact the District Office at (352) 751-3939 at least five calendar days prior to the meetings.

The Villages®
Community Development Districts
District 7

AGENDA REQUEST

TO: Village Community Development District No. 7
FROM:
DATE: April 28, 2023
SUBJECT: District 7 Town Hall Presentation

ISSUE:

ANALYSIS/INFORMATION:

BUDGET IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. District 7 Town Hall Meeting



District 7

Town Hall Meeting

Date: April 28, 2023 at 6:00PM

Location: Colony Cottage Recreation Center

Board of Supervisors

- **Jerry Vicenti, Seat 4, Chair**
- **Steve Lapp, Seat 3, Vice Chair**
- **Daryl Klinko, Seat 1**
- **Judi-Ann Rutherford, Seat 2**
- **Ed Coleman, Seat 5**

Role of District Administration

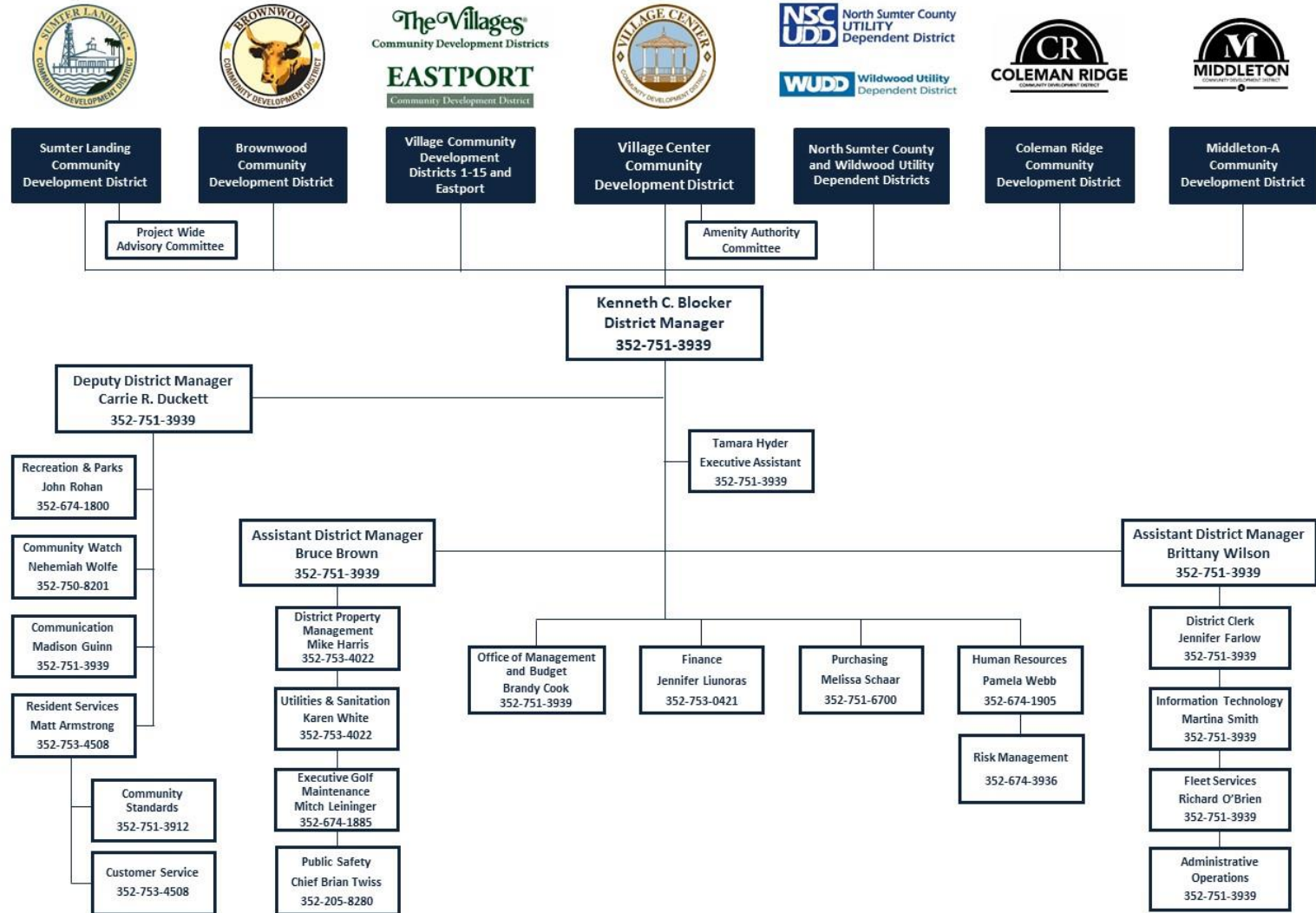


Kenneth Blocker, District Manager

Carrie Duckett, Deputy District Manager

Council – Manager form of government combines the strong political leadership of elected officials with the strong managerial experience of an appointed manager. All power and authority to set policy rests with an elected governing body. The governing body in turn hires a nonpartisan manager who has very broad authority to run the organization. It is the most popular structure of local government in the United States.

Organizational Chart



What is a CDD?

- **A Community Development District (CDD) is a unit of special purpose government.**
- **Chapter 190 of Florida State Statutes governs CDDs.**
- **A CDD is a perpetual entity that is established to operate and maintain community infrastructure with the ability to levy assessments.**
- **Each individual CDD serves a specific area and is self-supporting through the ability to levy an annual maintenance assessment on each benefiting property.**

What is a District?

Village Community Development Districts

- Village Community Development Districts (CDD) 1 through 15
- Village Center Community Development District (VCCDD)
- Sumter Landing Community Development District (SLCDD)
- Brownwood Community Development District (BCDD)

2 Dependent Districts

- North Sumter County Utility Dependent District (NSCUDD)
- Wildwood Utility Dependent District (WUDD)

Spans approximately 82 square miles and population is approximately 140,000 residents

VCDD No.7 Overview



Jerry Vicenti, Chairman Seat 4



History

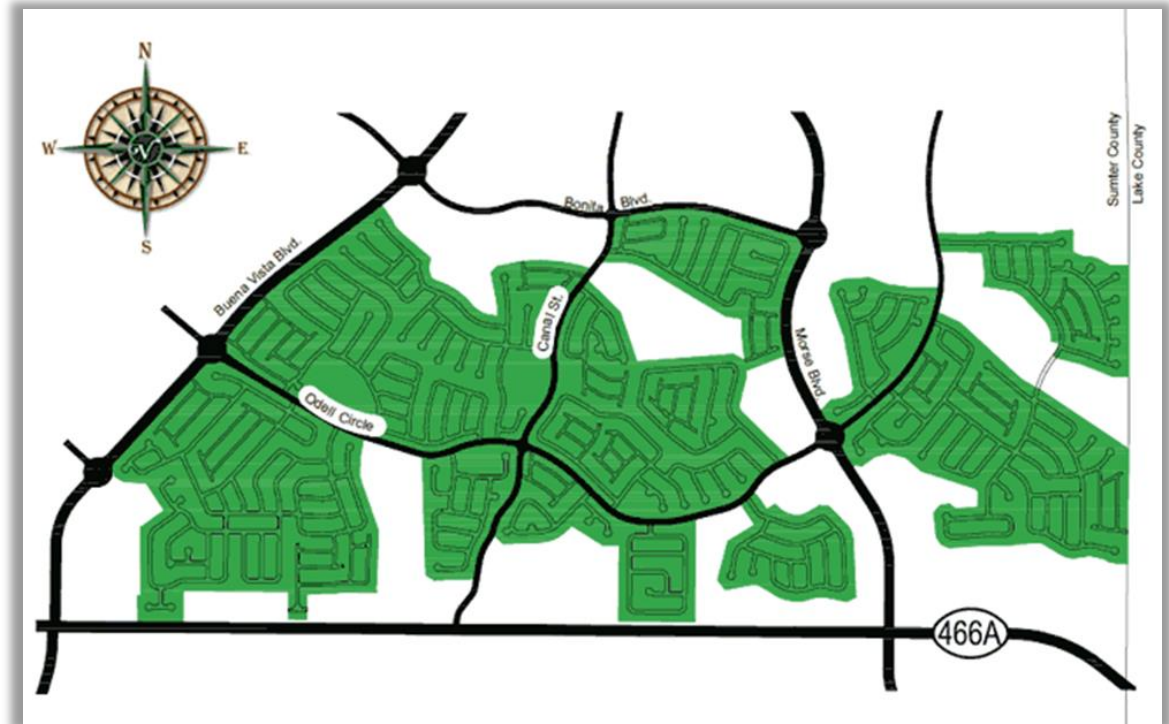
VCDD No. 7 was established on September 28, 2004 by Sumter County Ordinance 04-35.

- 976 Total Acres
- 4,765 Home Sites
 - Standard 3,515
 - Villas 1,250



Villages

- Bonita
- Duval
- Hadley
- Hemingway



Main Responsibilities

- Streets (Villa Roads)
- Water Retention Areas
- Storm and Gutter Facilities
- Road Rights of Way
- Landscaping
- Common Areas
- Multi-Modal Transportation Paths
- Sign Walls
- Fences
- Deed Restrictions
- Management Fees for services provided by Village Center Community Development District



Election of Board of Supervisors

Chapter 190 allows for a governing board of Supervisors, initially elected by the Landowner.

Chapter 190 allows for this landowner elected board to transition into a fully-Resident elected Board, elected by the Qualified Electors of the District.

- Qualified Electors must reside in VCDD No. 7 and be a registered voter in the State of Florida.

All Supervisors that serve on the Board are Qualified Electors (residents) of VCDD No. 7.

Board of Supervisors – Main Responsibilities

- ✓ **Create policies and procedures.**
- ✓ **Approve contracts and enter into Interlocal Agreements with other Districts, and governmental bodies.**
- ✓ **Approve the annual budget and maintenance assessments for upkeep of the District.**
- ✓ **Authority to issue and refinance certain types of bonds and assess all taxable property in the District. (i.e. annual maintenance assessment)**
- ✓ **Adopt rules to enforce certain External Deed Restrictions.**
- ✓ **Levy fines for violations of rules for certain External Deed Restrictions.**

Government In The Sunshine

- **Each CDD operates in the Sunshine as directed by Florida's Government in the Sunshine Law.**
- **Supervisors are prohibited by law from discussing any District business outside of a publicized meeting with a Board Supervisor from the same District and can be fined for violation of the Sunshine Law.**
- **Three basic requirements of 286.011 Florida Statutes:**
 - **Meetings of public boards or commissions must be open to the public;**
 - **Reasonable notice of such meetings must be given; and**
 - **Minutes of the meetings must be taken.**

Daryl Klinko, Supervisor Seat 1



Annual Non-Ad Valorem Assessments

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
UNIT 135 -MAINTENANCE	472.70	\$472.70
UNIT 135 -BOND	1358.65	\$1,358.65
SUMTER FIRE ASSESSMENT	124.00	\$124.00
Total Non-Ad Valorem Assessments		\$1,955.35

VCDD No. 7 Bond and Maintenance Assessments are charged annually on the Non-Ad Valorem portion of your annual Property Tax Bill.

Revenue Bond and Maintenance Assessments

- **The Revenue Bond and Maintenance Assessment appears on the Non-Ad Valorem portion of your tax bill.**
- **Calculating the Revenue Bond & Maintenance Assessment:**
 - **The unit assessable acreage is divided by the total assessable acreage within that district. The percentage is then multiplied by the total revenue bond debt amount or maintenance amount billed for the entire district. The total number is then divided by the number of lots in the unit.**

Maintenance Assessment Example

VCDD No. 7 Total Assessable Acreage: 917.72

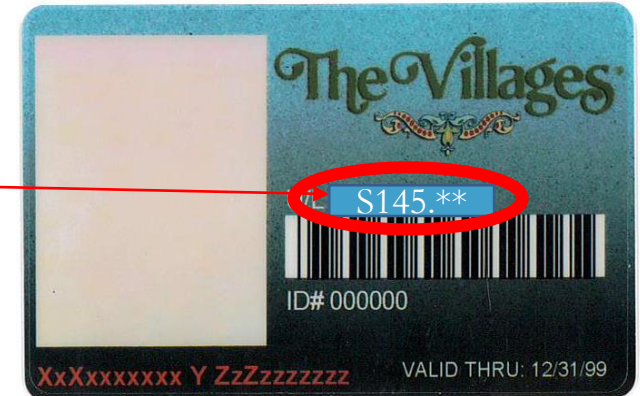
Unit 145 (Duval):

- Assessable Acreage 38.28 (4.17% of total)
- 197 Lots

FY 2022-23 Total Maintenance Assessment Billed: \$2,004,991

Calculation:

- $38.28 / 917.72 = 4.17\%$
- $4.17\% \times \$2,004,991 = \$83,632.32$
- $\$83,632.32 / 197 = \424.53 per lot
- The annual Maintenance Assessment for each rooftop in Unit 145 (Duval) for FY 2022-23 is \$424.53



Bond Assessment



The Bond Assessment for each property located in VCDD No. 7 is determined by the cost of infrastructure that is required prior to the construction of homes. Some examples of the infrastructure that is constructed includes:

- Streets
- Water Retention Areas
- Storm & Gutter Facilities
- Road Rights of Way
- Landscaping
- Common Areas
- Street Lights
- Multi- Modal Transportation Paths
- Sign Walls
- Fences

Maintenance Assessment

Maintenance Assessment in VCDD No. 7 maintains:

- Streets (Villa Roads)
- Water Retention Areas
- Storm & Gutter Facilities
- Road Rights of Way
- Landscaping
- Common Areas
- Multi-Modal
- Transportation Paths
- Sign Walls
- Fences
- Deed Restrictions
- Management Fees



Fiscal Year 2022-23 Budget

(Budget year begins 10/1 and ends 9/30 of each year)

TOTAL REVENUES

General Fund:	\$2,761,962.00
Debt Service:	<u>\$5,061,167.00</u>
	\$7,823,129.00

TOTAL EXPENSES

General Fund:	\$2,761,962.00
Debt Service:	<u>\$5,061,167.00</u>
	\$7,823,129.00

VCDD NO.7 General Fund

FY 2022-23 Budget: \$2,761,962

- **Funded by the maintenance assessment revenue**
- **Accounts for the operation and maintenance costs of District 7**
- **Expenses for the maintenance of all infrastructure including landscaping**
- **Operational expenses- Project Wide fees; utilities; management, legal, audit fees; board salaries; insurance etc.**
- **Deed Compliance**
- **Reserves for future replacement projects - Five Year Capital Improvement Plan (CIP)**

VCDD NO.7 FY2022-23 Budget General Fund

REVENUE

Maintenance Assessment	\$	1,924,791.00
Interest Income	\$	1,800.00
Debt Service Transfer	\$	257,659.00
(Add)/Use Working Capital	\$	259,192.00
(Add)/Use Cap Proj Phase I	\$	207,844.00
Total Revenue	\$	2,761,962.00

DISBURSEMENTS

Professional Services	\$	410,426.00
Utilities	\$	148,348.00
Repairs & Maintenance	\$	336,909.00
Project Wide Allocation	\$	1,471,987.00
Capital Outlay	\$	334,023.00
Other	\$	60,269.00
Total Disbursements	\$	2,761,962.00

VCDD NO.7 FY2022-23 Debt Service Funds

Revenue

Bond Assessment Regular	\$ 3,899,675.00
Bond Assessment Pre-pay	\$ 900,000.00
Interest	\$ 2,300.00
(Add)/Use Fund Balance	\$ 259,192.00
Total Revenue	\$ 5,061,167.00

Disbursements

Interest	\$ 1,634,144.00
Principal Pre-pay	\$ 900,000.00
Principal	\$ 2,175,000.00
Services, Accounting, Auditing	\$ 93,364.00
Misc.	\$ 1,000.00
Transfer to General Fund*	\$ 257,659.00
Total Disbursements	\$ 5,061,167.00

* Transfer as a result of the interest savings from the 2006 bond refunding.

VCDD NO.7 2015 Bond Issue

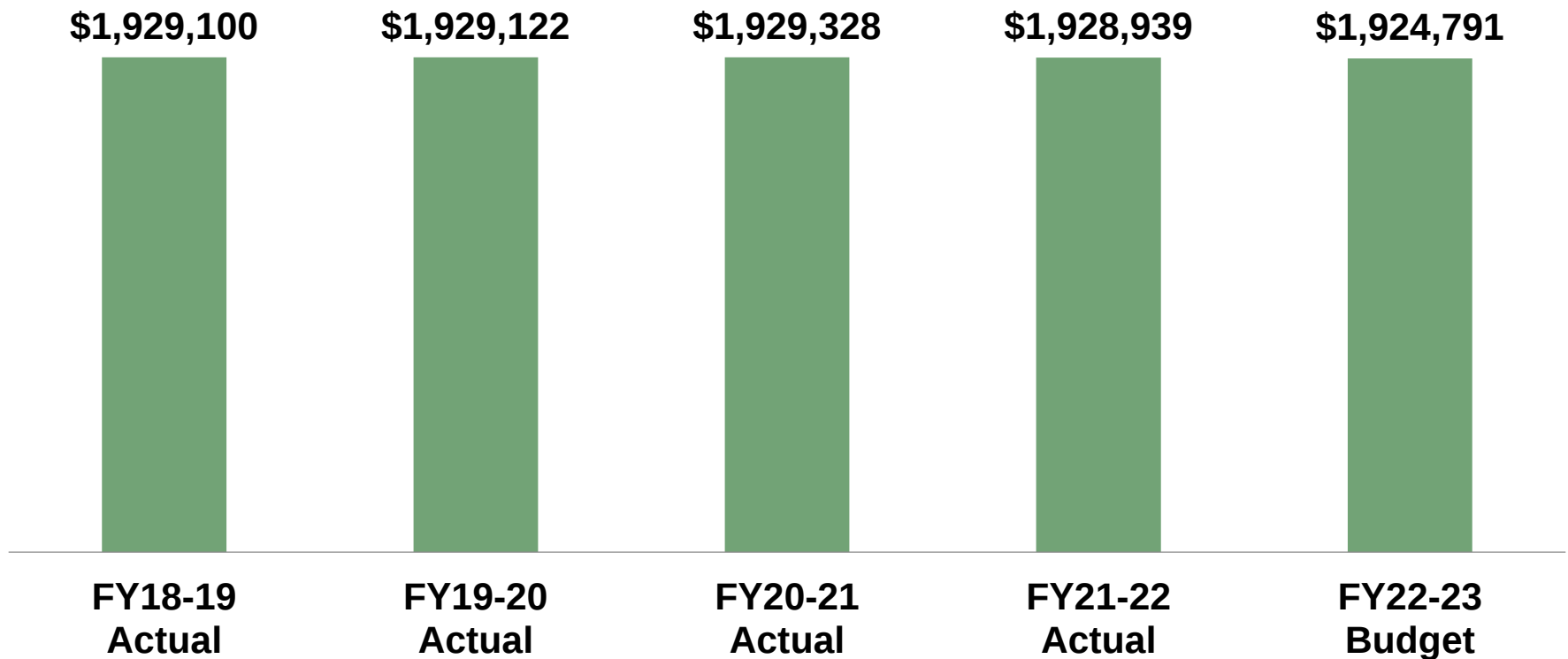
2015 Bond Issue: \$61,080,000

In 2015 the 2006 Bond Series was refunded to achieve a lower interest rate.

Outstanding Bond as of 9/30/2022 \$38,880,000

- Streets
- Water Retention Areas
- Storm & Gutter Facilities
- Road Rights of Way
- Landscaping
- Common Areas
- Street Lights
- Multi-Modal Transportation Paths
- Sign Walls
- Fences

Maintenance Assessment Revenue History



* No budgeted change since FY13-14 (9 years)

5-Year Capital Improvement Plan

- VCDD No. 7 has a 5 Year Capital Improvement Plan (CIP) that serves as a management tool to help provide for the sustainability of the District.
- The CIP provides a breakdown of capital and major maintenance projects for the next 5 years and how the projects will be funded.
- The CIP allows residents to participate and become better informed on what and when projects will be done.
- As a result of the VCDD No. 7 interest savings from the 2006 bond refunding, the Board is able to fund capital projects in the Project Wide Fund using the restricted reserves. In FY 2022-23, the Colony Blvd. mill and overlay project was funded through this reserve reducing the Project Wide Allocation by \$131,480.

5-Year Capital Improvement Plan

		FY22-23	FY23-24	FY24-25	FY25-26	FY26-27
Working Capital						
462	Road Rejuvenator	35,483	5,717	18,381	-	22,103
462	Villa Wall Painting	13,798	12,290	652	12,703	3,018
462	Fence Painting/Replacement	-	-	-	6,255	-
		49,281	18,007	19,032	18,958	25,121
General R&R						
633	No Budgeted Projects	-	-	-	-	-
		-	-	-	-	-
Road R&R						
633	No Budgeted Projects	-	-	-	-	-
		-	-	-	-	-
Restricted Capital						
633	Mill & Overlay	334,023	-	375,623	-	355,538
633	Fence Replacement (Project Wide Fund)	-	-	-	184,920	-
633	Mill & Overlay (Project Wide Fund)	131,480	-	-	-	-
		465,503	-	375,623	184,920	355,538
Annual Expenditures		514,784	18,007	394,655	203,878	380,659
						1,511,984

VCDD No. 7 Reserves

Working Capital/Reserves Total: \$5,179,351*



Total Net Assets Under Management: \$57,190,220 (from slide #18)

FY2022-23 Audit – available on DistrictGov.org

***Amount represents FY 2022-2023 projected ending balance.**

VCDD No. 7 Investments



Ed Coleman, Supervisor Seat 5



Investment Policy

- Outlines the investment guidelines for investment activities as required by Chapter 218.415 of Florida State Statutes.
- Outlines the funds that are to be invested, where they are allowed to be invested and investment objectives and responsibilities.
- The funds to be invested are from the General Fund, Capital Improvement Funds and our Reserve Funds.
- The Investment Policy is reviewed annually by the District Board of Supervisors.
- As part of the audit process, the Auditors review each year to ensure the Investment Policy is being followed.

Investment Advisory Committee

The Investment Advisory Committee (IAC) was established in 2007.

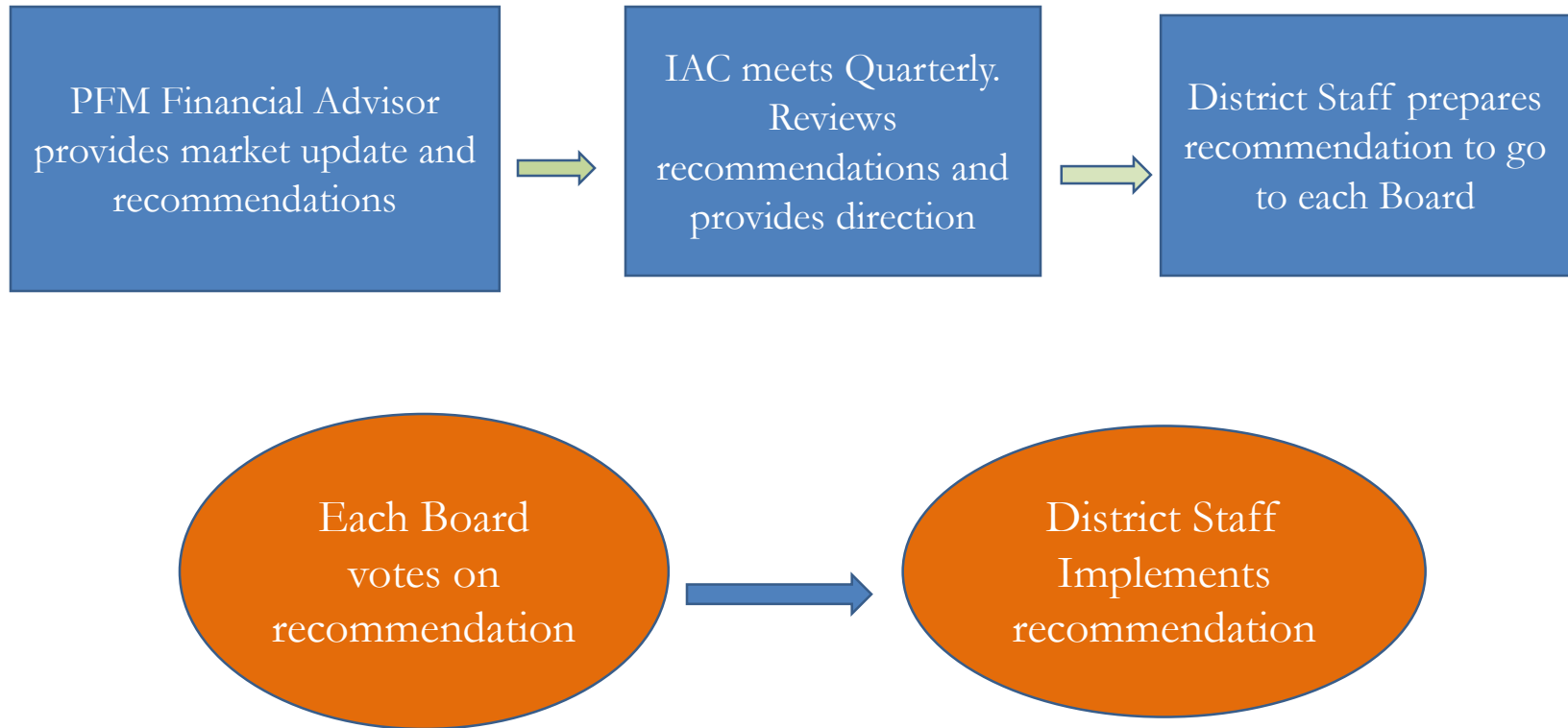
The IAC consists of one representative from:

- **Numbered Residential Districts 1-13**
- **Sumter Landing Community Development District**
- **Village Center Community Development District**
- **Brownwood Community Development District**
- **North Sumter County Utility Dependent District**
- **Wildwood Utility Dependent District**
- **Amenity Authority Committee**

Purpose Of The IAC

- **The IAC provides advice and guidance to the District Financial Officer and the District Manager for investing the financial assets of the Districts.**
- **PFM is District 7's Financial Consultant. They provide Investment research and guidance.**

How Investment Decisions are made:

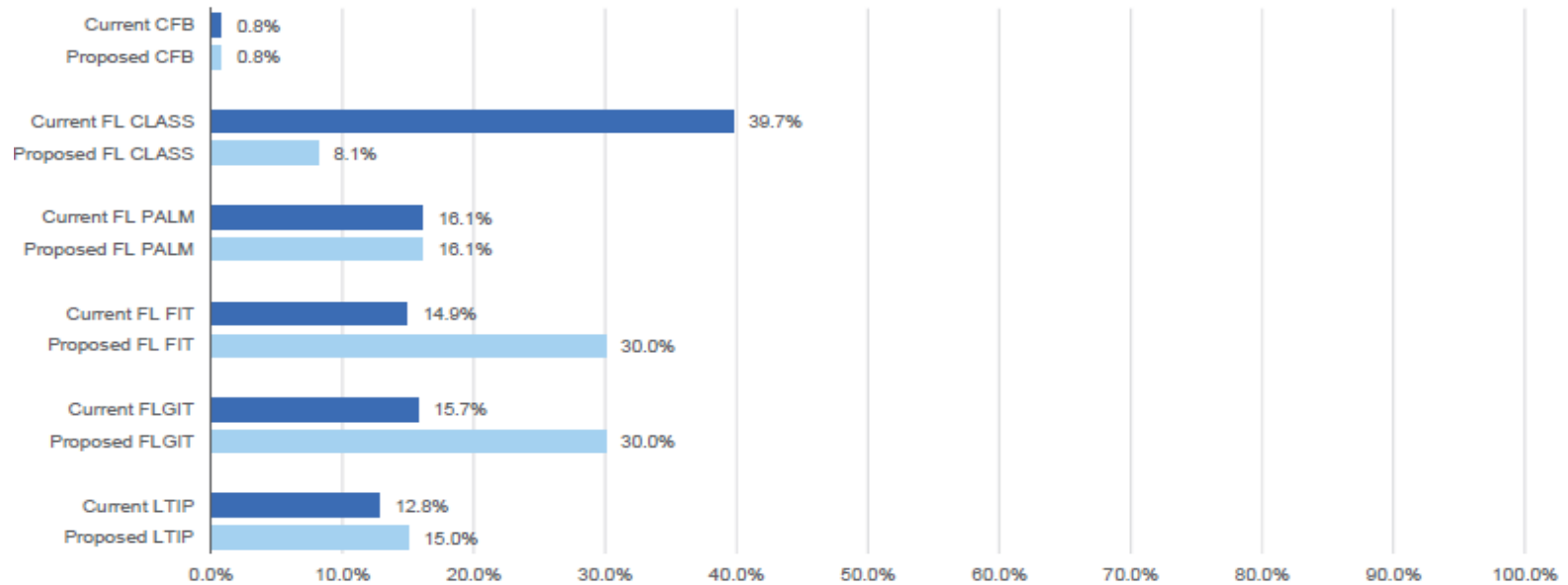


Example: Rebalancing Portfolio

- District 7's Portfolio is Rebalanced once a year.
- A Cashflow Analysis was discussed at the February Committee Meeting with rebalancing recommendations.
- Recommendations were approved by the District 7 Board in March.
- Rebalancing is in process in April.

Rebalancing Recommendation - FY 22-23

Village Community Development District #7 Asset Allocation



Security Type	Current Market Value (Includes Interest)	Current Allocation (%)	Proposed Market Value	Proposed Allocation (%)
CFB	52,877	0.8%	52,877	0.8%
FL CLASS	2,639,906	39.7%	540,618	8.1%
FL PALM	1,068,854	16.1%	1,068,854	16.1%
FL FIT	992,283	14.9%	1,994,819	30.0%
FLGIT	1,045,368	15.7%	1,994,819	30.0%
LTIP	850,108	12.8%	997,409	15.0%

Investment Portfolios

- **Short Term Investment Portfolio = 61 days to 5yrs, portfolio not to exceed total duration of 3 years**
- **Long Term Investment Portfolio = 5+ years**
- **Investment Policy is Based on SLY Principal**
 - Safety
 - Liquidity
 - Yield

Short-Term Investment Portfolios

As of March 31, 2023:

- \$371 Million; District 7 Portion 1.4% or \$ 5.4 Million

Operational funds currently well covered through a three-layer, conservative portfolio strategy considered Cash and Cash Equivalent.

- Citizen First Bank (CFB) – Utilized for day-to-day operations
- Florida CLASS (FLCLASS)* - Organized 2015
- Florida PALM (FLPALM)* - Organized 2010
- Florida Fixed Income Trust (FLFIT) – Organized 2010
- Florida Government Investment Trust (FLGIT) – Organized 1991

LGIPs

- FLCLASS, FLPALM, FLFIT, FLGIT are LGIPs
- LGIP means Local Government Investment Pool
- Local Government Investment Pools are investment opportunities set up for local governments to pool cash together and invest excess funds to earn interest.
- Established through interlocal agreements.

VCDD No.7 Investment Highlights

The District's Short-Term Portfolios are invested in FLCLASS, FLPALM, FLFIT and FLTRUST

March Current Annualized Return Rates

- Florida CLASS currently yielding - 4.82%
- FLPALM Monthly Return - 4.80%
- FLFIT (0-12 month investment) March Return - 4.47%
- FL-TRUST (1-3 investments) March Return 4.05%

Overall earning higher yields than last year due to rising Fed Rate.

Long-Term Investment Portfolio

Adopted by District 7 on August 15, 2014

Includes Districts 1-13, Village Center Community Development District, Sumter Landing Community Development District, Brownwood Community Development District, North Sumter County Utility Dependent District and Wildwood Utility Dependent District.

- **Target Investment 15% of portfolio - \$50.5 Million as of March 31, 2023 (includes all Districts except District 13, District 14 & Wildwood Utility Dependent District).**
- **District 7 Long Term Investment Portfolio Investment: \$850,131 as of March 31, 2023.**
- **Long Term Investment Portfolio expected annual returns ranging from 5% to 7% over a 5 to 10 year holding period.**

Long-Term Investment Portfolio

DISTRICT 7

- **Long Term Investment Portfolio Market Value as of 03/31/2022- \$927,224**
- **Long Term Investment Portfolio Market Value as of 03/31/2023- \$850,131**

VCDD No.7 Investment Highlights

1st Quarter 2023 LTIP Return – 5.02%

1 Year Return – (7.16%)

Asset Allocation as of 12/31/2022

- Domestic Equity 39%
- International Equity 21%
- Fixed Income 39%
- Cash 1%

Investment Advisory Committee

- Next Committee Meeting is May 2, 2023
- At the Savannah Center
- 9:00 am



Steve Lapp, Supervisor Seat 3



What is Project Wide?

Project Wide Fund established on August 29, 2003.

Interlocal Agreement between VCDD No. 7 and Sumter Landing Community Development District (SLCDD).

SLCDD agrees to maintain properties and facilities common to CDDs south of C.R. 466.

Fee is based on the proportional amount of CDD assessable acreage.

Input by CDDs is made through the Project Wide Advisory Committee (PWAC).

Project Wide Advisory Committee

The PWAC was established by Resolution 13-05 of the Sumter Landing Community Development District (SLCDD)

What is the Project Wide Advisory Committee?

- Comprised of a Board Supervisor from Village Community Development District No's 5-13.
- Provides advice and recommendations to the SLCDD on issues related to the maintenance of Project Wide Improvements.

What Does Project Wide Cover?

Common Areas identified in Exhibit 'A' such as:

- Landscaping
- Lighting
- Fencing/Walls
- Lakes/Shorelines
- Conservation areas
- Tunnels
- Multi-modal Paths
- Entry Features
- Utilities



Responsibilities Of The PWAC

**Review and recommend the annual budget to the SLCDD;
review monthly budget to actual statements.**

**Recommend all capital expenditures pertaining to the Project
Wide Fund.**

Review and recommend contract renewals and bid/proposals.

**Explore significant and important issues pertaining to the
Project Wide Improvements as they arise and provide advice
and recommendations to the SLCDD.**

Why Have Project Wide?

- **Efficiency**
 - **Management**
 - **Administration**
- **Supervision**
- **Contracts**
- **Standardization**
- **Cost**
- **Sharing of liability- i.e. catastrophic events**



VCDD No. 7 Project Wide Allocation FY22-23

Project Wide Total Budget: \$18,191,244

Project Wide Allocated Expenses: \$17,378,842

District 7 share of PW budget: \$1,471,987 (8.47% of Allocated Expenses)

The Success of Project Wide

Project Wide currently oversees, operates and maintains an immense operation, a sampling of which includes:

- **570 + acres of Preserves**
- **2,700 + acres of Wetlands**
- **1,375 Acres of Retention Areas**
- **Basin Landscaping:**
 - **700 + acres**
- **130 + Miles of Multi-Modal Paths**
- **Right of Way Landscaping:**
 - **600 + acres**

Community Standards



Deed Compliance & Architectural Review

Judi-Ann Rutherford, Supervisor
Seat 2



Community Standards



The District Community Standards Department consists of two divisions:

- **Deed Compliance**
- **Architectural Review**

The Department is charged with carrying out the Rule that the VCDD No. 7 Board adopted.

Deed Compliance Background

You have chosen to move to your deed restricted neighborhoods

- You value the benefits
- You want to protect your property and lifestyle

Deed Restrictions

- Binding legal document (contract) between the Declarant (developer) and the property owner.
- Property owners agree to certain standards of maintenance and aesthetic values in order to make the community as attractive as possible to maintain or enhance property values.

Goal - preservation of aesthetic qualities in a first-class community.

Types of Deed Restriction Violations & Who Can Enforce

- **Internal Deed Restriction may include, but are not limited to:**
 - *Can be enforced by the Declarant (Developer)*
 - *Can be enforced by other property owners through legal channels*
 - **Underage Children Living in the Home (19-year-old and younger).**
 - **Running a Business from the Home (must provide evidence that a business is operating such as an advertisement).**
- **External Deed Restriction may include, but are not limited to:**
 - *Can be enforced by the Declarant (Developer)*
 - *Can be enforced by other property owners through legal channels*
 - *Can be enforced by District Board of Supervisors under Chapter 190 Florida Statutes*
 - **Overgrown or dead landscaping and weeds in the lawn or landscaping beds.**
 - **External modifications performed without ARC approval.**
 - **Inoperable vehicles.**

How Does The Process Work?

Complaint driven

- Contact Community Standards Department
- A District 7 resident may submit one complaint per method of communication.
- Phone: 352-751-3912
Mail: 984 Old Mill Run
Email: DeedCompliance@DistrictGov.Org
Website: DistrictGov.Org

Formal multi-step process

- Governed by the Rule, Matrix and Standards of external Deed Restrictions that a CDD has chosen to enforce.
- Available on DistrictGov.org

How Does The Process Work?

- Staff receives a complaint. A District 7 resident may submit one complaint per method of communication.
- Staff verifies the violation – if no violation exists the case is closed. If a violation is verified, staff knocks on the door to make contact with the resident.
- If no contact is made staff initiates a phone call, when they return from the field, to educate the resident regarding the deed restrictions.
- If no contact is made through a phone call, staff returns to the property the following day and knocks on the door. If contact is made staff strives for voluntary compliance. If no contact is made at that time, a Deed Restriction Reminder is written.
- Staff follows its process to bring the property into compliance which is up to three letters and a Public Hearing to be held before the respective Board of Supervisors.

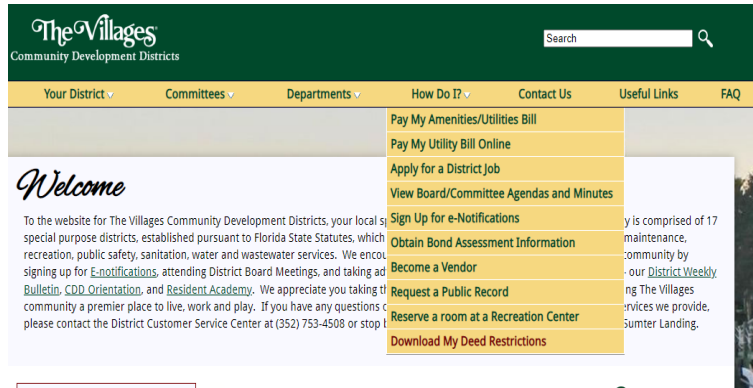
VCDD No. 7 Matrix Example

EXTERNAL DEED RESTRICTIONS AND FINE SCHEDULE FOR DISTRICT #7

NOTE: Any Repeat Violation may be fined up to \$500 per day.		UNIT																VILLAS																			
		132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	172	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	800	801	
LAWN ORNAMENTS																																					
■ 5.4 Lawn ornaments are prohibited, except for seasons displays not exceeding a thirty (30) day duration.																																					
Fines																																					
Per day of con't viol.																																					
\$50.00 \$25.00																																					
LIGHTING																																					
■ 2.18/2.19 Exterior lighting must be attached to the Home and shaded so as not to create a nuisance to others. No other light poles may be erected.																																					
Fines																																					
Per day of con't viol.																																					
\$50.00 \$25.00																																					
MAINTENANCE & MODIFICATIONS																																					
■ 2.2 No building or structure shall be constructed, erected, placed or altered on any Homesite until the construction plans and specifications and a plan showing the location of the building or structure have been approved by the architectural review committee. Each Owner shall ensure that any construction on the Homesite complies with the construction plans for the surface water management system pursuant to Chapter 40D-4, FAC, approved and on file with the Southwest Florida Water Management District.																																					
■ 2.4a There shall be only one Home on each Homesite. All Homes must have garages and be of at least 1240 square feet, exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space. All Homes must be constructed with at least a 6" in 12" rise and run roof pitch.																																					
■ 2.4a There shall be only one Home on each Homesite. All Homes must have garages and be of at least 1050 square feet, exclusive of any garage, storage room, screen room or other non-heated and non-air-conditioned space. All Homes must be constructed with at least a 4" in 12" rise and run roof pitch.																																					
■ 2.4b The Home shall be a conventionally built Home and which must be placed on the Homesite and constructed by the Developer, or its designee, of a design approved by the Developer as being harmonious with the development as to color, construction materials, design, size and other qualities. Each Home must have eave overhangs and gable overhangs, and all roofing materials shall be approved by the developer, including the roof over garages, screen porches, utility rooms, etc., and all areas must have ceilings. Screen cages over patios and pools are allowed. The home shall be placed on a Homesite in conformance with the overall plan of the Developer. The Developer shall have the sole right to build the home on the Homesite and designate the placement of the access to the Homesite, at the sole cost and expense of the Owner.																																					

Download Your Declaration Of Restrictions

1. Visit www.DistrictGov.org & Click on ‘How Do I’ – Download My Deed Restrictions



2. Select your county

Download Your Declaration of Restrictions

To obtain your Declaration of Restrictions:

- Select the County in which you live
- Select the District in which you live
- Select the Unit in which you live

If you are unsure of your unit number, it is located on your Villages ID card. The U/L number is the first letter of the county in which you live, the unit number and the lot number.

[Lake County](#)

[Marion County](#)

[Sumter County](#)

3. Scroll down to District 7 and choose your Unit (can be found on your Resident ID Card)

District 7 [TOP](#)

[Amendment to Declaration of Restrictions for all units within District 7](#)

[S7-132](#)

[S7-133](#)

[S7-134](#)

[S7-135](#)

[S7-136](#)

[S7-137](#)

[S7-138](#)

[S7-139](#)

[S7-140](#)

[S7-141](#)

[S7-142](#)

[S7-143](#)

[S7-144](#)

[S7-145](#)

[S7-146](#)

[S7-147](#)

[S7-172](#)

[S7-702 Rosedale](#)

[S7-703 Crestwood](#)

[S7-704 Grovewood](#)

[S7-705 Holly Hill](#)

[S7-706 Sandhill](#)

[S7-707 Allandale](#)

[S7-708 Seneca](#)

[S7-709 Mariel](#)

[S7-710 Margaux](#)

[S7-711 Adriana](#)

[S7-712 Kenya](#)

[S7-713 Hillcrest](#)

[S7-714 Double Palm](#)

[S7-715 Bainbridge](#)

[S7-716 Keystone](#)

[S7-717 Bonita](#)

[S7-800 Anita](#)

[S7-801 Pilar](#)

Architectural Review Committee (ARC)

Background

- **Mission - to assist in maintaining the high quality and consistency of the aesthetic beauty and design of the residences and home sites found through out The Villages.**
- **The ARC is comprised of a volunteer representative appointed by the respective District Board to represent Districts 1-10 and the Lady Lake/Lake County portion of The Villages.**
- **The ARC meets weekly for approximately three hours to review submitted applications.**

ARC Process

Owners seeking to make external structural or landscaping alterations must first obtain approval from the Architectural Review Committee (ARC).

Formal process for reviewing applications

- **Each application is evaluated in accordance with standards and deed restrictions within a Unit (neighborhood) approved by each respective Board.**
- **Any resident has the right to appeal a denied ARC application to the respective Board of Supervisors.**
- **Examples of external modifications that require ARC approval (not limited to):**
 - Landscaping
 - Driveway alterations
 - Pools
 - Arbors

Contact Community Standards for additional information.

ARC Process

Submittal of an ARC application

- Responsibility of the Property Owner
- Application should include appropriate drawings, site plans, etc.
- Contractors may assist in the process, but it is ultimately the homeowner's responsibility.
- Approved ARC application from the property owner or contractor required prior to work commencing.
- 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

 Community Standards		Architectural Review Committee (ARC) Home/Property Alteration Application Form		For Office Use Only App# _____ Dist# _____	
Property Owner(s) Name _____			Signature _____		
Address _____			Village of _____		
Phone Number _____			Unit/Lot _____ ☐ Courtyard Villa ☐ Patio Villa ☐ Home		
Contractor Business Name _____			Phone _____		
<u>Please check appropriate box:</u>					
☐ Property Owner: ☐ pick up application ☐ mailed to home _____ (Address if different than above)					

ARC Meetings

**The Committee meets each
Wednesday at 8:00 AM at 984 Old
Mill Run.**

VCDD No. 7 Community Standards Information

Deed Compliance – FY 21/22

258 Complaints Received

29 Violations Written

1 VCDD No. 7 Public Hearing

Deed Compliance – FY 22/23 TD

128 Complaints Received

10 Violations Written

2 VCDD No. 7 Public Hearing

Architectural Review Applications –FY21/22

406 Architectural Applications
Processed

Architectural Review Applications – FY22/23 TD

225 Architectural Applications
Processed

Community Involvement



Jerry Vicenti, Chairman Seat 4



Community Involvement



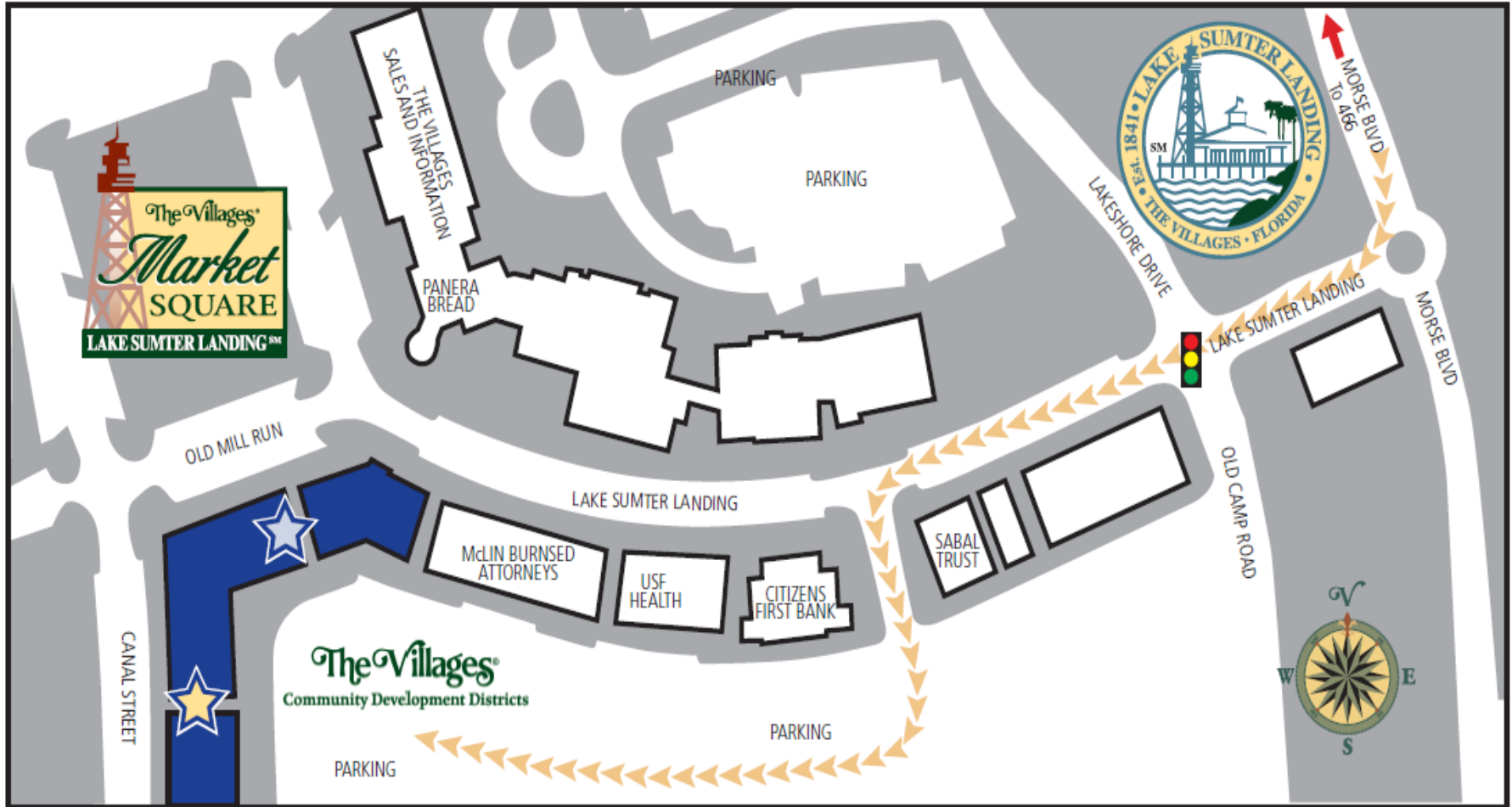
We have many opportunities for you to stay involved in the community and keep up with what's happening.

- E-Notifications
- District Weekly Bulletin
- CDD Orientation is another opportunity to learn more about your District governments and how they operate. CDD Orientation is held the second and fourth Thursday at 10:00 a.m.

Please join us at the District Office located at 984 Old Mill Run in Lake Sumter Landing for CDD Orientation.

For additional information about these programs and others, please contact the Customer Service Center at 352-753-4508.

984 Old Mill Run, The Villages Florida



Resident Academy

Resident Academy is an interactive program for residents who are interested in learning about their local government.

Residents receive an in-depth look at the various District Departments and how they work together to make this the best community to live, work and play.

The program consists of presentations by District Departments, and an interactive tour of a waste water treatment facility and VPSD Fire Headquarters.

If you are interested in becoming a part of this exciting program, please call the Customer Service Center at 352-753-4508 or stop by the District Office at Sumter Landing 984 Old Mill Run.

Board Meetings

The Board of Supervisors meets the Thursday before the third Friday of every month at 8:00 AM at Seabreeze Recreation Center.

The next regularly scheduled Board Meeting will take place on May 18, 2023.

Keep Up With “What’s Happening”

Many resources are available to stay up to date with what’s happening in our community.

- DistrictGov.org
- Bulletin Boards
- Our Place Column
- E-notifications
- VCDD No. 7 Board Meetings
- Customer Service Center 352-753-4508

Procurement of District Management Services

- **Problem:** The District currently has a contract with SLCDD to provide district management services. The contract can be terminated at any time by SLCDD with no advance notice required. In addition, the current rules require a lengthy process to find a replacement district manager and require the involvement of SLCDD in the procurement process (which would be impossible if SLCDD terminated the contract without advance notice).
- **Failed Solution:** The District recently requested SLCDD agree to provide a ninety (90) day advance notice of termination. SLCDD rejected that request.
- **Remaining Solution:** The District can change its procurement rules now to allow it to hire a new district manager in the future without delay and without involving SLCDD in the process, in the event SLCDD ever decided to terminate the contract.

A copy of tonight's presentation will be available online at DistrictGov.org.

Questions and Answers

THANK YOU FOR COMING!